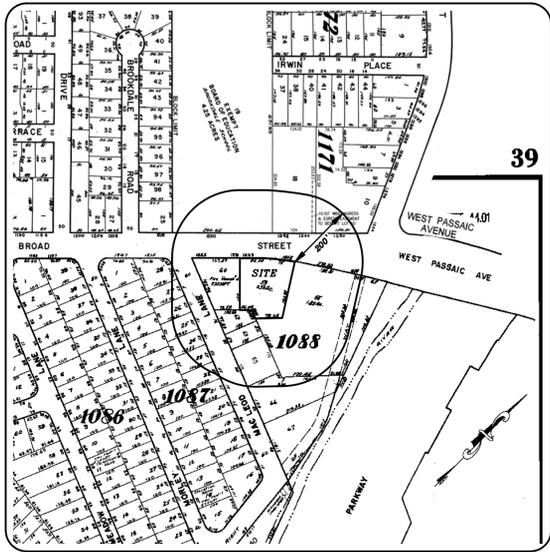


# PRELIMINARY & FINAL MAJOR SITE PLAN TACO BELL & WENDY'S 1243 BROAD STREET (C.R. 509) BLOCK 1088, LOT 59 TOWNSHIP OF BLOOMFIELD ESSEX COUNTY, NEW JERSEY

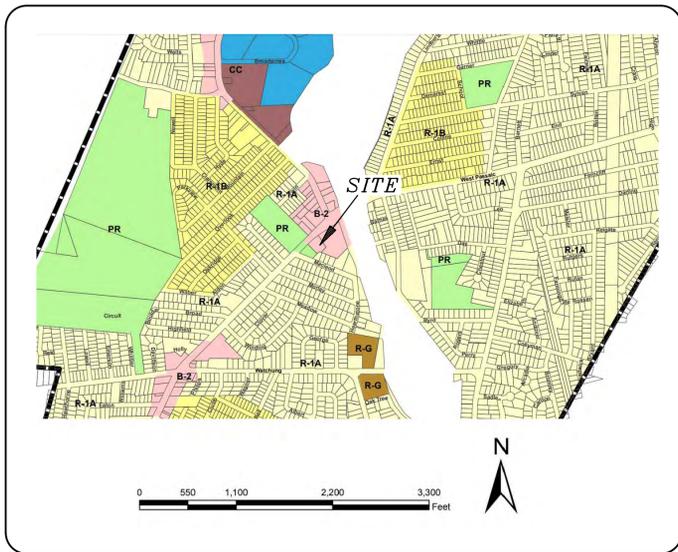


**TAX MAP INSET**  
SHEET NO. S 39 & 42  
SCALE: 1" = 250' ±

**PROPERTY OWNERS WITHIN 200 FT.**

BLOCK	LOT	CLASS	PROPERTY OWNER	PROPERTY LOCATION
1087	22	2	CORDERO, EVARISTO + BISIGNANO, K.M. 27 MAC LEOD LANE BLOOMFIELD, NJ 07003	27 MAC LEOD LANE
1087	23	2	SHARRY, ELNOR MC LAUGHLIN 23 MAC LEOD LANE BLOOMFIELD, NJ 07003	23 MAC LEOD LANE
1087	24	2	SASSO, GERALD & ELIZABETH G. 19 MAC LEOD LANE BLOOMFIELD, NJ 07003	19 MAC LEOD LANE
1087	25	2	CLEMENTE, JOSE D. JR. & BETTY L. 15 MAC LEOD LANE BLOOMFIELD, NJ 07003	15 MAC LEOD LANE
1087	26	2	MAIGRE, MARY ELIZABETH 11 MAC LEOD LANE BLOOMFIELD, NJ 07003	11 MAC LEOD LANE
1087	27	2	STILLEMAER, HERMAN P. & JUNE ANN 7 MAC LEOD LANE BLOOMFIELD, NJ 07003	7 MAC LEOD LANE
1087	28	2	GREENWELDS, DANIEL J. & JESSICA L. 1215 BROAD STREET BLOOMFIELD, NJ 07003	1215 BROAD STREET
1088	55	4A	1255 BROAD ST ASSOC./D HUDSON EQ. 115 COLUMBUS DR STE 400 JERSEY CITY, NJ 07302	1255 BROAD STREET
1088	60	15C	TOWNSHIP OF BLOOMFIELD MUNICIPAL PLAZA BLOOMFIELD, NJ 07003	1223-1231 BROAD STREET
1088	62	2	LATHEZF, MOHAMMAD & ELISA 16 MAC LEOD LANE BLOOMFIELD, NJ 07003	16 MAC LEOD LANE
1088	63	2	MOEK, L.L.C. 4 WIMBLEDON COURT CEDAR GROVE, NJ 07009	20 MAC LEOD LANE
1088	65	2	GRIFFING, JANET 32 MAC LEOD LANE BLOOMFIELD, NJ 07003	32 MAC LEOD LANE
1088	66	2	DELVECOCHO, JOHN A. & MARIA 40 MAC LEOD LANE BLOOMFIELD, NJ 07003	40 MAC LEOD LANE
1171	10	4A	SL 1260 BROAD + SL FINANCIAL 100 MORRISTOWN ROAD BASKING RIDGE, NJ 07920	1050-1274 BROAD STREET
1171	18	4A	1242 BROAD ST, LLC 447 WINDFIELD AVE S 300 WEST ORANGE, NJ 07052	1242 BROAD STREET
1171	19	15A	BLOOMFIELD BOARD OF EDUCATION 100 BROAD STREET BLOOMFIELD, NJ 07003	1230 BROAD STREET BROOKDALE SCHOOL

**ZONING MAP**  
SCALE: 1" = 1,000' ±



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 THE ABOVE PROPERTY LINES, ZONING, AND UTILITIES INFORMATION IS UNASSURED.



**TACO BELL / WENDY'S FRONT ELEVATION**  
(REFER TO ARCHITECTURAL PLANS BY ZELTA DESIGN)

**B-2 NEIGHBORHOOD BUSINESS ZONE DISTRICT**

	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ.
<b>LOT REQUIREMENTS</b>				
MINIMUM LOT AREA	N/A	23,192 S.F.	23,192 S.F.	NO
MINIMUM LOT WIDTH	N/A	156 FT	156 FT	NO
<b>BUILDING SETBACKS</b>				
MINIMUM FRONT YARD	N/A	38.4 FT	89.88 FT	NO
MINIMUM SIDE YARD	N/A	6.5 FT / 95.6 FT	4.00 / 25.00 FT	NO
MINIMUM REAR YARD	N/A	37.9 FT	5.00 FT	NO
<b>BUILDING COVERAGE</b>				
MAXIMUM PERMITTED	N/A	12.3% (2,842 S.F.)	17.5% (4,069 S.F.)	NO
<b>LOT COVERAGE</b>				
MAXIMUM PERMITTED (NON-RES.)	100%	86.5% (20,070 S.F.)	73.7% (17,100 S.F.)	NO
<b>HEIGHT LIMITATIONS</b>				
MAX. BLDG. HEIGHT	40 FT	22 FT ±	21.58 FT	NO
MAX. NUMBER OF STORIES	N/A	1 STORY	1 STORY	NO
<b>FLOOR AREA RATIO</b>				
MAXIMUM F.A.R.	N/A	0.12	0.18	NO
<b>PARKING AREAS (CH. 315-49)</b>				
BUFFER TO RESIDENTIAL USE	6 FT HIGH	6' FENCE	6' FENCE	NO
MAXIMUM DRIVEWAY WIDTH	24 FT	25 FT	24 FT	NO
DRIVEWAY/INTERSECTION DISTANCE	25 FT (MIN.)	> 25 FT	> 25 FT	NO

**INDEX OF SHEETS**

SHEET NO.	DESCRIPTION	DATE	LAST REVISED
1	COVER SHEET	11-12-21	12-05-24
2	EXISTING CONDITIONS / DEMOLITION PLAN	11-12-21	04-14-22
3	SITE LAYOUT PLAN	11-12-21	12-05-24
4	GRADING & UTILITY PLAN	11-12-21	12-05-24
5	LANDSCAPING PLAN	11-12-21	12-05-24
6	LIGHTING PLAN	11-12-21	12-05-24
7	LIGHTING DETAILS	11-12-21	-
8	SOIL EROSION & SEDIMENT CONTROL PLAN	11-12-21	12-05-24
9	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	11-12-21	-
10	TRASH ENCLOSURE DETAILS	11-12-21	-
11	CONSTRUCTION DETAILS	11-12-21	-
12	CONSTRUCTION DETAILS	11-12-21	-
13	BRAND SIGNAGE DETAILS	11-12-21	12-05-24
14	PUBLIC SIDEWALK CURB RAMP DETAILS	11-12-21	-

**GENERAL NOTES**

- SITE IS KNOWN AS BLOCK 1088, LOT 59 AS DEPICTED ON SHEET 39 OF THE TOWNSHIP OF BLOOMFIELD TAX MAPS. TOTAL LOT AREA IS 23,192 S.F. (0.532± ACRES).
- OWNER:** YUM & CHILL RESTAURANT GROUP, LLC  
163 WASHINGTON VALLEY ROAD, SUITE 104  
WARREN, NJ 07059  
TEL: (732) 230-7571
- APPLICANT:** YUM & CHILL RESTAURANT GROUP, LLC  
163 WASHINGTON VALLEY ROAD, SUITE 104  
WARREN, NJ 07059  
TEL: (732) 230-7571
- OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "LOCATION & TOPOGRAPHIC SURVEY, 1243 BROAD STREET, TAX BLOCK 1088, LOT 59, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY," PREPARED BY DAVID A. STRES ASSOCIATES, LLC, DATED NOVEMBER 1, 2021.
- HORIZONTAL CONTROL BASED ON DEED NORTH. VERTICAL DATUM BASED ON NAVD 1988.
- THERE ARE NO FRESHWATER WETLANDS OR WETLANDS BUFFERS LOCATED ON THE SITE.
- THE SITE IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD AREA.
- THE PROPERTY IS LOCATED WITHIN THE B-2 NEIGHBORHOOD BUSINESS ZONE DISTRICT.
- THE PROPERTY IS OCCUPIED BY A FREE-STANDING RESTAURANT AND PARKING LOT. SAID USE WILL BE REMOVED. THE APPLICANT PROPOSES TO CONSTRUCT A FREE-STANDING DUAL BRAND FAST-FOOD RESTAURANT USE WITHOUT DRIVE-THRU. THE HOURS OF OPERATION WILL BE DAILY 7:00 AM TO 12:00 MIDDNIGHT.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERE.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.

**PARKING REQUIREMENTS (CH. 315-41)**

PROPOSED USE: FAST FOOD RESTAURANT  
 REQUIREMENT: GREATER OF ONE (1) SPACE PER 2 SEATS OR ONE (1) PER 75 S.F. OF INDOOR EATING AREA PLUS ONE (1) PER 200 S.F. TOTAL CUSTOMER AREA FOR TAKEOUT

**BASED ON TOTAL INDOOR SEATING**  
 PROPOSED SEATING: 28 SEATS (TACO BELL)  
 22 SEATS (WENDY'S)  
 50 TOTAL SEATS  
 REQUIRED PARKING: 25 SPACES  
 PROPOSED PARKING: 29 SPACES

**BASED ON SQUARE FOOTAGE**  
 PROPOSED INDOOR EATING AREA: 620 S.F. (TACO BELL)  
 530 S.F. (WENDY'S)  
 1,150 S.F. (TOTAL)  
 @ ONE PER 75 S.F. = 15.3 SPACES PLUS  
 200 S.F. (TAKEOUT AREA TOTAL/COMBINED)  
 @ ONE PER 200 S.F. = 1 SPACE  
 REQUIRED PARKING: 16.3 SPACES  
 PROPOSED PARKING: 29 SPACES

**SIGNATURE BLOCKS**

APPLICATION NO. \_\_\_\_\_ APPROVED BY THE TOWNSHIP OF BLOOMFIELD PLANNING BOARD AS A MAJOR SITE PLAN ON \_\_\_\_\_ DATE \_\_\_\_\_

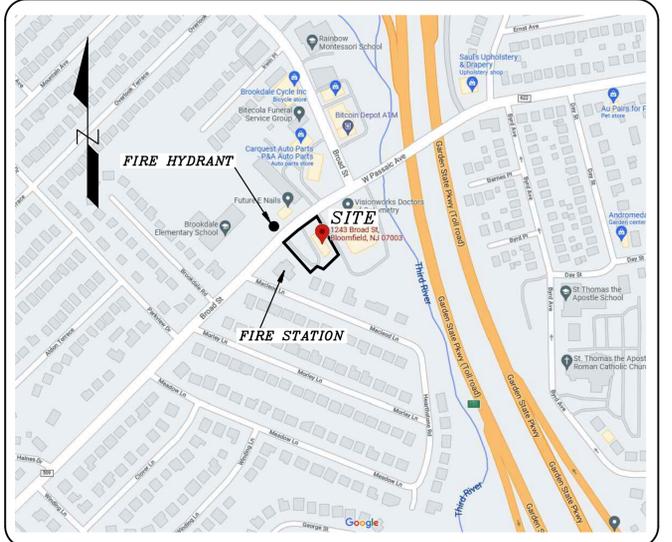
BOARD CHAIRMAN \_\_\_\_\_

BOARD SECRETARY \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_

**KEY MAP**

SCALE: 1" = 325' ±



- REFER TO ARCHITECTURAL PLANS PREPARED BY ZELTA DESIGN, PROJECT ARCHITECT, FOR INTERIOR AND EXTERIOR BUILDING CONSTRUCTION.
- CONSTRUCTION OF SITE IMPROVEMENTS AND BUILDINGS SHALL BE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES, FEDERAL AND STATE BARRIER FREE AND A.D.A. REQUIREMENTS, TOWNSHIP DESIGN STANDARDS & DETAILS, AND NOISE CODE.
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SOLID WASTE PICKUP SHALL BE BY PRIVATE HAULER. THE APPLICANT SHALL BE RESPONSIBLE FOR RECYCLING AS PER N.J.S.A. 13:1E-99.11 ET SEQ.
- THE BUILDING SHALL BE SERVED BY NEW PUBLIC WATER AND PUBLIC SEWER CONNECTIONS.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
- THE OWNER IS RESPONSIBLE FOR SITE SAFETY. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CTR. 1206.52(7) (OSHA COMPETENT PERSON).
- UPON ISSUANCE OF CONSTRUCTION DOCUMENTS, IT IS EXPLICITLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE PROTECTION OF THE WORK, THE MEANS AND METHODS OF CONSTRUCTION, PROTECTION OF ADJACENT STRUCTURES OR PROPERTY, AND IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE WHATSOEVER TO ANY PROPERTY, INCLUDING OFF-SITE LANDS, ASSOCIATED WITH CONSTRUCTION OF THE PROJECT.
- THESE PLANS DEPICT VARIOUS IMPROVEMENTS TO BE LOCATED ON THE PROPERTY IN QUESTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT SAID IMPROVEMENTS ARE STAKED OUT IN THE CORRECT LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, BY RETAINING A NEW JERSEY LICENSED LAND SURVEYOR. THE ENGINEER SHALL NOT BEAR ANY RESPONSIBILITY OR LIABILITY FOR THE CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, SPECIFICALLY IF BUILT IN LOCATIONS OTHER THAN THOSE DEPICTED, OR AT ELEVATIONS THAT DIFFER FROM THE PLAN.
- AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL SUBMIT AS-BUILT PLANS TO THE MUNICIPAL ENGINEER.
- PRIOR TO ORDERING ANY MATERIALS OR COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE ENGINEER TO VERIFY THAT THE CONSTRUCTION DOCUMENTS ARE THE MOST CURRENT VERSION OF THE APPROVED PLANS.**

**UTILITY NOTES**

- EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.

3	12-05-24	REVISED LANDSCAPING, SIGNAGE
2	08-04-22	REVISED BUILDING
1	04-14-22	REVISED PARKING TABLES
NO.	DATE	DESCRIPTION

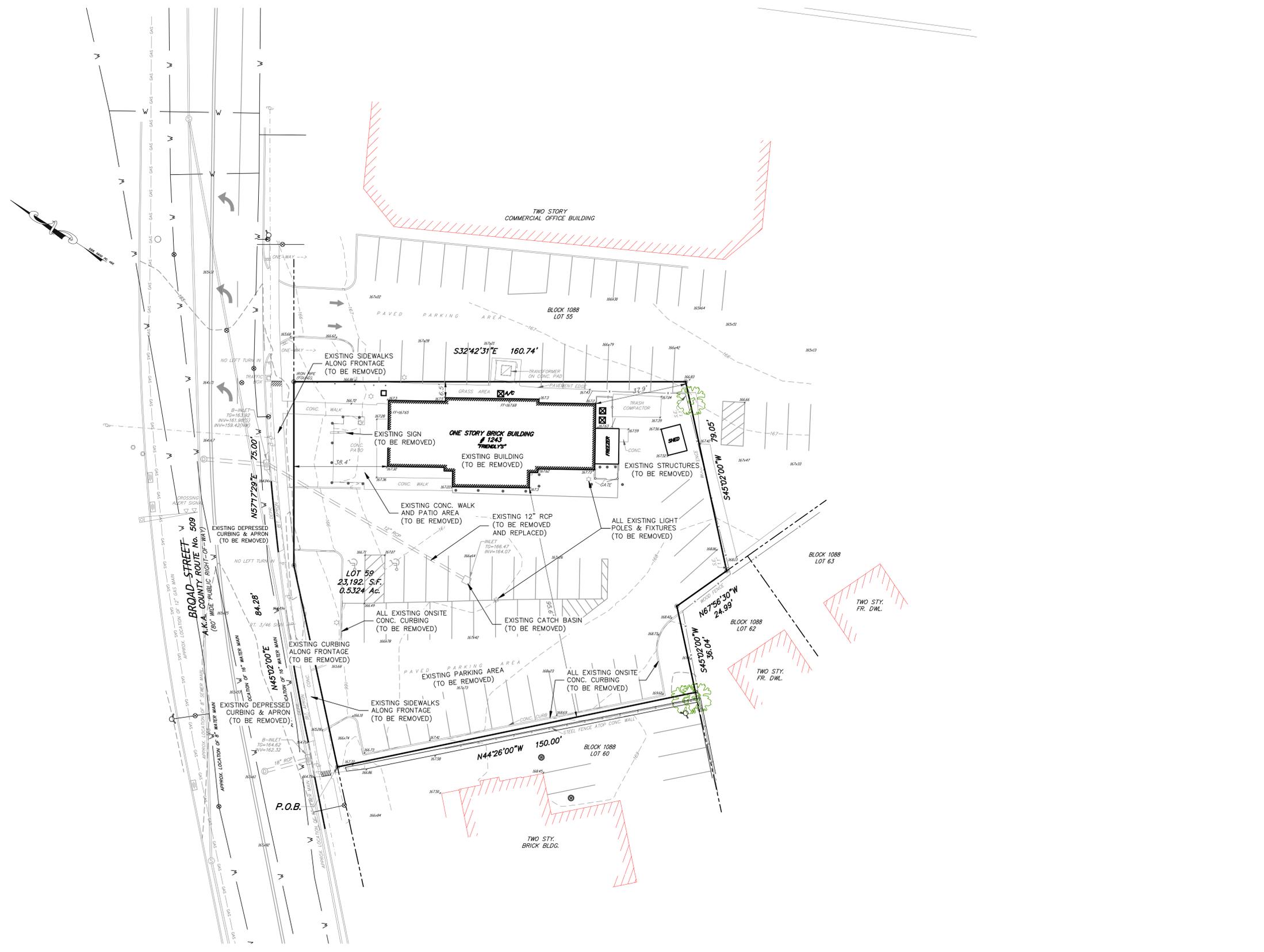
**PRELIMINARY & FINAL MAJOR SITE PLAN**  
**1243 BROAD STREET (C.R. 509)**  
**COVER SHEET**  
 BLOCK 1088, LOT 59  
 TAX MAP SHEET NO. 39

TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY

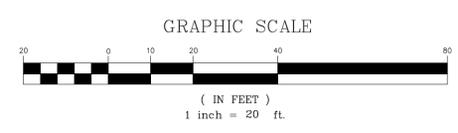
Signed by:  
**EAST POINT ENGINEERING, LLC**  
 N.J. PROFESSIONAL ENGINEER, LICENSE NO. 246ED4452400  
 N.J. PROFESSIONAL PLANNER, LICENSE NO. 331IG0589800

11 South Main Street  
 Marlboro, NJ 07746  
 Tel: 732.577.0180

DATE: 11-12-21  
 SCALE: N/A  
 PROJECT NUMBER: 21-400  
 CHECKED BY: BNP  
 DATE: 12-05-24  
 SHEET NO. 1 OF 14



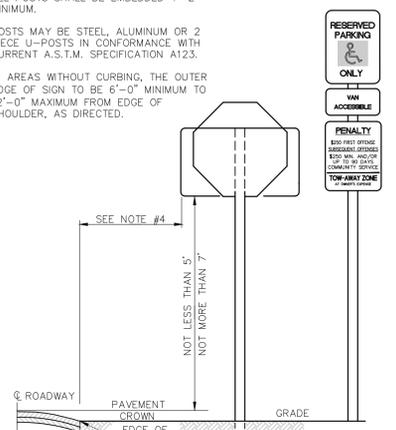
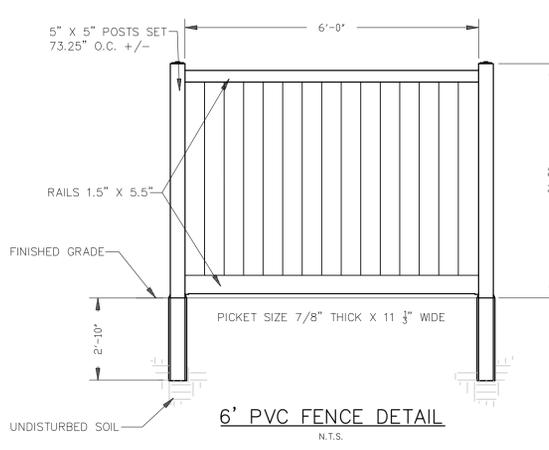
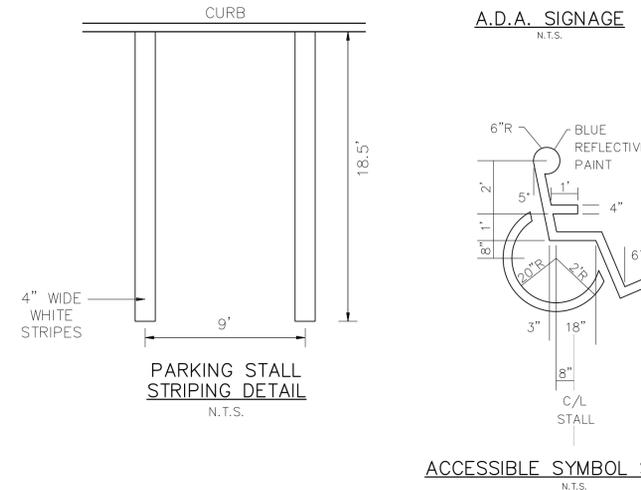
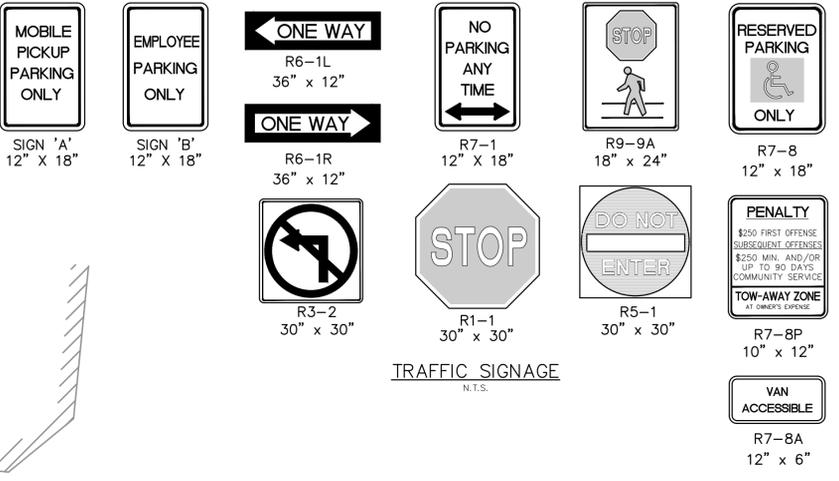
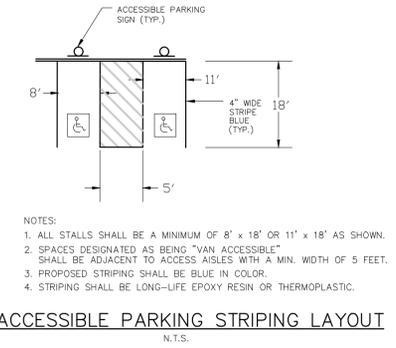
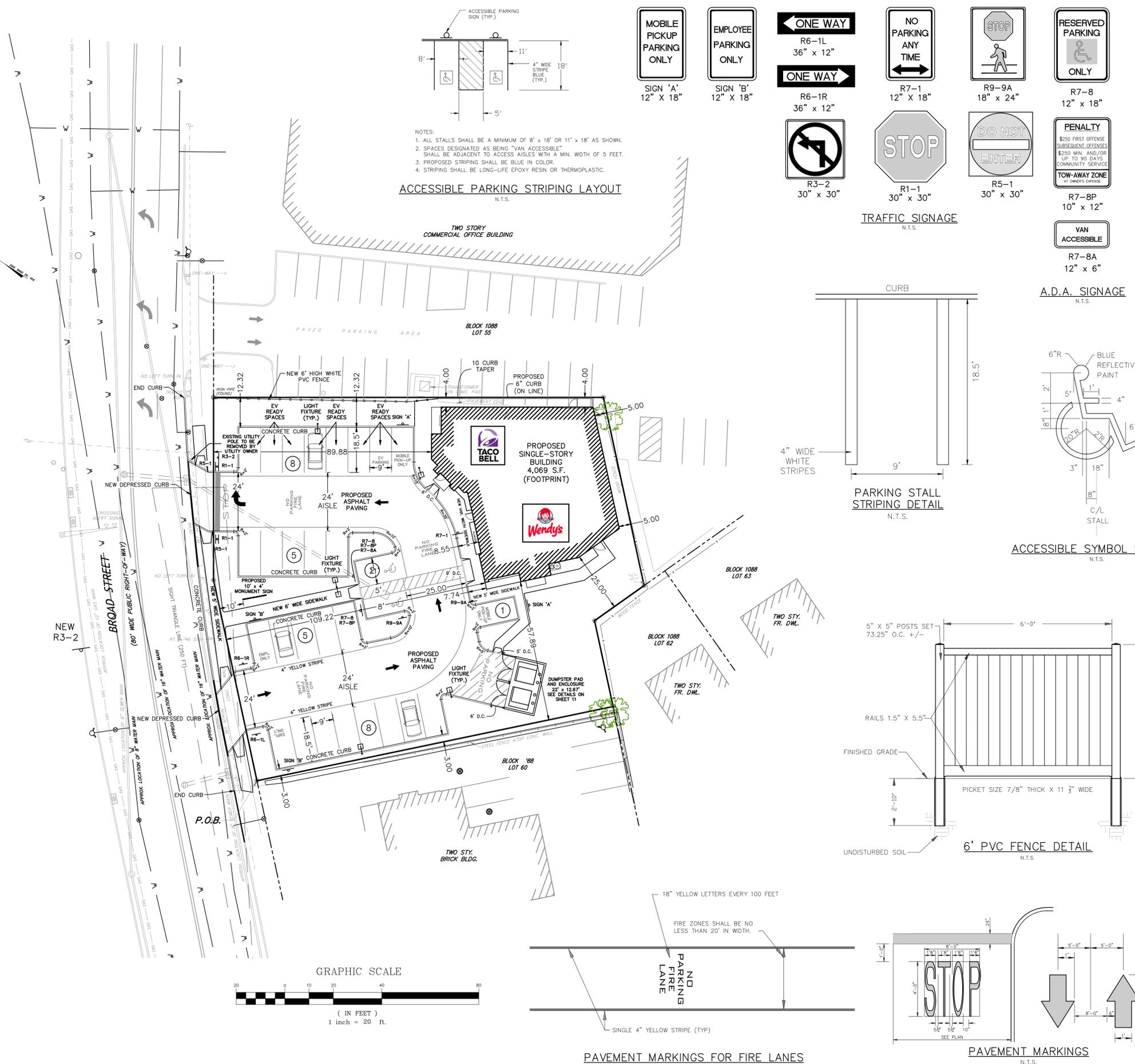
- DEMOLITION NOTES**
- CLEARING SITE SHALL INCLUDE, BUT IS NOT LIMITED TO, THE REMOVAL OF ALL INDICATED STRUCTURES, FOUNDATIONS, DEBRIS, RUBBLE, FENCES, TREES, STUMPS, EXISTING UTILITIES, UNSUITABLE MATERIALS, PAVEMENT, CONCRETE, AND SIGNAGE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL MATERIALS EXCAVATED OF WHATEVER NATURE AT HIS OWN EXPENSE. THE MUNICIPALITY IS NOT RESPONSIBLE FOR PROVIDING A DISPOSAL SITE. MATERIALS MUST BE DISPOSED OF IN ACCORDANCE WITH N.J.D.E.P. AND LOCAL REGULATIONS.
  - EXISTING ON-SITE SUITABLE SOIL SHALL BE EXCAVATED, TRANSPORTED, SPREAD, GRADED, AND COMPACTED AS INDICATED BY THE PROPOSED GRADES. ALL EARTHWORK OPERATIONS INVOLVING ON-SITE SOILS SHALL BE COMPLETED PRIOR TO IMPORTING ANY OFF-SITE MATERIALS.
  - ANY UNSUITABLE MATERIAL FOUND ON SITE DURING DEMOLITION SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH N.J.D.E.P. AND LOCAL REGULATIONS.
  - NO TOPSOIL IS TO BE REMOVED FROM THE PROJECT SITE.
  - PRIOR TO COMMENCING DEMOLITION, THE CONTRACTOR SHALL SECURE THE APPROPRIATE PERMITS FROM THE MUNICIPALITY. IN ORDER TO APPLY FOR A DEMOLITION PERMIT, UTILITY DISCONNECTS MUST BE COORDINATED WITH THE UTILITY COMPANIES INDICATED ON THE COVER SHEET. CONFIRMATION OF THE DISCONNECTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT.
  - IF APPROVED BY THE MUNICIPAL ENGINEER, EXISTING CONCRETE MAY BE STORED ON SITE AND RECYCLED FOR USE AS COMPACTED FILL MATERIAL.
  - ALL SOIL EROSION & SEDIMENT CONTROL DEVICES MUST BE IN PLACE AND NOTICE PROVIDED TO THE SOIL CONSERVATION DISTRICT 72 HOURS PRIOR TO COMMENCING WORK.
  - A UTILITY MARKOUT MUST BE OBTAINED PRIOR TO DEMOLITION BY CONTACTING NEW JERSEY ONE-CALL AT 800-272-1000.
  - THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE AND THE EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. A PRE-CONSTRUCTION MEETING SHALL BE HELD NO LESS THAN 48 HOURS PRIOR TO WORK COMMENCING AND ALL UTILITY COMPANIES SHALL BE NOTIFIED.
  - DUMPSTERS USED FOR THE STORAGE OF CONSTRUCTION DEBRIS ARE NOT TO BE LEFT UNCOVERED OVERNIGHT.



**SURVEY NOTE:**  
 EXISTING CONDITIONS DEPICTED HEREON WERE OBTAINED FROM A PLAN ENTITLED, "LOCATION & TOPOGRAPHIC SURVEY, 1243 BROAD STREET, TAX BLOCK 1088, LOT 59, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY", PREPARED BY DAVID A. STIRES ASSOCIATES, LLC, DATED NOVEMBER 1, 2021.

PROJECT NO. 2021-001 EAST POINT ENGINEERING, LLC 11 SOUTH MAIN STREET MARLBORO, NJ 07746  
 THE ABOVE PROJECT NUMBER SHOULD BE PRINTED ON ALL DRAWINGS, PERMITS, AND INSTRUMENTS.

NO.	DATE	DESCRIPTION
1	04-14-22	REVISED PER TOWNSHIP REVIEW
<b>PRELIMINARY &amp; FINAL MAJOR SITE PLAN</b> <b>1243 BROAD STREET (C.R. 509)</b> <b>EXISTING CONDITIONS / DEMOLITION PLAN</b> BLOCK 1088, LOT 59 TAX MAP SHEET NO. 39		
TOWNSHIP OF BLOOMFIELD		ESSEX COUNTY, NEW JERSEY
Signed by:  <b>EAST POINT ENGINEERING, LLC</b>		
11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180		
DATE:	11-12-21	PROJECT NUMBER:
SCALE:	1" = 20'	CHECKED BY:
DATE:	04-14-22	DATE:
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 246ED452400 N.J. PROFESSIONAL PLANNER, LICENSE NO. 23100589800		SHEET NO. 2 OF 14



**PAVEMENT MARKING LEGEND**

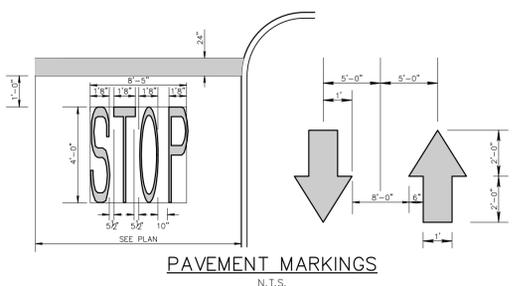
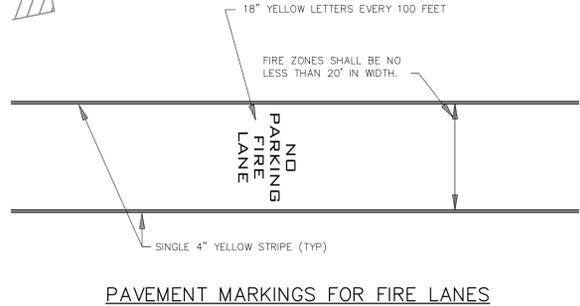
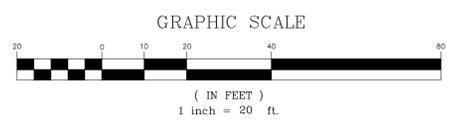
UNLESS OTHERWISE SHOWN, PAVEMENT MARKINGS SHOULD CONFORM TO THE FOLLOWING:

CENTER LINE	-DBL. 4" WIDE SOLID YELLOW LINES, GAPPED AT INTERSECTIONS ONLY
EDGE LINE	-4" WIDE SOLID WHITE LINE, GAPPED AT INTERSECTIONS ONLY
STOP BAR	-24" WIDE SOLID WHITE LINE
PARKING STALL LINES	-4" WIDE SOLID WHITE LINE
HANDICAP STALL LINES	-4" WIDE SOLID BLUE LINE
HANDICAP MATCH LINES	-4" WIDE SOLID BLUE LINE -SPACED 3' O.C. -ANGLED 45° TO PARKING DIRECTION
NO PARKING HATCH LINES	-4" WIDE SOLID YELLOW LINE -SPACED 3' O.C. -ANGLED 45° TO PARKING DIRECTION

NOTES:  
 1) ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES  
 2) ALL CONFLICTING SIGNS, TREES AND OTHER OBSTRUCTIONS SHALL BE REMOVED AS PART OF THIS CONSTRUCTION.  
 3) ALL STRIPING TO BE REMOVED SHALL BE GROUND OFF WITHOUT DAMAGE TO THE PAVEMENT STRUCTURE.  
 4) UNLESS OTHERWISE NOTED, ALL STRIPING SHALL BE LONG-LIFE EPOXY RESIN OR THERMOPLASTIC.

- SITE IMPROVEMENT NOTES**
- ALL SIGNS, STRIPING, AND DEVICES FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.), LATEST EDITION.
  - ALL JOINTS WITH EXISTING PAVED AREAS/ROADS SHALL BE CONSTRUCTED WITH A NEAT SAWCUT AND KEYWAY. JOINTS WITH EXISTING CONCRETE SHALL BE SAWCUT AND A BITUMINOUS MATERIAL PROVIDED AS AN EXPANSION JOINT FILLER.
  - ALL PARKING STALLS TO BE 9' x 18.5' UNLESS OTHERWISE NOTED ON THE PLANS.
  - SIDEWALKS, APRONS, RAMPS, AND CURBS TO BE CONSTRUCTED OF N.J.D.O.T. CLASS 'C', 4,500 PSI CONCRETE OR AS INDICATED IN THE CONSTRUCTION DETAILS.
  - SHOP DRAWINGS SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
  - DEPRESSED CURBS AT ALL CURB RAMPS SHALL BE CONSTRUCTED OUT OF CONCRETE AND INCLUDE A DETECTABLE WARNING SURFACE.
  - A KNOX BOX SHALL BE PROVIDED AT THE BUILDING ENTRANCE FOR FIRE DEPARTMENT ACCESS.
  - REFER TO ARCHITECTURAL PLANS PREPARED BY ZELTA DESIGN FOR BUILDING CONSTRUCTION INFORMATION.
  - ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW AND THE SCREEN SHALL LIMIT NOISE FROM BEING DIRECTED TOWARDS ADJOINING PROPERTIES.
  - ALL CURB RADII ARE MEASURED TO THE FACE OF CURB.
  - ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND DETAILS. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE AS-BUILT DRAWINGS TO THE MUNICIPALITY UPON COMPLETION OF THE WORK.

- NOTES:**
- ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION, AS STATED IN THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS.
  - ALL POSTS SHALL BE EMBEDDED 4'-2" MINIMUM.
  - POSTS MAY BE STEEL, ALUMINUM OR 2 PIECE U-POSTS IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123.
  - IN AREAS WITHOUT CURBING, THE OUTER EDGE OF SIGN TO BE 6'-0" MINIMUM TO 12'-0" MAXIMUM FROM EDGE OF SHOULDER, AS DIRECTED.



5	12-05-24	REVISED SIGNAGE
4	11-22-24	ADDED CENTER WALKWAY
3	10-06-22	REVISED ACCESS
2	08-04-22	REVISED BUILDING
1	04-14-22	REMOVED OUTDOOR SEATING, REDUCED AISLE WIDTHS, ADDED FENCING

NO. DATE DESCRIPTION

**PRELIMINARY & FINAL MAJOR SITE PLAN**  
 1243 BROAD STREET (C.R. 509)  
 SITE LAYOUT PLAN  
 BLOCK 108B, LOT 59  
 TAX MAP SHEET NO. 39

TOWNSHIP OF BLOOMFIELD ESSEX COUNTY, NEW JERSEY

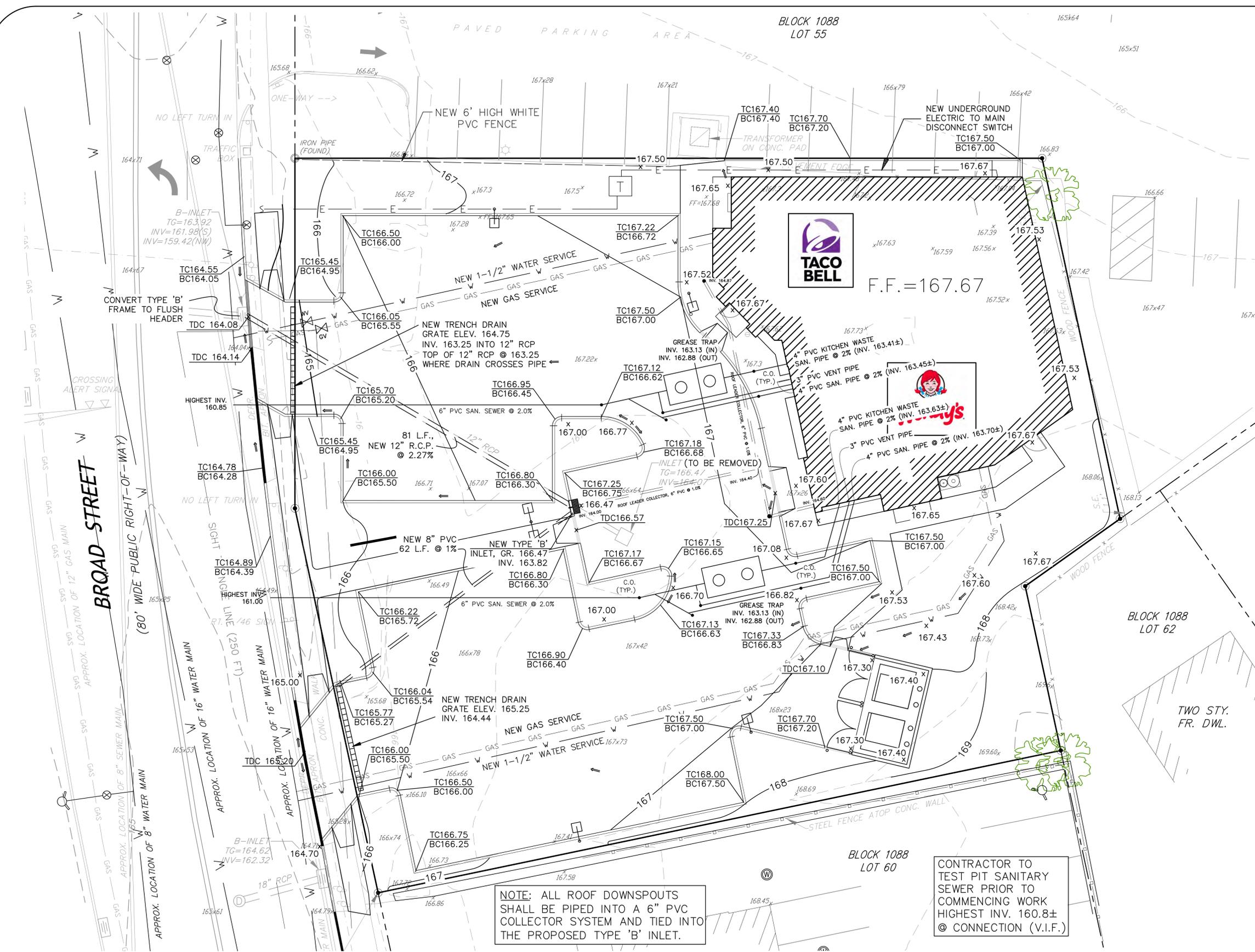
Signed by:  
**EAST POINT ENGINEERING, LLC**  
 PROFESSIONAL ENGINEER LICENSE NO. 246D4452400  
 PROFESSIONAL PLANNER LICENSE NO. 33100589800

11 South Main Street  
 Marlboro, NJ 07746  
 Tel: 732.577.0180

DATE: 11-12-21 PROJECT NUMBER: 21-400  
 SCALE: 1" = 20' CHECKED BY: BNP  
 12-05-24  
**MARE S. LEBER** DATE: 12-05-24  
 N.J. PROFESSIONAL ENGINEER LICENSE NO. 246D4452400  
 N.J. PROFESSIONAL PLANNER LICENSE NO. 33100589800

**SHEET NO. 3 OF 14**

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**UTILITY SUMMARY-EACH UNIT**

- ELECTRIC:** SECONDARY SERVICE PREFERRED BASED ON RATE. UTILITY OWNED TRANSFORMER. UTILITY TO SIZE TRANSFORMER AND COORDINATE WITH ELECTRICAL DESIGNER.  
600 AMP, 120/208V, 3PH, 4W GROUND WIRE.
- PHONE:** X GB COPPER/FIBER OPTIC ENTRANCE CABLE.
- GAS:** 1,400 MBH @ 7"-10" W.C.
- WATER:** 1-1/2" DIA. TYPE K COPPER PIPE WITH 1" METER, 2,000 GPD, 60 GPM PEAK USE MINIMUM 45 PSI PRESSURE REQUIRED INSIDE BUILDING AFTER THE METER.
- SANITARY SEWER:** 4" DIA. PVC. @ 2% SLOPE MIN.
- IRRIGATION:** TO BE INSTALLED BY LANDSCAPER

**UTILITY NOTES**

- EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
- VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION WHERE NECESSARY.
- PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
- DO NOT CONNECT ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER SERVICES TO THE SANITARY SEWER.
- PROVIDE AND MAINTAIN INLET FILTERS AT ALL CATCH BASIN INLETS, DURING CONSTRUCTION.
- ADJUST ALL CASTINGS TO FINISH GRADES.
- KEEP SITE LIGHTING CONDUITS OUTSIDE OF PAVEMENT IF POSSIBLE.

**SANITARY SEWER NOTES**

- SLOPE SANITARY SEWER AT 2.0% MIN. SLOPE TO PUBLIC SERVICE LEAD.
- INSTALL CLEANOUTS AT ANY CHANGE IN DIRECTION OF PIPE.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

**GAS MAIN NOTES**

- GAS COMPANY WILL PROVIDE GAS SERVICE TAP, METER, REGULATOR, AND INSTALL THE NEW SERVICE LINE TO THE METER.

**WATER MAIN NOTES**

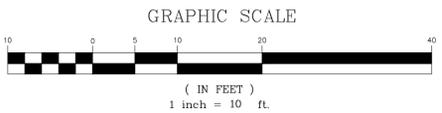
- INSTALL WATER MAIN WITH A MINIMUM OF 4 FEET OF COVER, AS REQUIRED BY MUNICIPALITY.
- PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS. OTHERWISE, A CONCRETE ENCASUREMENT WILL BE REQUIRED.

**STORM SEWER NOTES**

- INSTALL UNDERDRAINS AT ALL CATCH BASINS AND CURB INLETS IF SUBGRADE IS POORLY DRAINED. CONNECT TO NEAREST CATCH BASIN. REFER TO DETAIL ON SHEET.
- ALL UNDERDRAINS (UD) TO BE 4" DIA. AT MINIMUM SLOPE OF 0.50% UNLESS OTHERWISE NOTED.
- PROVIDE INLET FILTER FOR ALL CATCH BASIN INLETS DURING CONSTRUCTION.

**NOTE: ALL ROOF DOWNSPOUTS SHALL BE PIPED INTO A 6" PVC COLLECTOR SYSTEM AND TIED INTO THE PROPOSED TYPE 'B' INLET.**

**CONTRACTOR TO TEST PIT SANITARY SEWER PRIOR TO COMMENCING WORK HIGHEST INV. 160.8± @ CONNECTION (V.I.F.)**



3	12-05-24	REVISED SIGNAGE
2	08-04-22	REVISED BUILDING
1	04-14-22	REVISED DRAINAGE
NO.	DATE	DESCRIPTION

**PRELIMINARY & FINAL MAJOR SITE PLAN  
1243 BROAD STREET (C.R. 509)  
GRADING & UTILITY PLAN  
BLOCK 1088, LOT 59  
TAX MAP SHEET NO. 39**

TOWNSHIP OF BLOOMFIELD ESSEX COUNTY, NEW JERSEY

Signed by:  
**EAST POINT ENGINEERING, LLC**  
Professional Engineer License No. 24604452400  
Professional Planner License No. 33100599800

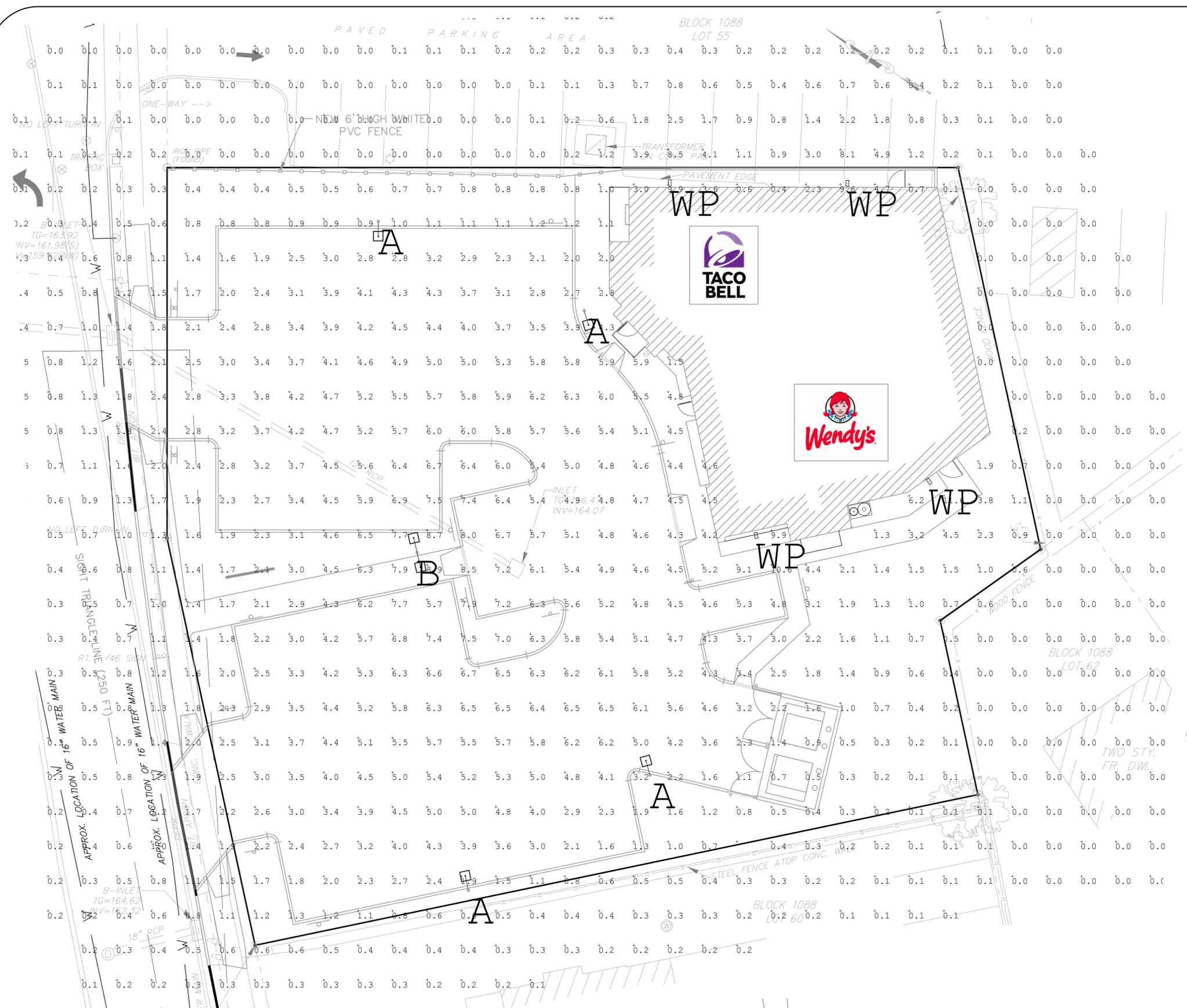
11 South Main Street  
Marlboro, NJ 07746  
Tel: 732.577.0180

DATE: 11-12-21 PROJECT NUMBER: 21-400  
SCALE: 1" = 10' CHECKED BY: BNP  
12-05-24 DATE: SHEET NO. 4 OF 14

MARE S. LEBER  
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24604452400  
N.J. PROFESSIONAL PLANNER, LICENSE NO. 33100599800

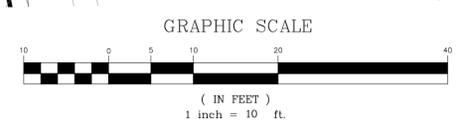
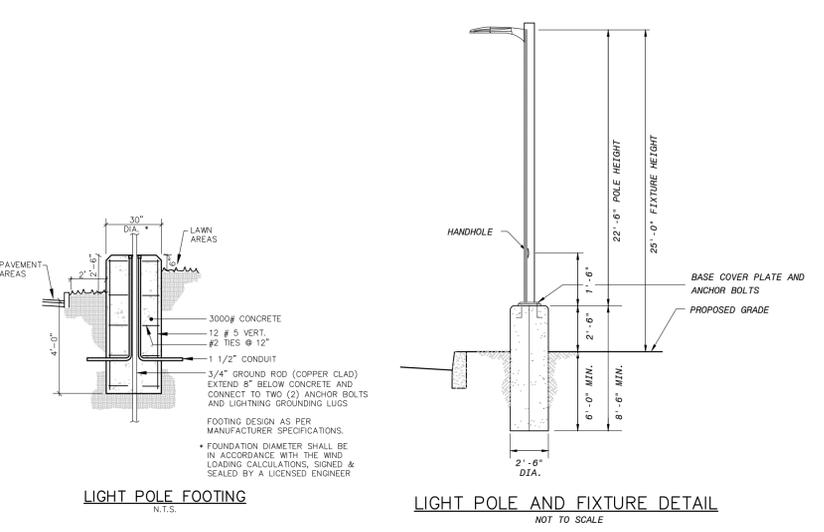
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**LIGHTING NOTES**

1. SITE LIGHTING LAYOUT AND DESIGN IS DEPICTED ON THE LIGHTING PLAN.
2. ALL SITE LIGHTING SHALL RECEIVE UNDERGROUND ELECTRICAL SERVICE. THE ELECTRICIAN SHALL BE RESPONSIBLE FOR CIRCUITRY.
3. A TIME CLOCK TO CONTROL THE SITE LIGHTING SHALL BE PROVIDED FOR ALL SITE LIGHTING. THE NECESSARY CONTROLS AND WIRING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
4. HOURS OF THE PROPOSED SITE LIGHTING SHALL BE ONE-HALF HOUR BEFORE SUNSET TO ONE-HALF HOUR AFTER SUNRISE. LIGHTING MAY BE WIRED IN SECTIONS WITH SOME SECTIONS TURNING OFF AFTER MIDNIGHT TO CONSERVE ENERGY. ESSENTIAL SECTIONS DESIGNATED SECURITY LIGHTING SHALL NOT TURN OFF UNTIL ONE-HALF HOUR AFTER SUNRISE.
5. THE ELECTRICAL CONTRACTOR SHALL PROVIDE POLE FOUNDATIONS COMPLETE WITH CONDUITS FOR POWER, GROUNDING, AND ANCHOR BOLTS.
6. ALL POLES THAT ARE NOT BEHIND CURBS OR WITHIN A CURBED ISLAND SHALL BE INSTALLED ON CONCRETE BASES THAT EXTEND 30" ABOVE THE FINISHED GRADE OF PAVEMENT. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE COMPLETE DESIGN OF THESE BASES AS SIGNED AND SEALED BY A NEW JERSEY LICENSED ENGINEER.
7. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LIGHTING FIXTURES, POLES, FOUNDATIONS, AND LAMPS.
8. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL THE REQUIRED BRANCH CIRCUIT WIRING AND CONNECT THE SITE LIGHTING FIXTURES TO THE PROPER CIRCUITS AFTER THEY HAVE BEEN INSTALLED.
9. THE ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND RODS AND MAKE CONNECTION TO THE GROUND STUD. THE GROUND STUD SHOULD BE LOCATED INSIDE THE SHAFT AND ACCESSIBLE VIA A HANDHOLE.
10. THE ELECTRICAL CONTRACTOR MUST COORDINATE THE INSTALLATION OF WIRING IN THE POLES UP TO THE LIGHTING FIXTURES.
11. THE NUMBER AND SIZE OF THE POWER CONDUITS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
12. ALL SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY, THE ELECTRIC UTILITY, AND THE RECOMMENDATIONS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
13. SITE LIGHTING SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
14. POLES AND LUMINAIRES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
15. ALL CONDUIT SHALL BE 2" DIAMETER, SCHEDULE 40 P.V.C. WITH A MINIMUM COVER OF 24".
16. ALL SWEEPS SHALL HAVE A MINIMUM RADIUS OF 24". NO ELBOWS SHALL BE PERMITTED.



Symbol	Qty	Label	Arrangement	Description
□	4	A	SINGLE	MRM-LED-18L-S11-FT-40-70CRI-IL WITH REAR HOUSING SHIELD MOUNTED AT 25'
□	1	B	BACK-BACK	MRM-LED-18L-S11-FT-40-70CRI MOUNTED AT 25'
•	4	WP	SINGLE	WPLED18

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT SURFACE	Fc	N.A.	N.A.	N.A.	N.A.	N.A.
	Fc	4.60	8.0	1.2	3.83	6.67

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3	12-05-24	REVISED SIGNAGE
2	10-06-22	REVISED FIXTURE LOCATIONS
1	08-04-22	REVISED BUILDING
NO.	DATE	DESCRIPTION

**PRELIMINARY & FINAL MAJOR SITE PLAN**  
**1243 BROAD STREET (C.R. 509)**  
**LIGHTING PLAN**  
 BLOCK 1088, LOT 59  
 TAX MAP SHEET NO. 39

TOWNSHIP OF BLOOMFIELD ESSEX COUNTY, NEW JERSEY

Signed by:  
  
**EAST POINT ENGINEERING, LLC**  
 11 South Main Street  
 Marlboro, NJ 07746  
 Tel: 732.577.0180

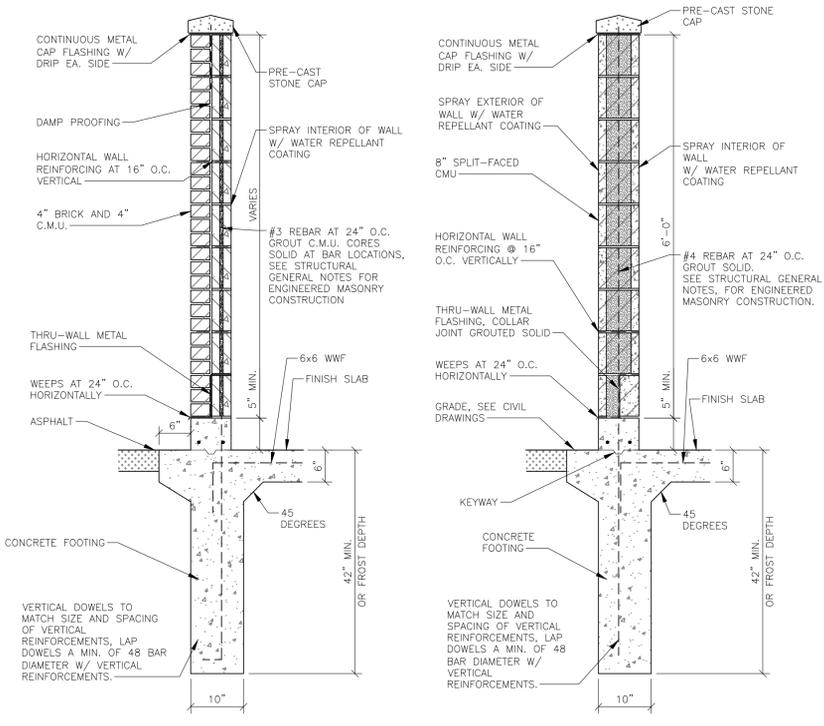
MARE S. LEBER  
 N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24604452400  
 N.J. PROFESSIONAL PLANNER, LICENSE NO. 33100599800

DATE: 12-05-24  
 PROJECT NUMBER: 21-400  
 SCALE: 1" = 10'  
 CHECKED BY: BNP  
 SHEET NO. 6 OF 14



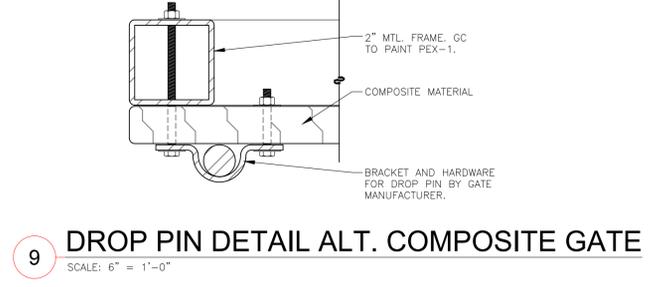




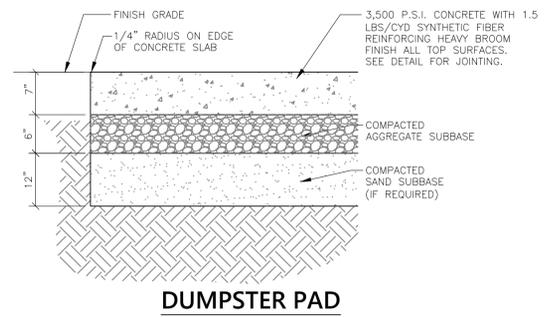


**6 WALL SECTION**  
SCALE: 3/4" = 1'-0"

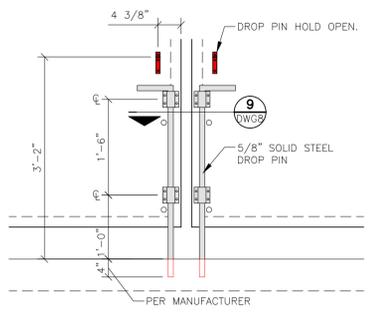
**6A WALL SECTION-ALT. SPLIT FACE CMU**  
SCALE: 3/4" = 1'-0"



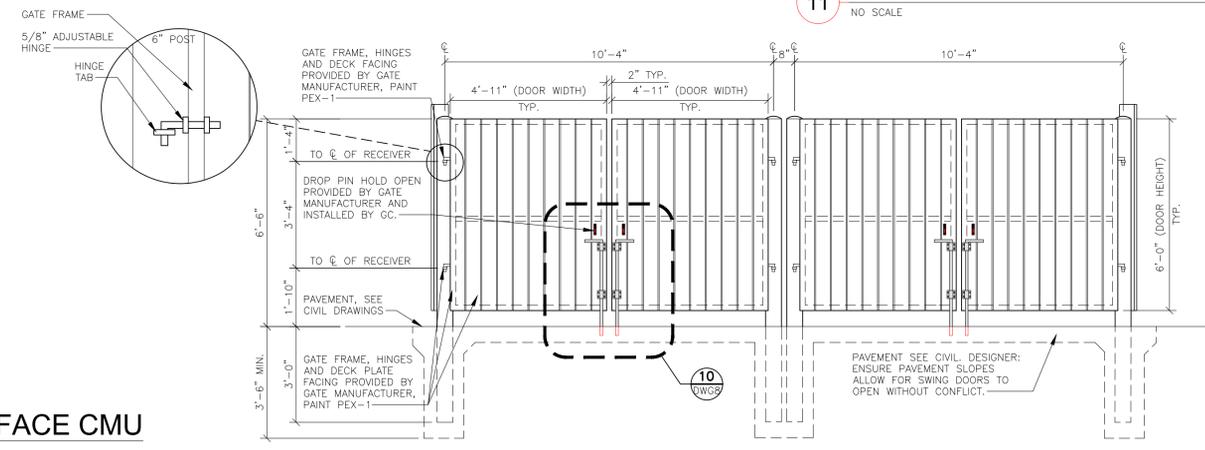
**9 DROP PIN DETAIL ALT. COMPOSITE GATE**  
SCALE: 6" = 1'-0"



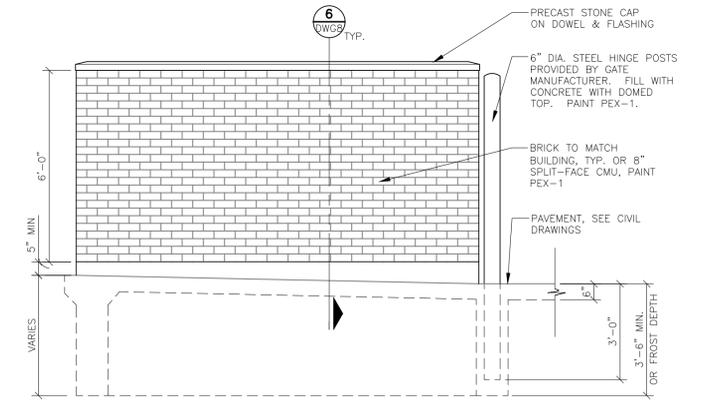
**11 CONCRETE PAVEMENT DETAIL**  
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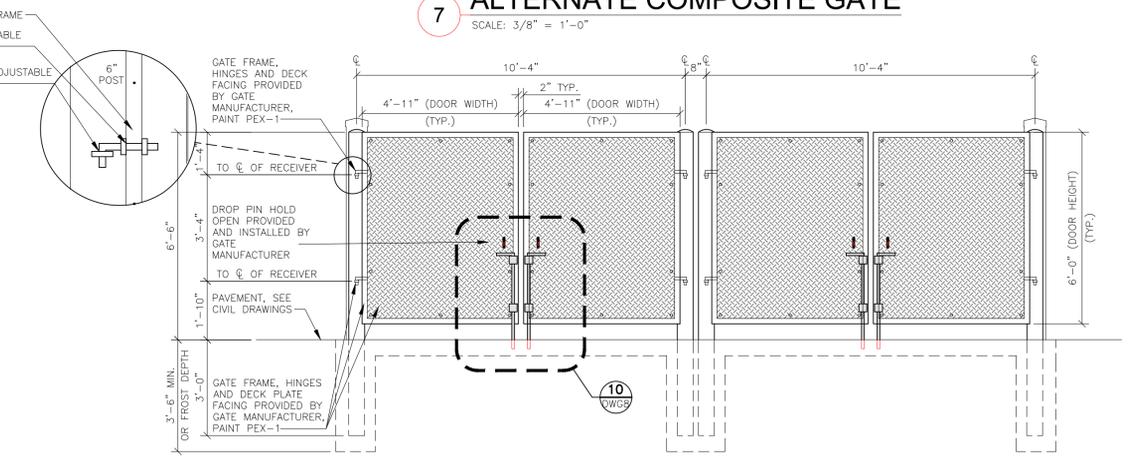
**10 DROP PIN DETAIL**  
SCALE: 3/4" = 1'-0"



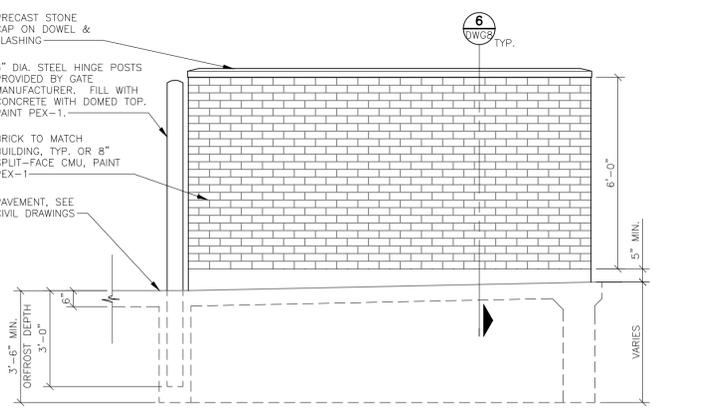
**7 ALTERNATE COMPOSITE GATE**  
SCALE: 3/8" = 1'-0"



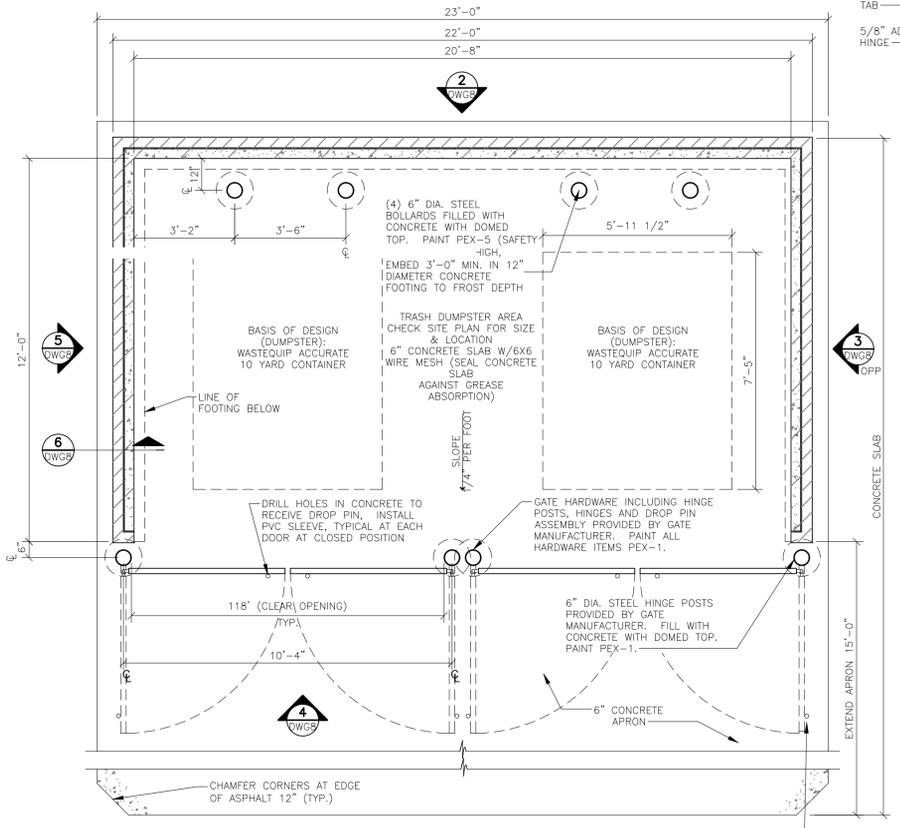
**5 TRASH ENCLOSURE SIDE ELEVATION**  
SCALE: 3/8" = 1'-0"



**4 TRASH ENCLOSURE FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"

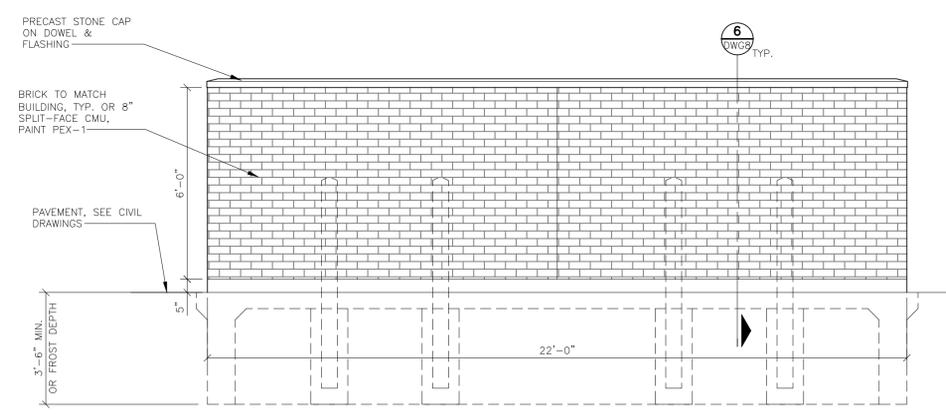


**3 TRASH ENCLOSURE SIDE ELEVATION**  
SCALE: 3/8" = 1'-0"



**1 MASONRY TRASH ENCLOSURE**  
SCALE: 3/8" = 1'-0"

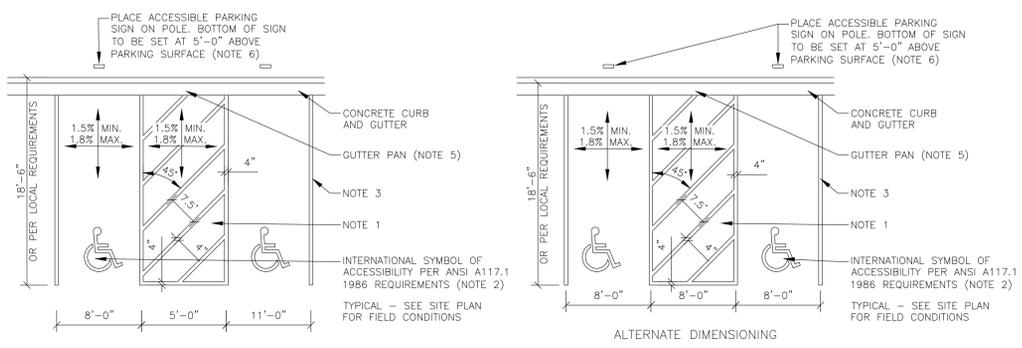
**OPTIONAL CONCRETE SLAB SPEC:**  
A. CONCRETE SEALER: 'SCOFIELD' CEMENTONE CLEAR SEALER. APPLY PER MANUFACTURER'S RECOMMENDATIONS.  
B. OPTIONAL: CONCRETE COLOR HARDENER: 'SCOFIELD' LITHOCHROME, A33 'CLASSIC GREY' APPLY PER MANUFACTURER'S RECOMMENDATIONS.



**2 TRASH ENCLOSURE REAR ELEVATION**  
SCALE: 3/8" = 1'-0"

NO.	DATE	DESCRIPTION
<b>PRELIMINARY &amp; FINAL MAJOR SITE PLAN</b> <b>1243 BROAD STREET (C.R. 509)</b> <b>TRASH ENCLOSURE DETAILS</b> BLOCK 1088, LOT 59 TAX MAP SHEET NO. 39		
TOWNSHIP OF BLOOMFIELD		ESSEX COUNTY, NEW JERSEY
Signed by:  <b>EAST POINT</b> ENGINEERING, LLC		
11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180		
DATE: 11-12-21	PROJECT NUMBER: 21-400	
SCALE: AS NOTED	CHECKED BY: BNP	
MARE S. LEBER N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24604452400 N.J. PROFESSIONAL PLANNER, LICENSE NO. 33103589800		DATE: 11-12-21 SHEET NO. 10 OF 14

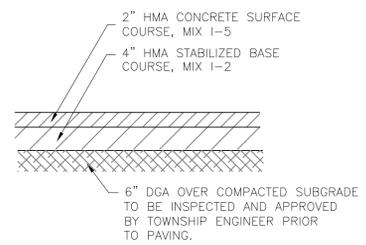
EAST POINT ENGINEERING, LLC  
 11 SOUTH MAIN STREET  
 MARLBORO, NJ 07746  
 TEL: 732.577.0180  
 FAX: 732.577.0181  
 WWW.EASTPOINTENGINEERING.COM  
 THE ABOVE PROJECT HAS BEEN REVIEWED BY AN APPROVED PROFESSIONAL ENGINEER OR ARCHITECT.



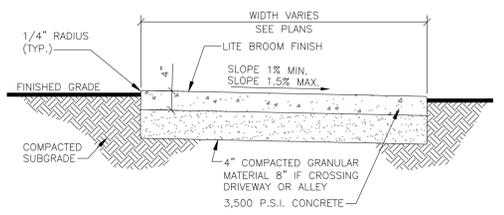
**ACCESSIBILITY NOTES:**

- NOTE 1 - LOCATE ACCESSIBLE PARKING SPACES AND/OR RAMP PER SITE PLAN
- NOTE 2 - INTERNATIONAL SYMBOL WITHOUT BACKGROUND.
- NOTE 3 - FOLLOW LOCAL CODES FOR PARKING STRIPE AND ACCESSIBLE SYMBOL PAINT COLOR PAINT IS TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS, WITH MIN. OF ONE COAT.
- NOTE 4 - DETECTABLE WARNINGS ARE NOT REQUIRED ON PRIVATE PROPERTY.
- NOTE 5 - FILL OR REPLACE GUTTER WITH CONCRETE FLUSH WITH PARKING ACCESS ISLE. TAPER FROM EDGE OF ACCESS ISLE TO EXISTING GUTTER WITH A MAXIMUM SLOPE OF 1.8%.
- NOTE 6 - SIGNS MOUNTED TO BUILDING OR ON POSTS MAY BE UNIQUE TO THE JURISDICTION. IF MUNICIPALITY REQUIRES A SPECIAL SIGN, CONTRACTOR IS TO RE-CREATE SIGN ON SAME MATERIAL AS THE STANDARD SIGNAGE.
- NOTE - PROVIDE JOINTS IN CURB AND GUTTERS NOT LESS THAN EVERY 4'-0" AND NOT MORE THAN EVERY 8'-0".

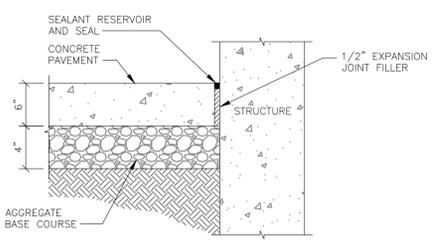
**1 STANDARD BARRIER FREE PARKING SPACE DETAIL**  
NO SCALE



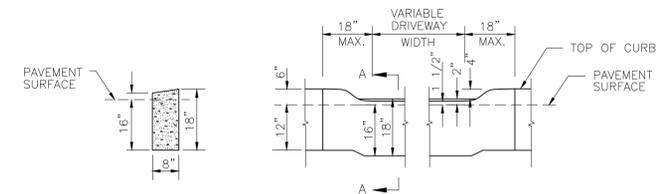
**2 PARKING LOT PAVEMENT SECTION**  
NO SCALE



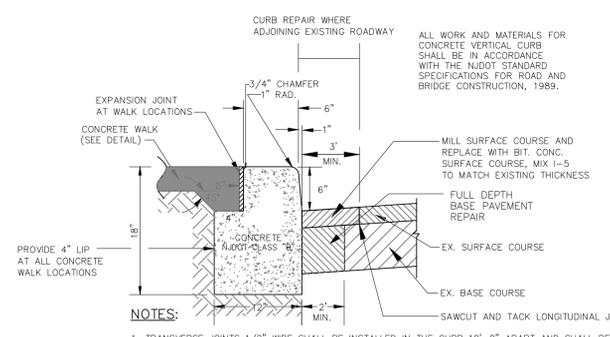
**3 SIDEWALK DETAIL**  
NO SCALE



**4 CONCRETE EDGE AT BUILDING**  
NO SCALE

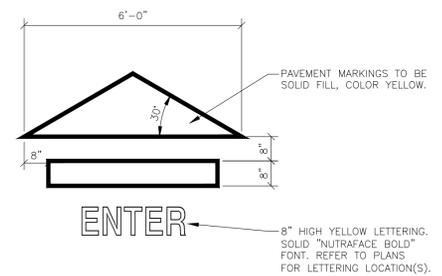


**5 DEPRESSED CURB**  
NO SCALE

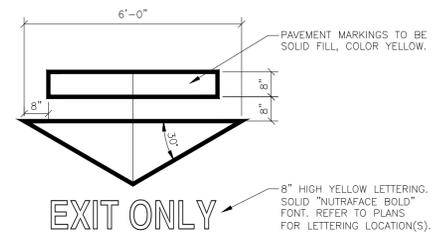


- NOTES:**
- TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 10'-0" APART AND SHALL BE FILLED WITH PREFORMED ASPHALTIC COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.T.O. SPEC. M-33, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB. CONCRETE IS TO BE AIR ENTRAINED N.J.S.H.D. CLASS 'B' (6% MINIMUM).
  - ALL PAVEMENT REPAIR SHALL BE PERFORMED BY THE SITE CONTRACTOR.

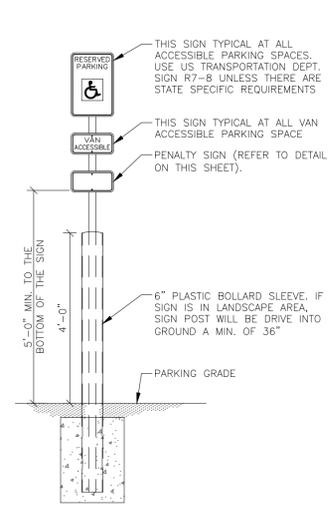
**6 CONCRETE VERTICAL CURB ABUTTING SIDEWALK**  
NO SCALE



**7A PAVEMENT MARKING DETAIL**  
NO SCALE

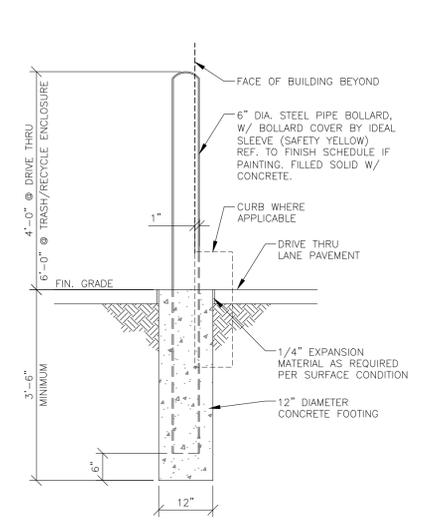


**7B PAVEMENT MARKING DETAIL**  
NO SCALE

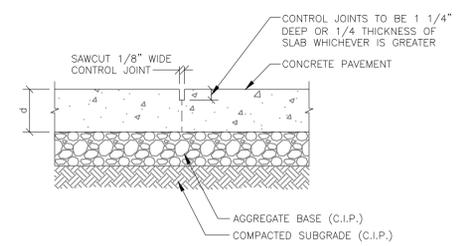


**8 VAN ACCESSIBLE BARRIER FREE PARKING SIGN**  
NO SCALE

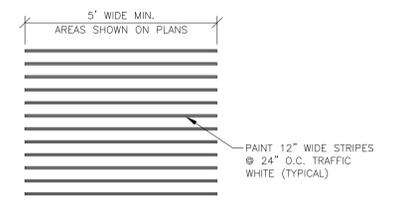
- RESERVED PARKING ONLY**  
R7-8  
12" x 18"
  - VAN ACCESSIBLE**  
R7-8A  
12" x 6"
  - PENALTY**  
\$250 FIRST OFFENSE  
SUBSEQUENT OFFENSES  
\$250 MIN. AND/OR  
LIP TO 90 DAYS  
COMMUNITY SERVICE  
**TOW-AWAY ZONE**  
At owner's expense  
R7-8P  
10" x 12"
- A.D.A. SIGNAGE  
N.T.S.



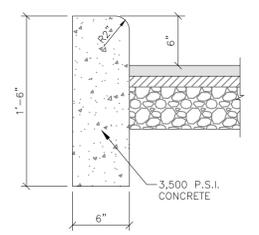
**9 BOLLARD DETAIL**  
NO SCALE



**10 CONCRETE CONTROL JOINT**  
NO SCALE



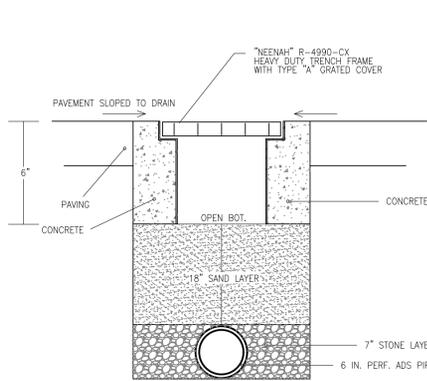
**12 CROSSWALK DETAIL**  
NO SCALE



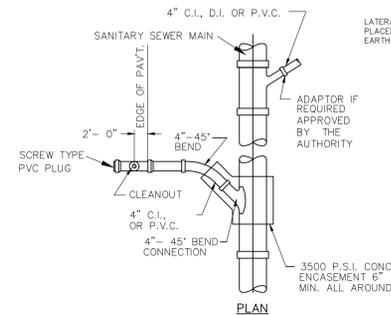
**11 STANDARD STRAIGHT CURB**  
NO SCALE

NO.	DATE	DESCRIPTION
<b>PRELIMINARY &amp; FINAL MAJOR SITE PLAN</b> <b>1243 BROAD STREET (C.R. 509)</b> <b>CONSTRUCTION DETAILS</b> BLOCK 1088, LOT 59 TAX MAP SHEET NO. 39		
TOWNSHIP OF BLOOMFIELD		ESSEX COUNTY, NEW JERSEY
Signed by: <b>EAST POINT</b> ENGINEERING, LLC N.J. PROFESSIONAL ENGINEER LICENSE NO. 2460452400 N.J. PROFESSIONAL PLANNER LICENSE NO. 245020169800		
11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180		PROJECT NUMBER: 21-400 DATE: 11-12-21 SCALE: AS NOTED CHECKED BY: BNP SHEET NO. 11 OF 14

EAST POINT ENGINEERING, LLC  
 11 SOUTH MAIN STREET  
 MARLBORO, NJ 07746  
 TEL: 732.577.0180  
 WWW.EASTPOINTENGINEERING.COM  
 THE COMPANY, PROJECT, AND/OR INDIVIDUAL DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

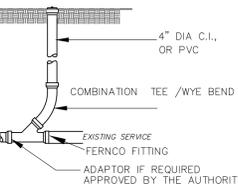
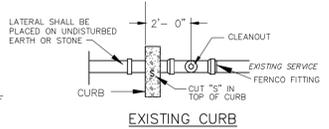


TRENCH DRAIN DETAIL  
N.T.S.

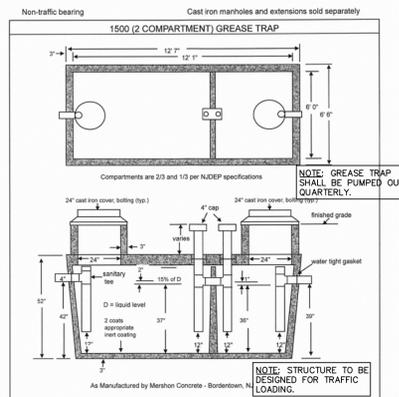


NOTE: THIS DETAIL SHALL BE USED ONLY WHEN A NEW HOUSE LATERAL AND CLEANOUT IS REQUIRED AS DIRECTED BY THE ENGINEER.

TYPICAL 4 INCH BUILDING CONNECTION INSTALLATION MAIN LESS THAN 8' DEEP



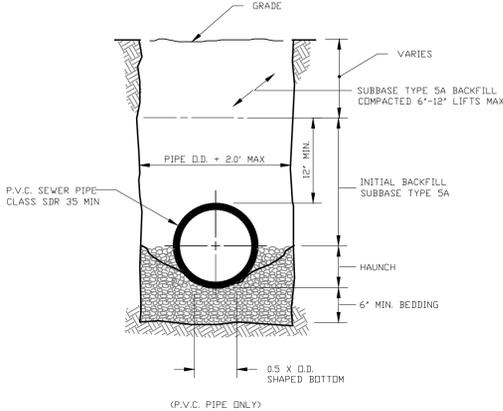
VERTICAL SECTION CLEANOUT



Notes:  
1. Tank is 4000 psi concrete - steel reinforced  
2. Concrete conforms to ACI 318-16-4.5.1 and ACI 318-16-4.5.2  
3. Tank complies with all requirements of NJDEP Chapter 16B 7.4a-2  
4. In an effort to continually improve our products, Mershon Concrete reserves the right to change product design without notice.

MERSHON CONCRETE  
1-800-298-2150  
1-800-MERSHON  
1-800-298-7869 / FAX  
Rt. 141, P.O. Box 254  
Bordertown, NJ 08005  
1500 (2 Comp) Grease Trap

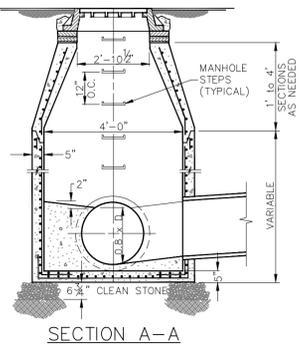
1,500 GAL. GREASE TRAP DETAIL  
N.T.S.



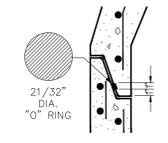
NOTES:  
1. HAUNCH & BEDDING SHALL BE 3/4\"/>

STANDARD PIPE BEDDING FOR P.V.C. PIPE  
N.T.S.

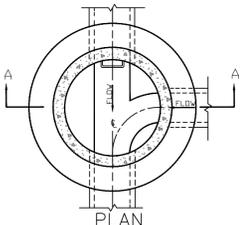
NOTES:  
1. MANHOLE COVER AND FRAME TO BE CAMPBELL No. 1203 OR APPROVED EQUAL, SET IN A FULL BED OF MORTAR TO CONFORM TO THE GRADE AND CROWN OF THE ROAD.  
2. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE THE WALLS SHALL BE PLASTERED, BOTH INSIDE AND OUTSIDE WITH 1/2\"/>



SECTION A-A

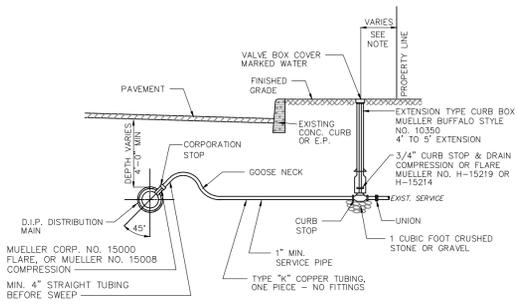


"O" RING FLEXIBLE WATERTIGHT RUBBER GASKET JOINT AS PER ASTM C443



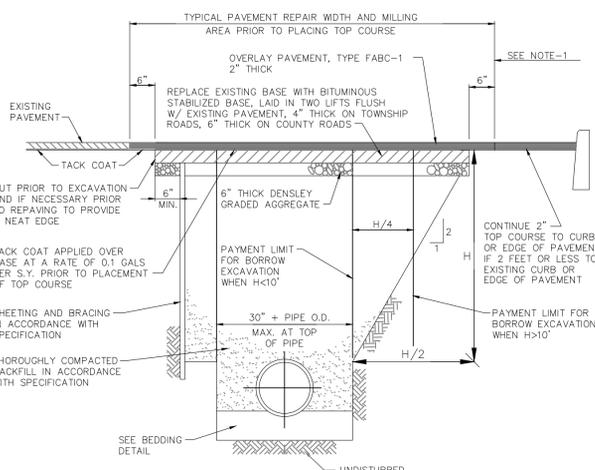
PLAN

STORM DRAINAGE MANHOLE  
N.T.S.



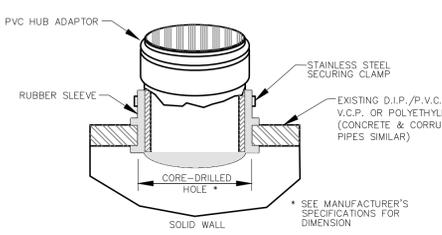
NOTE:  
1. CURB STOP TO BE LOCATED 3' FROM PROPERTY LINE ON 66' R.O.W., OR AS DIRECTED.  
2. BACKFILL SHALL BE HAND PLACED DENSE GRADED AGGREGATE OR GRAVEL FOR MIN. DEPTH OF 1' OVER THE TOP OF SERVICE (ON GRASS AREAS), OR UP TO BITUMINOUS ROAD GRADE IN ROADWAY AREAS. THE COST OF THE DENSE GRADED AGGREGATE SHALL BE INCLUDED IN THE PRICE BID PER LINEAR FOOT OF SERVICE.  
3. THE COST OF THE SERVICE SHALL INCLUDE CORROSION, TUBING, CURB STOP VALVE AND BOX, UNION, ABANDONMENT OF OLD SERVICE, EXCAVATION, BACKFILL AND ALL OTHER INCIDENTALS NECESSARY TO PROPERLY CONSTRUCT SERVICE.  
4. A TUBING BENDER, APPROVED BY THE ENGINEER, MUST BE USED ON TYPE "K" 3/4\"/>

HOUSE SERVICE CONNECTION  
N.T.S.



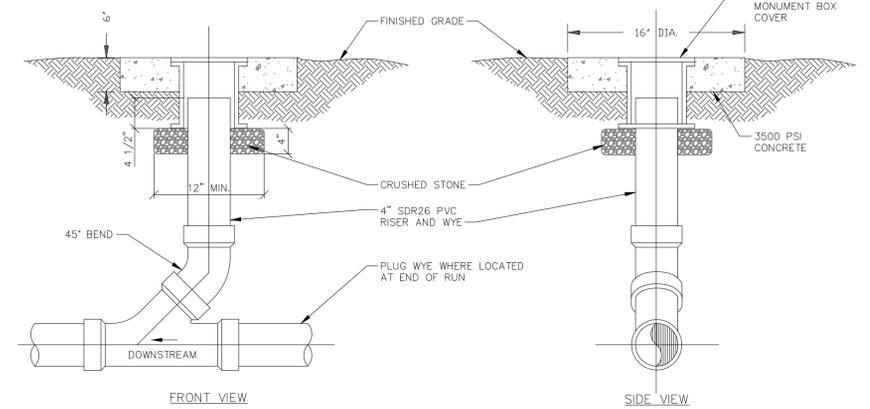
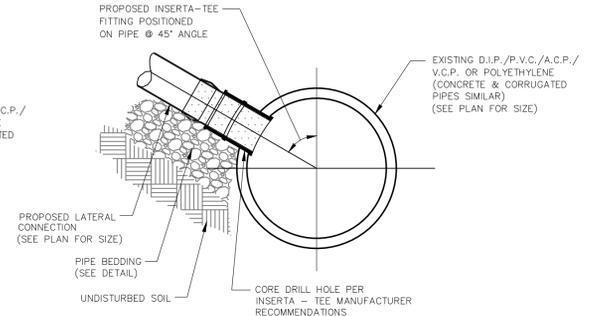
NOTES:  
1. LIMIT OF PAYMENT FOR SERVICE CONNECTION, PAVING AND ADDITIONAL PAVEMENT EXCAVATION AND REPAIR.  
2. MAXIMUM PAYMENT WIDTH FOR BORROW EXCAVATION SHALL BE 30\"/>

TRENCH AND PAVEMENT REPAIR DETAIL  
N.T.S.

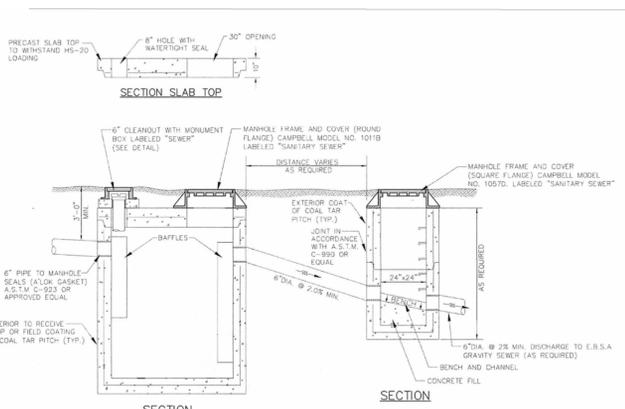


NOTES:  
1. RUBBER SLEEVE SHALL CONFORM TO ASTM-C443.  
2. SECURING CLAMP SHALL BE SS#301 (BEND AND HOUSING), SS#305 (SCREW)  
3. HUB ADAPTOR SHALL BE PVC PER ASTM D3034 (SDR SAME AS LATERAL PIPE).

DETAIL OF INSERTA TEE CONNECTION  
N.T.S.



FRONT VIEW  
SIDE VIEW  
SEWER CLEANOUT DETAIL  
N.T.S.



FRAME & COVER  
1. ALL CASTINGS TO HAVE:  
A. 3 NON-FRITTING POK HOLES  
B. 2 GALVANIZED STEEL DROP LIFTING HANDLES  
C. 1000-SERIES PATTERN TYPE  
D. AS MANUFACTURED BY CAMPBELL FOUNDRY OR EQUAL

CONSTRUCTION NOTES  
1. PRECAST CONCRETE GREASE INTERCEPTOR SECTIONS TO BE IN ACCORDANCE WITH ASTM DESIGNATION C-478 AS MANUFACTURED BY GARDEN STATE PRECAST  
2. RUBBER GASKET SEAL TO BE INSTALLED AT JOINT SECTIONS OF STRUCTURE IN ACCORDANCE WITH A.S.T.M. DESIGNATION C-443, C-990, OR APPROVED EQUAL  
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE EAST BRUNSWICK SEWERAGE AUTHORITY PRIOR TO CONSTRUCTION  
4. PRECAST CONCRETE SAMPLING STRUCTURE TO BE IN ACCORDANCE WITH A.S.T.M. DESIGNATION C-913 AS MANUFACTURED BY GARDEN STATE PRECAST OR APPROVED EQUAL

TYPICAL GREASE TRAP & SAMPLING MANHOLE DETAIL  
N.T.S.

NOTE: REFER TO DETAIL (THIS SHEET) FOR ACTUAL GREASE TRAP SIZING.

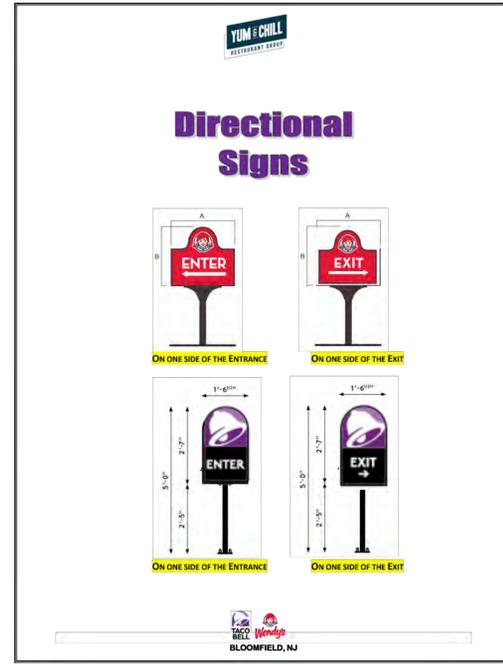
NO.	DATE	DESCRIPTION
<b>PRELIMINARY &amp; FINAL MAJOR SITE PLAN</b> <b>1243 BROAD STREET (C.R. 509)</b> <b>CONSTRUCTION DETAILS</b> BLOCK 108B, LOT 59 TAX MAP SHEET NO. 39		
TOWNSHIP OF BLOOMFIELD		ESSEX COUNTY, NEW JERSEY
Signed by:		
 <b>EAST POINT ENGINEERING, LLC</b>		11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180
DATE: 11-1-21	PROJECT NUMBER: 21-400	
SCALE: N/A	CHECKED BY: BNP	
DATE: 11-12-21		
MARE S. LEBER N.J. PROFESSIONAL ENGINEER, LICENSE NO. 246ED4452400 N.J. PROFESSIONAL PLANNER, LICENSE NO. 3310D5896800		SHEET NO. 12 OF 14

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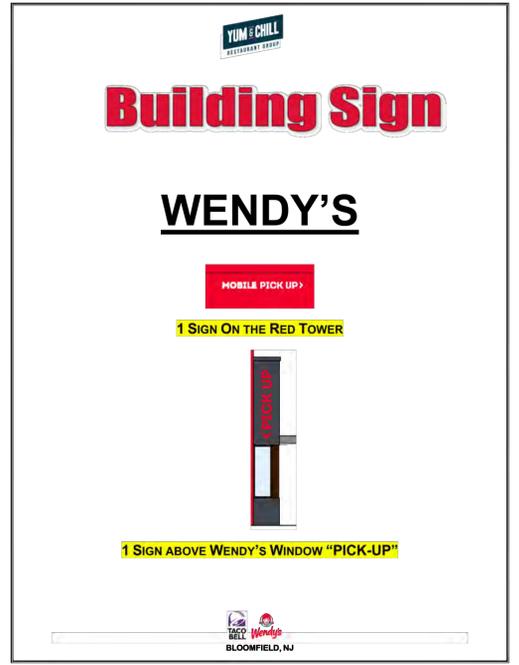
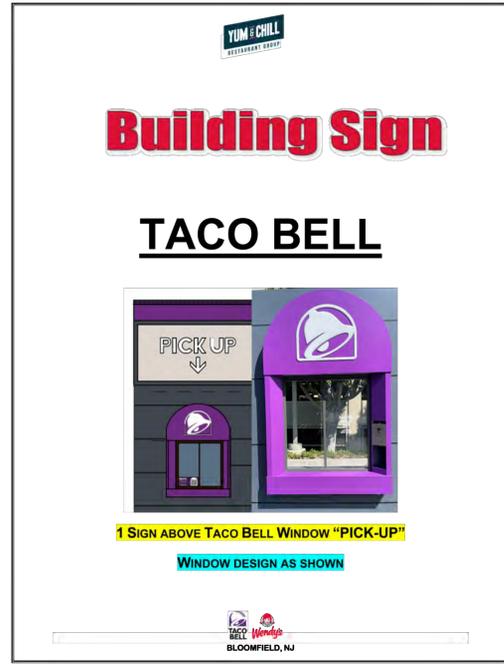
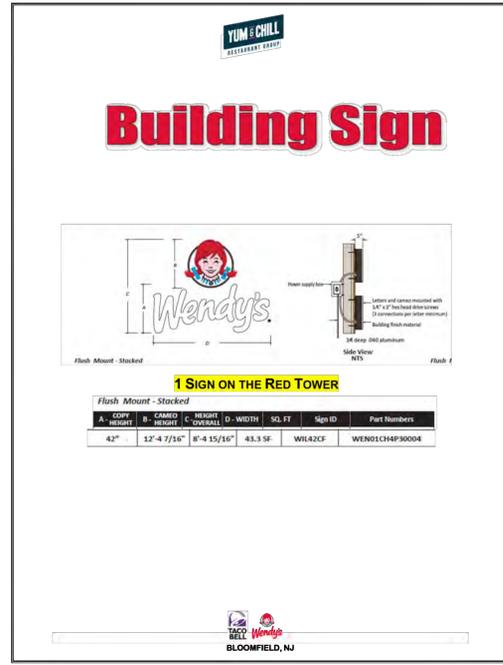


SIGN PICKUP LETTERS (14 S.F.)  
 TACO BELL LOGO & LETTERS (22 S.F.)  
 WENDY'S LOGO & LETTERS (60 S.F.)  
 SIGN PICKUP LETTERS (14 S.F.)

BUILDING MOUNTED SIGNAGE  
 N.T.S.



4'-0" X 10'-0" MONUMENT SIGN  
 Retainer Size: 2"

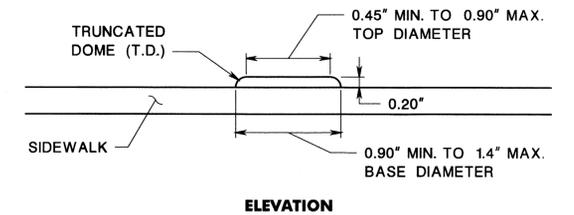
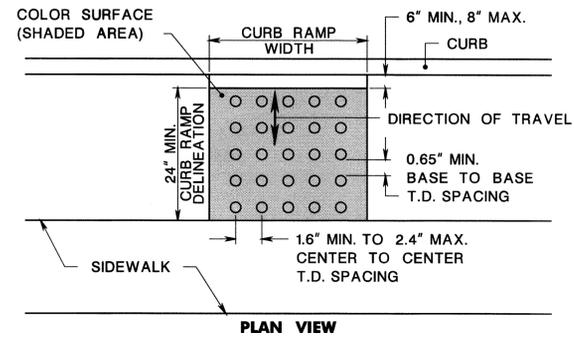


<b>Everbrite</b>		DISCLAIMER: Plans & signs are for general purposes only and not a warranty or guarantee. Dimensions, details, and materials are subject to change without notice. Please refer to the specifications and details drawings. ©2021 Everbrite, LLC. All rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited.	
Customer: Taco Bell	Scale: 3/4" = 1'-0"	Description: 4'-0" x 10'-0" Monument Cabinet	Customer Approval: Originals and copies on file will be used unless otherwise specified by customer. Please review drawings carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.
Project No: 514348	Drawn By: KO	Revised:	CUSTOMER SIGNATURE _____ DATE _____
Date: 12/09/2024	Revised:	LANDLORD SIGNATURE _____ DATE _____	
Location & Site No: Unknown	Bloomfield, NJ 07003	46763	

SITE I.D. - MONUMENT SIGN  
 N.T.S.

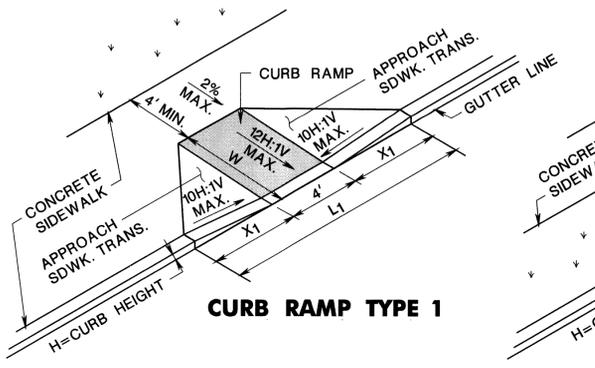
2	12-05-24	REVISED SITE SIGNAGE
1	08-04-22	REVISED BUILDING
NO.	DATE	DESCRIPTION
<b>PRELIMINARY &amp; FINAL MAJOR SITE PLAN</b> <b>1243 BROAD STREET (C.R. 509)</b> <b>BRAND SIGNAGE DETAILS</b> BLOCK 108B, LOT 59 TAX MAP SHEET NO. 39		
TOWNSHIP OF BLOOMFIELD		ESSEX COUNTY, NEW JERSEY
Signed by:		
 <b>EAST POINT ENGINEERING, LLC</b>		11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 246ED4452400 N.J. PROFESSIONAL PLANNER, LICENSE NO. 33100589800		
DATE:	11-12-21	PROJECT NUMBER:
SCALE:	N/A	CHECKED BY:
		BNP
DATE:	12-05-24	SHEET NO. 13 OF 14

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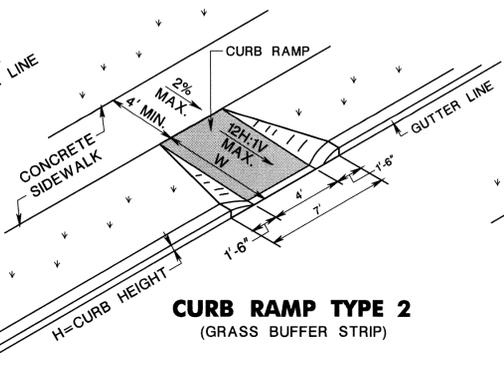


**DETECTABLE WARNING SURFACE**

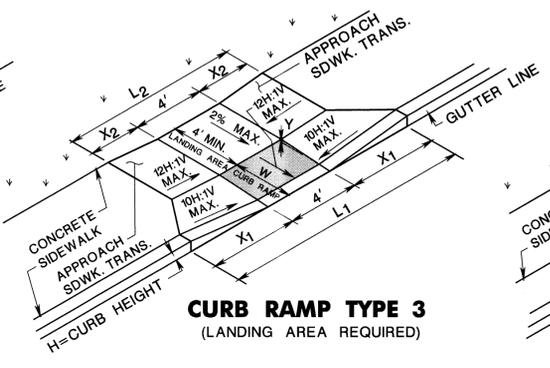
CD-606-1.1



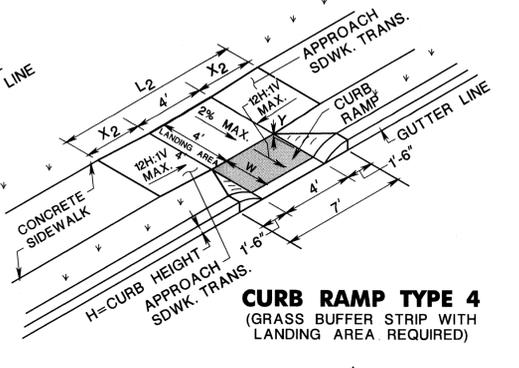
**CURB RAMP TYPE 1**



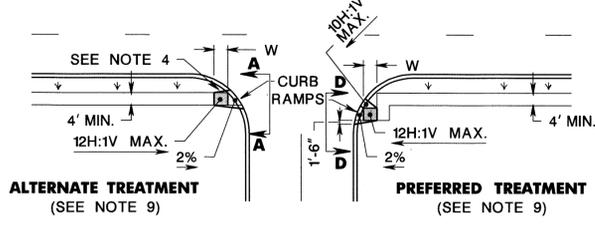
**CURB RAMP TYPE 2**  
(GRASS BUFFER STRIP)



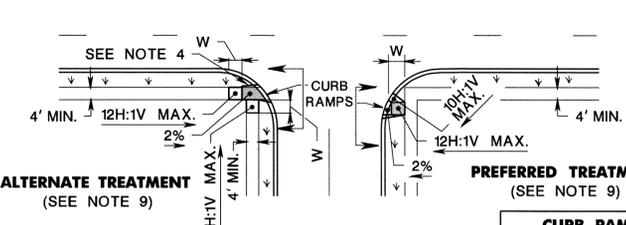
**CURB RAMP TYPE 3**  
(LANDING AREA REQUIRED)



**CURB RAMP TYPE 4**  
(GRASS BUFFER STRIP WITH LANDING AREA REQUIRED)

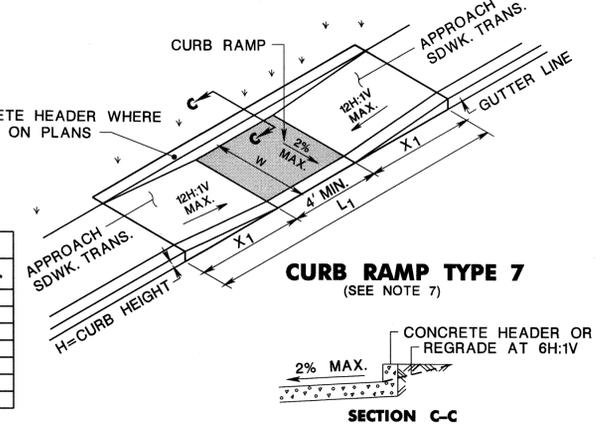


**CURB RAMP TYPE 5**  
(CROSSING PARALLEL TO HIGHWAY ONLY)



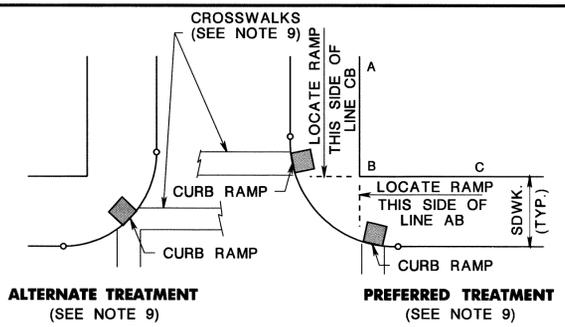
**CURB RAMP TYPE 6**  
(CROSSING PARALLEL TO HIGHWAY ONLY)

CURB RAMP TYPE 7			
W FEET	H INCHES	X1 FEET	L1 FEET
4 MIN.	3	3	11
6 MAX.	4	4	13
	5	5	15
	6	6	17
	7	7	19
	8	8	21
	9	9	23



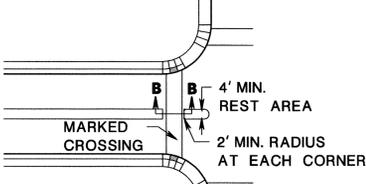
**CURB RAMP TYPE 7**  
(SEE NOTE 7)

**SECTION C-C**



CURB RAMP TYPE 1			
H INCHES	X1 FEET	L1 FEET	W FEET
3	2.5	9.0	3
4	3.3	10.6	4
5	4.2	12.4	5
6	5.0	14.0	6
7	5.8	15.6	7
8	6.7	17.4	8
9	7.5	19.0	9

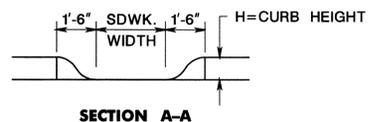
CURB RAMP TYPE 2, 5 OR 6	
H INCHES	W FEET
3	3
4	4
5	5
6	6
7	7
8	8
9	9



**NOTE:** WHERE PRACTICAL, END LEFT TURN ISLAND OR DIVISIONAL ISLAND BEFORE CROSSWALK TO ELIMINATE CUT-THROUGH

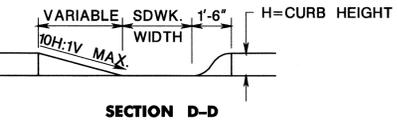
**ISLAND WALKWAY OPENING AT INTERSECTIONS**

- LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
- DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREAS. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
- CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMPS.
- FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
- SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS CONCRETE SIDEWALK OF THE APPROPRIATE ADJACENT THICKNESS.
- CURB AND HEADER WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS VERTICAL CURB OR SLOPING CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
- WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
- CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED, SEE PLANS.
- PREFERRED AND ALTERNATE TREATMENTS SHOULD NOT BE INTERMIXED WITHIN THE SAME INTERSECTION.
- DIMENSIONS SHOWN IN TABLES ARE FOR 3 INCH TO 9 INCH CURB HEIGHTS. WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMPS WILL HAVE TO BE CALCULATED BASED ON CROSS SLOPES SHOWN.

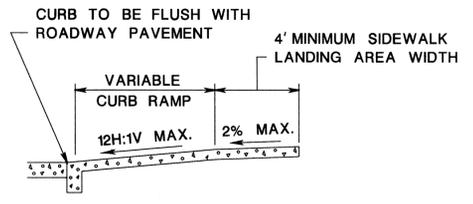


**SECTION A-A**

**NOTE:** CURB RAMP OPENING TO BE FLUSH WITH ROADWAY PAVEMENT (CURB RAMP TYPES 5 & 6).



**SECTION D-D**



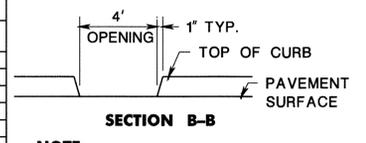
**SECTION THROUGH CURB RAMPS 1 THROUGH 6**

\* TYPE 3 RAMP IS NOT APPLICABLE, USE TYPE 1.

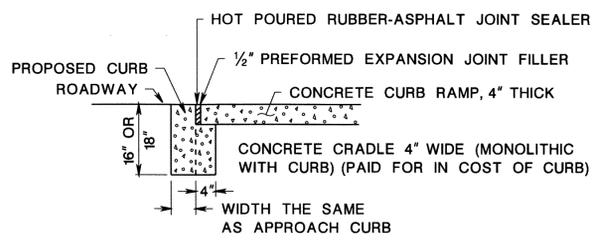
\*\* TYPE 4 RAMP IS NOT APPLICABLE, USE TYPE 2.

CURB RAMP TYPE 3						
W FEET	H INCHES	X1 FEET	L1 FEET	Y INCHES	X2 FEET	L2 FEET
2.5	3	2.5	9	2.5	0.5	5
	4	3.3	10.6	2.5	1.5	7
	5	4.2	12.4	2.5	2.5	9
	6	5.0	14.0	2.5	3.5	11
	7	5.8	15.6	2.5	4.5	13
	8	6.7	17.4	2.5	5.5	15
	9	7.5	19.0	2.5	6.5	17
3.0	3	*	*	*	*	*
	4	3.3	10.6	3.0	1	6
	5	4.2	12.4	3.0	2	8
	6	5.0	14.0	3.0	3	10
	7	5.8	15.6	3.0	4	12
	8	6.7	17.4	3.0	5	14
	9	7.5	19.0	3.0	6	16
3.5	3	*	*	*	*	*
	4	3.3	10.6	3.5	0.5	5
	5	4.2	12.4	3.5	1.5	7
	6	5.0	14.0	3.5	2.5	9
	7	5.8	15.6	3.5	3.5	11
	8	6.7	17.4	3.5	4.5	13
	9	7.5	19.0	3.5	5.5	15
4.0	3	*	*	*	*	*
	4	*	*	*	*	*
	5	4.2	12.4	4.0	1	6
	6	5.0	14.0	4.0	2	8
	7	5.8	15.6	4.0	3	10
	8	6.7	17.4	4.0	4	12
	9	7.5	19.0	4.0	5	14

CURB RAMP TYPE 4				
W FEET	H INCHES	Y INCHES	X2 FEET	L2 FEET
2.5	3	2.5	0.5	5
	4	2.5	1.5	7
	5	2.5	2.5	9
	6	2.5	3.5	11
	7	2.5	4.5	13
	8	2.5	5.5	15
	9	2.5	6.5	17
3.0	3	**	**	**
	4	3.0	1	6
	5	3.0	2	8
	6	3.0	3	10
	7	3.0	4	12
	8	3.0	5	14
	9	3.0	6	16
3.5	3	**	**	**
	4	3.5	0.5	5
	5	3.5	1.5	7
	6	3.5	2.5	9
	7	3.5	3.5	11
	8	3.5	4.5	13
	9	3.5	5.5	15
4.0	3	**	**	**
	4	**	**	**
	5	4.0	1	6
	6	4.0	2	8
	7	4.0	3	10
	8	4.0	4	12
	9	4.0	5	14



**NOTE:** 4' WIDE OPENING TO BE FLUSH WITH ROADWAY PAVEMENT



**CURB RAMPS**

CD-606-1.2

**PUBLIC SIDEWALK CURB RAMP DETECTABLE WARNING SURFACE**

N.T.S.

HMA = HOT MIX ASPHALT CD-606-1

NO.	DATE	DESCRIPTION
PRELIMINARY & FINAL MAJOR SITE PLAN 1243 BROAD STREET (C.R. 509) PUBLIC SIDEWALK CURB RAMP DETAILS BLOCK 108B, LOT 59 TAX MAP SHEET NO. 39		
TOWNSHIP OF BLOOMFIELD		ESSEX COUNTY, NEW JERSEY
Signed by:		
EAST POINT ENGINEERING, LLC 11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180		PROJECT NUMBER: 21-400 DATE: 11-12-21 SCALE: N/A CHECKED BY: BNP SHEET NO. 14 OF 14
MARE S. LEBER N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24604452400 N.J. PROFESSIONAL PLANNER, LICENSE NO. 33100589600		

EAST POINT ENGINEERING, LLC  
 11 SOUTH MAIN STREET  
 MARLBORO, NJ 07746  
 TEL: 732.577.0180  
 WWW.EASTPOINTENGINEERING.COM  
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