

PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"
 NOTE:
 SURVEY INFORMATION TAKEN FROM PROPERTY SURVEY PREPARED BY KTJ ASSOCIATES, LLC, PROFESSIONAL LAND SURVEYORS 1019 OLD YORK ROAD, NESHANIC STATION, NJ 08853 SURVEY DATED: 05/10/2023

ZONING INFO.
 ZONE TC - TOWN CENTER

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE
USE	MIXED USE BUILDING	MIXED RETAIL & RESIDENTIAL	MIXED RESTAURANT & RESIDENTIAL	YES
LOT AREA (min)	7000 sf	6333 sf	6333 sf	NO
LOT WIDTH (min)	50 ft	50 ft 4 in	50 ft 4 in	NO
FRONT YARD (min)	0 ft	0 ft	0 ft	NO
SIDE YARD (min)	0 ft	0 ft	0 ft	NO
SIDE YARD (each)	0 ft	0 ft	0 ft	NO
SIDE YARD (% of lot width)	0 ft	0 ft	0 ft	NO
REAR YARD (min)	20 ft	83 ft 6 in	83 ft 6 in	NO
HEIGHT (max)	3 stories/ 50 ft	2 stories/ 24 ft 9 in	2 stories/ 24 ft 9 in	NO
LOT COVERAGE (max)	80%	34.4%	34.4%	NO
IMPROVED COVERAGE (max)	100%	16.1%	95.2%	NO
FLOOR AREA RATIO (max)	N/A	N/A	N/A	NO
PARKING SPACES (min)	21 parking spaces	5 parking spaces	8 parking spaces	YES

* EXISTING CONDITION WITH VARIANCE

PARKING CALCULATIONS
 N.J.A.C. 5:21-4.14 PARKING: NUMBER OF SPACES:
 15 PARKING SPACES/ DWELLING UNIT + 5 SPACES PER DWELLING UNIT FOR GUESTS + 2 REQ'D. SPACES

(2) DWELLING UNITS X (2) REQ'D. SPACES =
 (4) TOTAL PARKING SPACES REQUIRED

VERONA ZONING - 150-12.6: OFF-STREET PARKING: NUMBER OF SPACES:
 (1) PARKING SPACE PER (2) SEATS DEVOTED TO SERVICE

(46) SEATS PROPOSED / 2 = (23) PARKING SPACES REQ'D.

(21) TOTAL PARKING SPACES REQUIRED / (8) SPACES PROVIDED

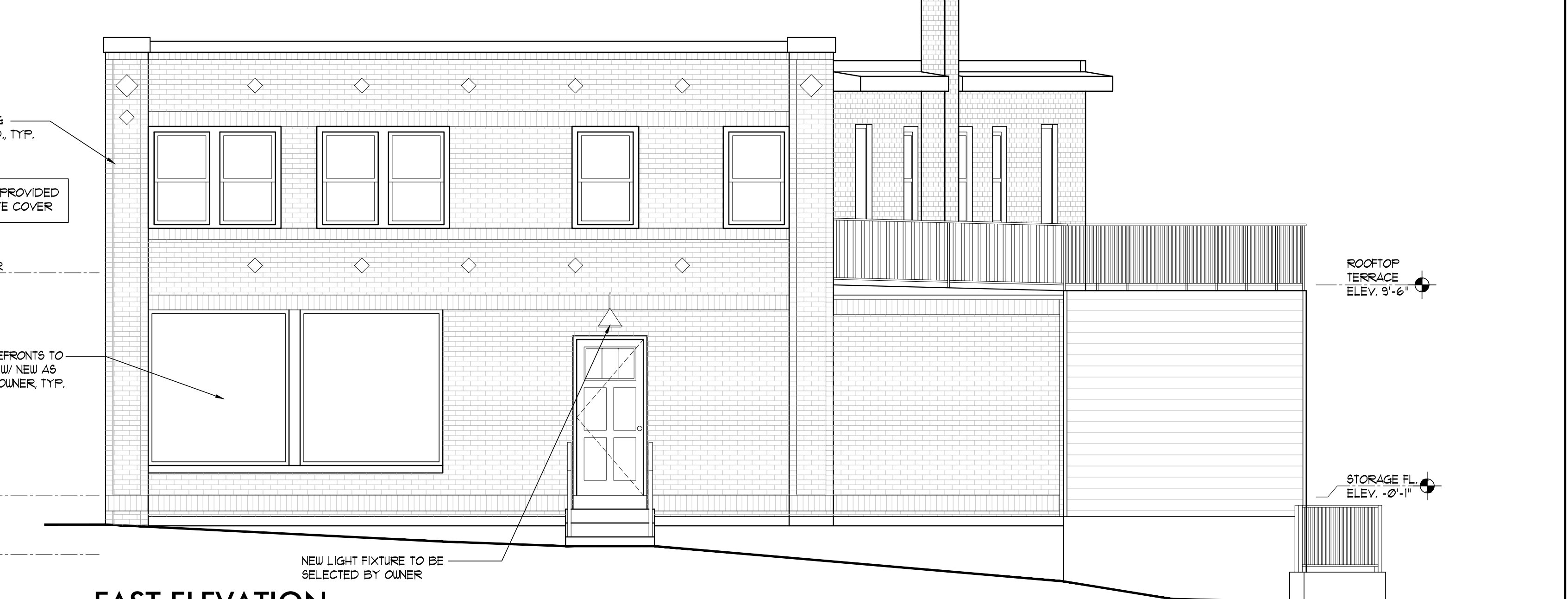
RETAINING WALL
 THE EXISTING RETAINING WALL SHALL BE EVALUATED FOR STRUCTURAL INTEGRITY AND REPAIRS BE MADE AS REQUIRED.

SOIL MOVEMENT
 THE PROPOSED DISTURBANCE REQUIRED FOR THE NEW SEEPAGE PIT & PAVING AREA WILL BE 1600 CUBIC FEET OF TOTAL SOIL DISTURBANCE.

SOIL EROSION
 NO SOIL EROSION DRAWINGS ARE REQUIRED WHERE PROPOSED SOIL DISTURBANCE IS UNDER 5,000 SQUARE FEET. PROPOSED AREA OF DISTURBANCE IS ABOUT 1200 SQUARE FEET.



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

Proposed Restaurant Below Existing (2) Residential Units
 Located at:
700 Bloomfield Avenue
 Verona, NJ
 Block: 1606 Lot: 13

SCOPE OF WORK

WORK CONSISTS OF CONVERTING THE EXISTING FIRST FLOOR RETAIL SPACE INTO A NEW RESTAURANT WITH LESS THAN 50 PATRONS. THE EXISTING SECOND FLOOR RESIDENTIAL UNITS ARE TO REMAIN WITH NO WORK. SITE WORK INCLUDES NEW ASPHALT PAVING WHERE GRASS AREA EXISTS TO CREATE ADDITIONAL PARKING.

PERCOLATION TEST

PERCOLATION TESTS MUST BE PERFORMED PRIOR TO THE INSTALLATION OF THE DRAINAGE SYSTEM TO ENSURE THE SYSTEM DRAINS ADEQUATELY PER NJDEP BMP MANUAL CHAPTER 12. THE TOWNSHIP SHALL BE CONTACTED WHEN A TEST IS SCHEDULED AND THE RESULTS BE FORWARDED TO THE TOWNSHIP ENGINEER'S OFFICE.

THE TEST SHALL SHOW THAT THE NEW SYSTEM LIES ABOVE THE SEASONAL HIGH-WATER TABLE AND THAT THE MINIMUM REQUIRED SEPARATION OF 2 FEET BETWEEN THE BASIN BOTTOM AND HIGH-WATER TABLE IS MET. THE TEST SHALL ALSO SHOW THAT THE SOIL IS SUFFICIENTLY PERMEABLE TO DRAIN THE SYSTEM FREE OF WATER WITHIN A 36 HOUR PERIOD.

THE TOWNSHIP ENGINEER WILL BE REQUIRED TO INSPECT THE CONSTRUCTION OF ANY DRAINAGE IMPROVEMENTS AND ALL INSPECTION REQUESTS SHALL BE MADE AT LEAST 48 HOURS PRIOR TO THE REQUIRED INSPECTION.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES. ALL STORMWATER MANAGEMENT FACILITIES ARE RECOMMENDED TO BE INSPECTED ANNUALLY.

SYMBOLS LEGEND

- DISREGARD ANY SYMBOLS NOT APPEARING IN DRAWINGS
- EXISTING WALL TO REMAIN
 - NEW WALL
 - GRADE ELEVATION MARKER
 - LIGHT TRACE SPREAD & FOOT CANDLE VALUE
 - PARKING LOT LIGHT FIXTURE - LUMENON LDB-SAL-160-DB-T4-1-40-MAS-BL W/ SHIELD - MOUNTED ON 1/2" POLE

REVIEW SET
 05/28/2024

DATE	REVISION
11/28/2023	REVISED PER ENGINEER COMMENTS
11/28/2023	ISSUED FOR PERMITS SUBMISSION
11/28/2023	ISSUED FOR ZONING REVIEW

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Site Plan, Zoning Info, & Building Elevations

DATE: 11/28/2023	Z1
SCALE: AS SHOWN	
JOB # 23-113	
DRAWN BY: JH	CHECKED BY: JH
1 OF 3	

IMPERVIOUS COVERAGE CALCULATIONS

NEW IMPERVIOUS SURFACE = 131 SQ. FT.
 PER SECTION 495-17.4 (3) FOR EACH NEW SQUARE FOOT OF NEW IMPERVIOUS SURFACE, TWO GALLONS OF STORM WATER SHALL BE MANAGED.

131 SQ. FT. OF NEW IMPERVIOUS = 2262 GAL. = 303 CU. FT. OF WATER TO BE COLLECTED.

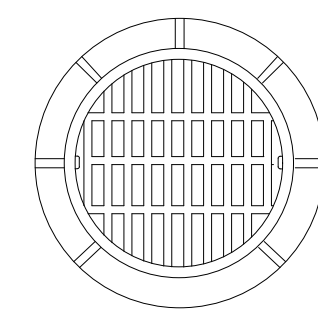
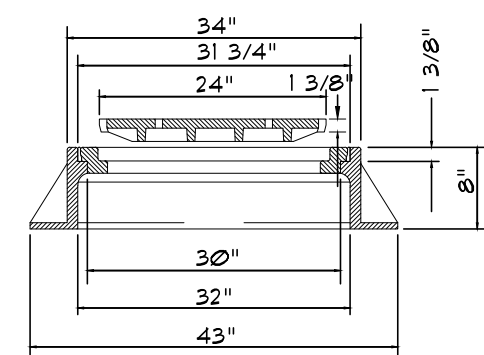
SEEPAGE PIT CALCULATIONS

SEEPAGE PIT TYPE 'A' CALCULATIONS

8' Diameter 4' Deep
 2' Stone Around Pit / 2' Stone at Bottom of Pit
 Pit Volume = 172 cf
 Stone Around Pit
 2' OF STONE, 40% VOIDS
 INNER Ø = 13' HEIGHT = 4'
 OUTER Ø = 8'
 STONE Ø = 12'
 $\frac{\pi \times (4')^2 \times (12' - 8')}{4} = 100.5 \text{ cf}$
 Stone at Bottom
 2' OF STONE, 40% VOIDS
 $\frac{\pi \times (8')^2 \times (2')}{4} = 90 \text{ cf}$
TOTAL VOLUME = 362.5 cf

SUMMARY

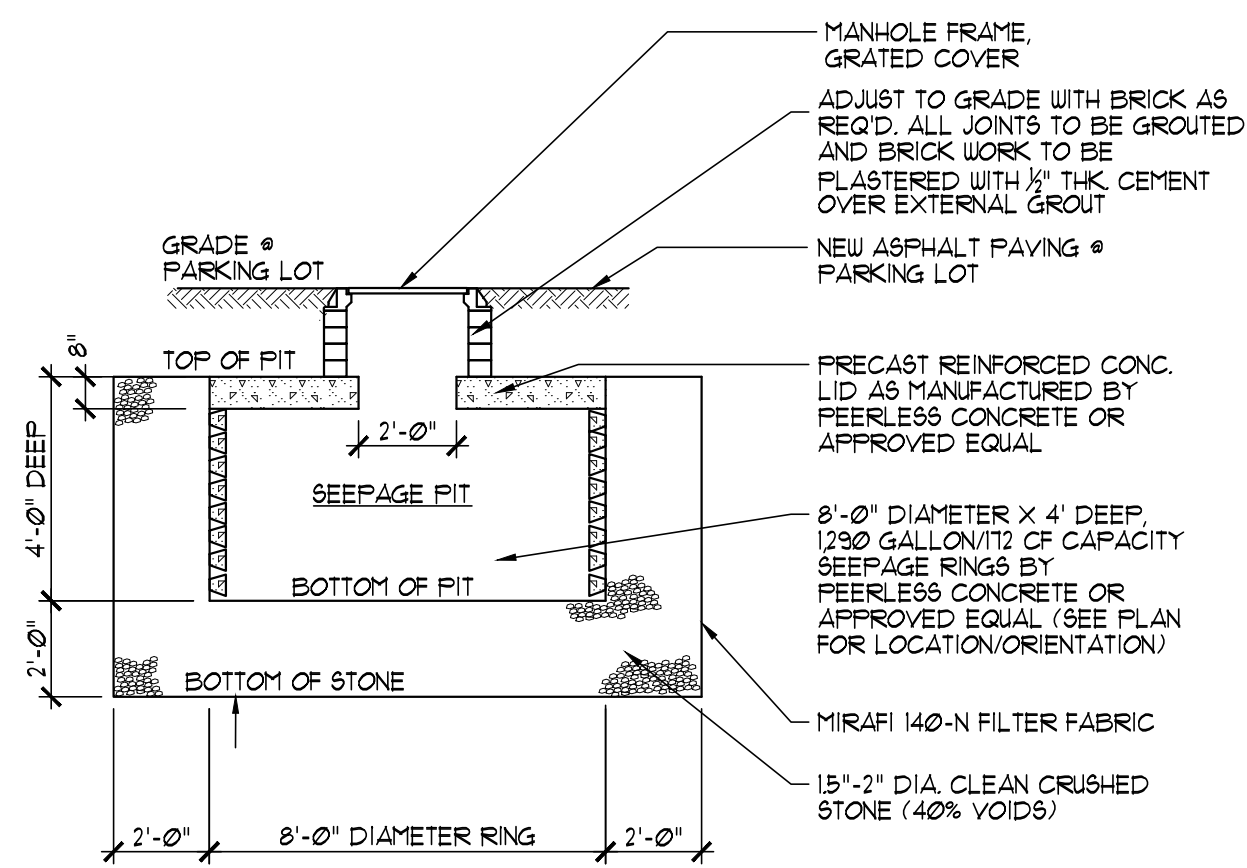
CU. FT. COLLECTED > CU. FT. REQUIRED
 362.5 CU. FT. COLLECTED > 303.0 CU. FT. REQUIRED



MANHOLE FRAME GRATE LID BY NEENAH FOUNDRY OR EQUAL FRAME R-1192-66 OPEN GRATE

MANHOLE DETAIL

SCALE: 1/2" = 1'-0"

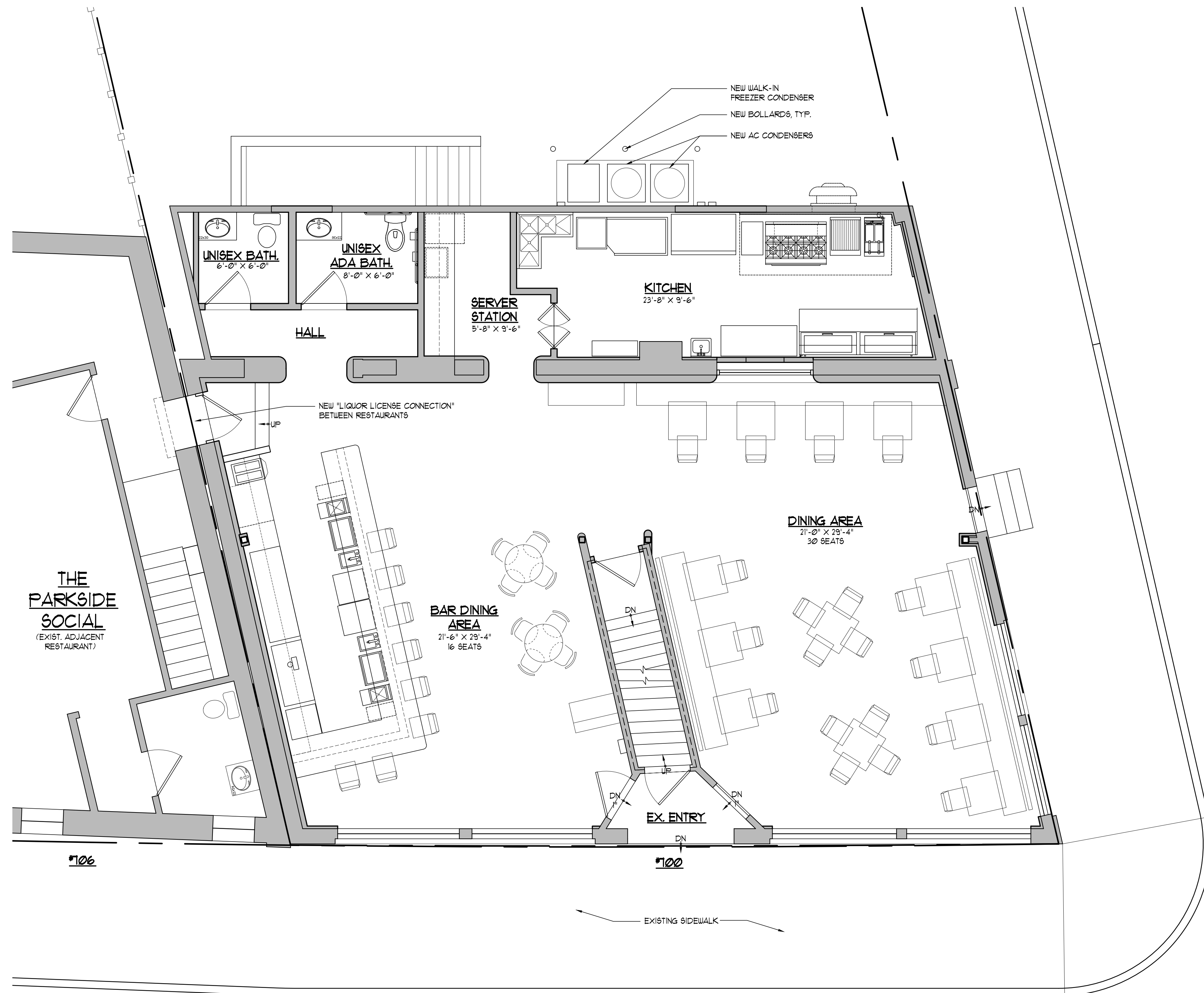


NOTE:

1. THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF THE SEEPAGE PIT. SEEPAGE PIT SHALL BE INSPECTED AFTER INTENSE RAINFALL EVENTS. DEBRIS AND SEDIMENT SHALL BE REMOVED ANNUALLY. DURING DRY AND WARM WEATHER, SEE STORM WATER MAINTENANCE PLAN ON THIS PLAN.
2. AN INSPECTION OF THE EXCAVATION SHALL BE MADE BY THE TOWNSHIP ENGINEER PRIOR TO INSTALLATION OF THE SEEPAGE PITS.
3. TEST PITS WILL BE PERFORMED PRIOR TO THE INSTALLATION OF SEEPAGE PITS TO DETERMINE PERMEABILITY AND GROUND WATER DEPTHS.

SEEPAGE PIT DETAIL

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Proposed Restaurant
 Below Existing (2)
 Residential Units
 Located at:
 700 Bloomfield Avenue
 Verona, NJ
 Block: 1606 Lot: 13

AREA CALCULATIONS

700 BLOOMFIELD AVE
 BASEMENT: 2,103 SQ. FT.
 FIRST FLOOR: 2,103 SQ. FT.
 FIRST FLOOR: 1,620 SQ. FT.

REVIEW SET
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5/22/2024	REVISED PER ENGINEER COMMENTS
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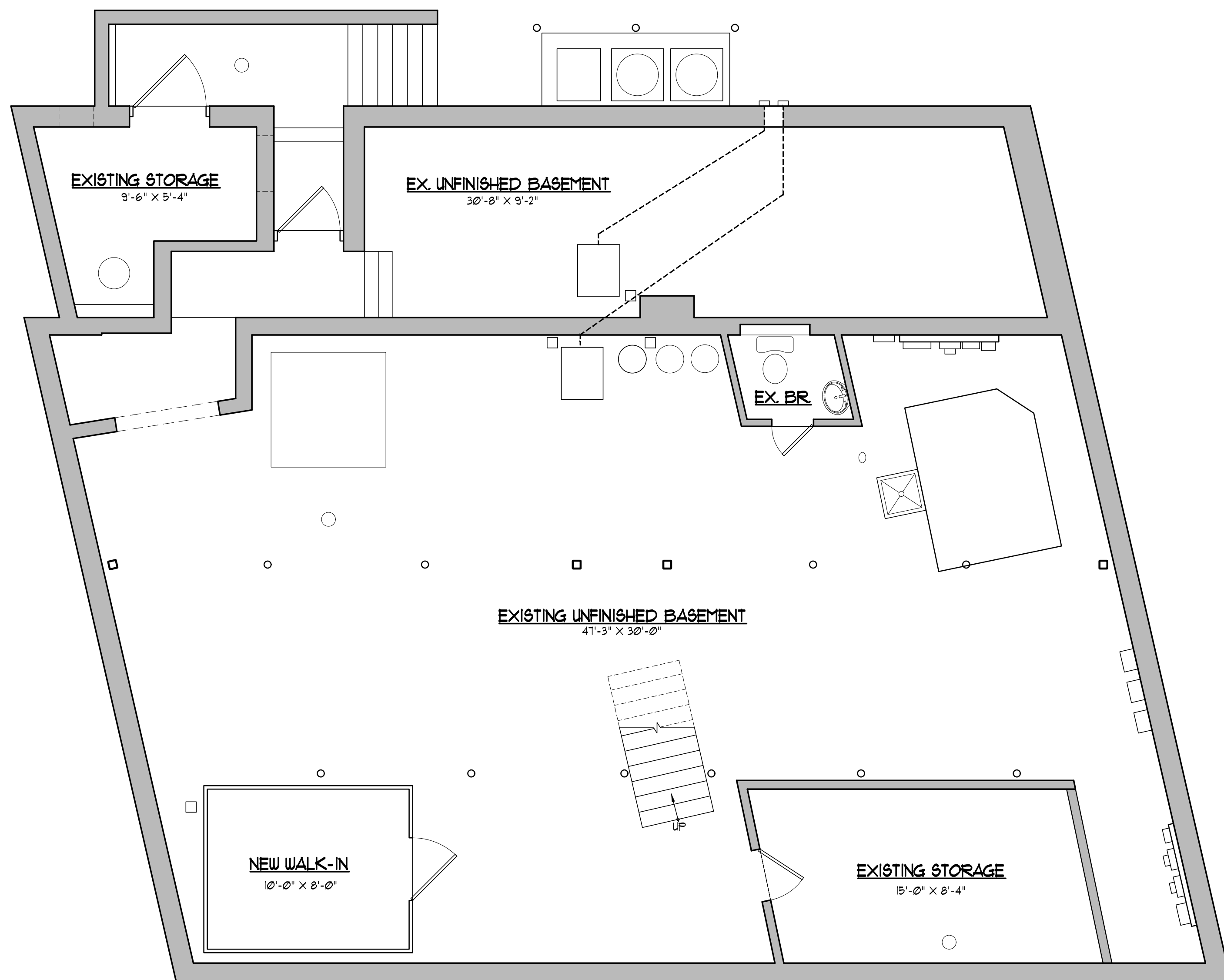
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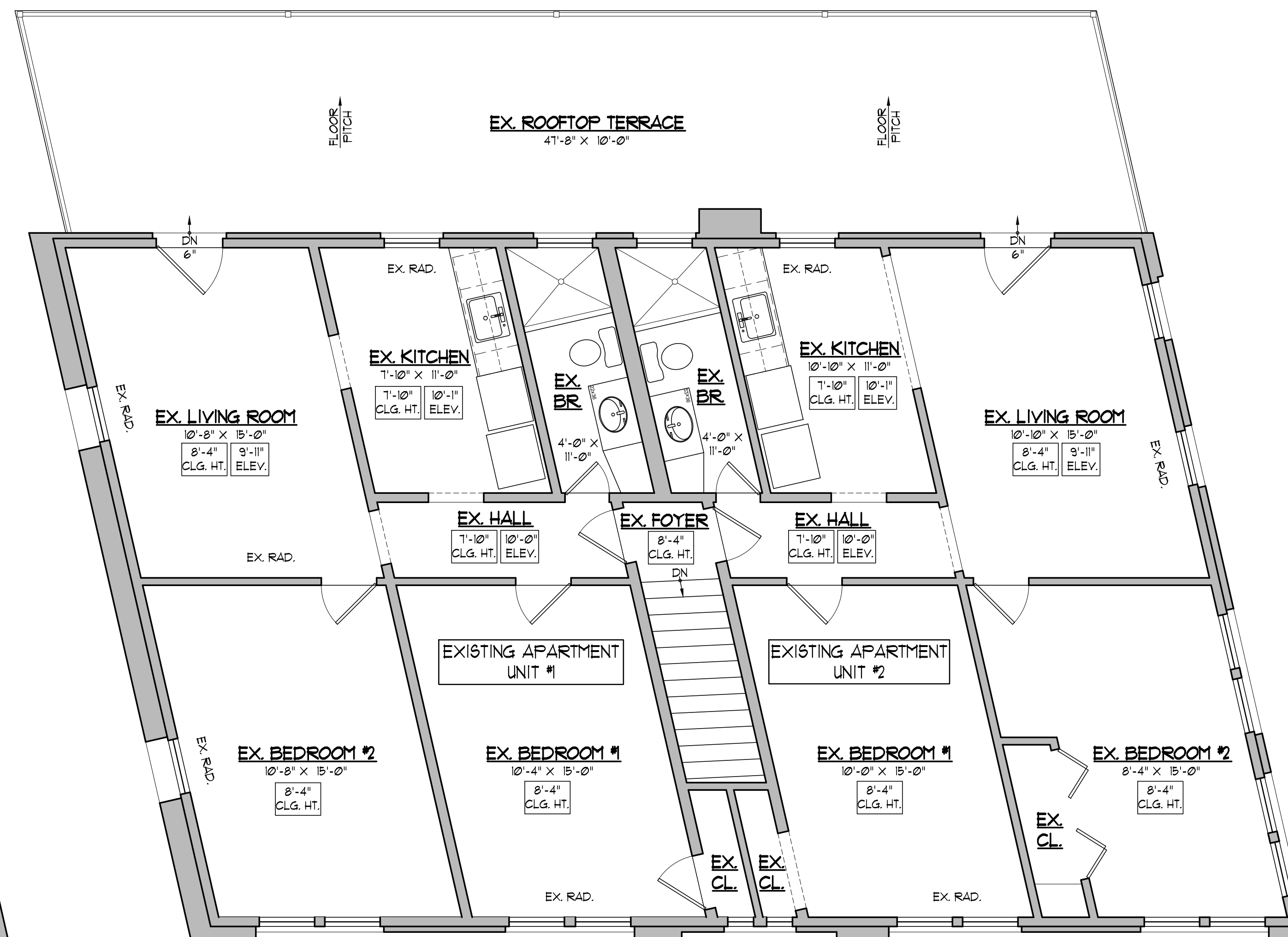
First Floor Plan

DATE: 11/28/2023	Z2			
SCALE: AS SHOWN				
JOB # 23-113				
BIN:				
DRAWN BY: JH	CHECKED BY: JH	2	OF	3

Proposed Restaurant
 Below Existing (2)
 Residential Units
 Located at:
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 Block: 1606 Lot: 13



BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

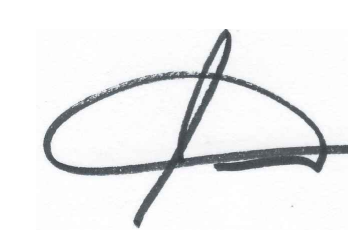


SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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**Basement
 & Second
 Floor Plans**

DATE: 11/28/2023	Z3
SCALE: AS SHOWN	
JOB # 23-113	
DRAWN BY: JB CHECKED BY: JH 3 OF 3	