

RESIDENTIAL UNITS ~ 78 LOCUST AVENUE 78-88 LOCUST AVENUE ~ BLOCK 129, LOT 70 ZONING TABLE					
ZONING ORDINANCE REQUIREMENTS ⁽¹⁾					
ITEM	ORDINANCE REF.	REQUIRED/ALLOWED		PROPOSED	STATUS
		GENERAL INDUSTRIAL (M-1) ⁽²⁾	SINGLE FAMILY (R2 B) ⁽³⁾		
Minimum Lot Area	315-AB000-11	1 Acre	4,000 sq. ft.	47,000 sq. ft. (1.08 Acres)	EXISTING NON-CONFORMING
Minimum Lot Width	315-AB000-11	150 ft.	40 ft.	160 ft.	EXISTING NON-CONFORMING
Maximum Building Height Above Grade	315-AB000-11	40 ft.	40 ft.	61 ft. 6 in.	VARIANCE
Maximum Building Height Flood Hazard Elevation	315-AB000-11	N/A	0 ft.	21 ft.	VARIANCE
Maximum Floor Area Ratio	315-AB000-11	95%	25%	30%	VARIANCE
Maximum Building Coverage	315-AB000-11	95%	25%	30%	VARIANCE
Maximum Impervious Coverage	315-AB000-11	95%	10%	40 ft.	CONFORMS
Minimum Lot Front Setback - General Purpose	315-AB000-11	40 ft.	20 ft.	20 ft.	CONFORMS (R2 B)
Minimum Lot Front Setback	315-AB000-11	40 ft.	20 ft.	50 ft.	VARIANCE
Minimum Side Yard Setback	315-AB000-11	10 ft.	5 ft.	5 ft.	VARIANCE
Front Setback Landscaping	Section 315-20-1	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	CONFORMS
Screening Requirements	Section 315-30-1	Visual screens provided through landscaping shall provide a barrier to a rear yard. Visual screens provided through landscaping shall provide a barrier to a rear yard. Visual screens provided through landscaping shall provide a barrier to a rear yard.	Visual screens provided through landscaping shall provide a barrier to a rear yard. Visual screens provided through landscaping shall provide a barrier to a rear yard. Visual screens provided through landscaping shall provide a barrier to a rear yard.	Visual screens provided through landscaping shall provide a barrier to a rear yard. Visual screens provided through landscaping shall provide a barrier to a rear yard. Visual screens provided through landscaping shall provide a barrier to a rear yard.	CONFORMS
Landscaping Requirements	Section 315-30-1	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	CONFORMS
Tree Planting Requirements	Section 315-30-2	When planted pursuant to an approved application for development, deciduous trees shall have a minimum height of 10 feet and a minimum trunk diameter of 2 inches at 4 feet above the ground. When planted pursuant to an approved application for development, deciduous trees shall have a minimum height of 10 feet and a minimum trunk diameter of 2 inches at 4 feet above the ground.	When planted pursuant to an approved application for development, deciduous trees shall have a minimum height of 10 feet and a minimum trunk diameter of 2 inches at 4 feet above the ground. When planted pursuant to an approved application for development, deciduous trees shall have a minimum height of 10 feet and a minimum trunk diameter of 2 inches at 4 feet above the ground.	When planted pursuant to an approved application for development, deciduous trees shall have a minimum height of 10 feet and a minimum trunk diameter of 2 inches at 4 feet above the ground. When planted pursuant to an approved application for development, deciduous trees shall have a minimum height of 10 feet and a minimum trunk diameter of 2 inches at 4 feet above the ground.	CONFORMS
Setback Signage and Signage	Section 315-30-3	No	No	No	CONFORMS
Maximum Number of Signs Along Property Line	Section 315-30-3	Only one sign may be constructed along a property line and within the setback line on each respective property, subject to any other restrictions.	Only one sign may be constructed along a property line and within the setback line on each respective property, subject to any other restrictions.	Only one sign may be constructed along a property line and within the setback line on each respective property, subject to any other restrictions.	VARIANCE
Light Fixture Requirements	Section 315-30-4	Only shielded light fixtures shall be used. Any light fixture mounted above 10 ft. shall have no more than 10% of light directed at a vertical angle of 10 degrees below the horizontal. Only shielded light fixtures shall be used. Any light fixture mounted above 10 ft. shall have no more than 10% of light directed at a vertical angle of 10 degrees below the horizontal.	Only shielded light fixtures shall be used. Any light fixture mounted above 10 ft. shall have no more than 10% of light directed at a vertical angle of 10 degrees below the horizontal. Only shielded light fixtures shall be used. Any light fixture mounted above 10 ft. shall have no more than 10% of light directed at a vertical angle of 10 degrees below the horizontal.	Only shielded light fixtures shall be used. Any light fixture mounted above 10 ft. shall have no more than 10% of light directed at a vertical angle of 10 degrees below the horizontal. Only shielded light fixtures shall be used. Any light fixture mounted above 10 ft. shall have no more than 10% of light directed at a vertical angle of 10 degrees below the horizontal.	CONFORMS
Exterior Lighting	Section 315-30-5	Exterior lighting shall be provided as per the overall site plan design and integrated into building envelope. Exterior lighting shall be provided as per the overall site plan design and integrated into building envelope. Exterior lighting shall be provided as per the overall site plan design and integrated into building envelope.	Exterior lighting shall be provided as per the overall site plan design and integrated into building envelope. Exterior lighting shall be provided as per the overall site plan design and integrated into building envelope. Exterior lighting shall be provided as per the overall site plan design and integrated into building envelope.	Exterior lighting shall be provided as per the overall site plan design and integrated into building envelope. Exterior lighting shall be provided as per the overall site plan design and integrated into building envelope. Exterior lighting shall be provided as per the overall site plan design and integrated into building envelope.	CONFORMS
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Minimum Average Lighting Intensity for Sidewalks, Walkways, Driveways and Stairways	Section 315-30-6	Minimum 1.0 foot-candle	Minimum 1.0 foot-candle	Minimum 1.0 foot-candle	CONFORMS
Minimum Illuminance (Foot-Candle) Requirements	Section 315-30-6	Minimum 1.0 foot-candle	Minimum 1.0 foot-candle	Minimum 1.0 foot-candle	CONFORMS
Lighting Signage	Section 315-30-7	Lighting signage shall be provided as per the overall site plan design and integrated into building envelope. Lighting signage shall be provided as per the overall site plan design and integrated into building envelope. Lighting signage shall be provided as per the overall site plan design and integrated into building envelope.	Lighting signage shall be provided as per the overall site plan design and integrated into building envelope. Lighting signage shall be provided as per the overall site plan design and integrated into building envelope. Lighting signage shall be provided as per the overall site plan design and integrated into building envelope.	Lighting signage shall be provided as per the overall site plan design and integrated into building envelope. Lighting signage shall be provided as per the overall site plan design and integrated into building envelope. Lighting signage shall be provided as per the overall site plan design and integrated into building envelope.	CONFORMS
Lighting Signage Requirements	Section 315-30-7	Lighting signage shall be provided as per the overall site plan design and integrated into building envelope. Lighting signage shall be provided as per the overall site plan design and integrated into building envelope. Lighting signage shall be provided as per the overall site plan design and integrated into building envelope.	Lighting signage shall be provided as per the overall site plan design and integrated into building envelope. Lighting signage shall be provided as per the overall site plan design and integrated into building envelope. Lighting signage shall be provided as per the overall site plan design and integrated into building envelope.	Lighting signage shall be provided as per the overall site plan design and integrated into building envelope. Lighting signage shall be provided as per the overall site plan design and integrated into building envelope. Lighting signage shall be provided as per the overall site plan design and integrated into building envelope.	CONFORMS
Maximum Lighting Intensity for Property Line	Section 315-30-8	0.1 foot-candle	0.1 foot-candle	Maximum 0.1 foot-candle	VARIANCE
Lighting Enclosure	Section 315-30-9	Lighting shall be enclosed in a weather-resistant enclosure. Lighting shall be enclosed in a weather-resistant enclosure. Lighting shall be enclosed in a weather-resistant enclosure.	Lighting shall be enclosed in a weather-resistant enclosure. Lighting shall be enclosed in a weather-resistant enclosure. Lighting shall be enclosed in a weather-resistant enclosure.	Lighting shall be enclosed in a weather-resistant enclosure. Lighting shall be enclosed in a weather-resistant enclosure. Lighting shall be enclosed in a weather-resistant enclosure.	CONFORMS
Off-Street Parking Landscaping	Section 315-30-10	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	CONFORMS
Parking Loading Area Landscaping	Section 315-30-11	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	CONFORMS
Minimum Parking Signage	Section 315-30-12	Minimum 1.0 foot-candle	Minimum 1.0 foot-candle	Minimum 1.0 foot-candle	CONFORMS
Parking Area Landscaping	Section 315-30-13	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope. Landscaping shall be provided as per the overall site plan design and integrated into building envelope.	CONFORMS
Off-Street Parking Screening	Section 315-30-14	Screening shall be provided as per the overall site plan design and integrated into building envelope. Screening shall be provided as per the overall site plan design and integrated into building envelope. Screening shall be provided as per the overall site plan design and integrated into building envelope.	Screening shall be provided as per the overall site plan design and integrated into building envelope. Screening shall be provided as per the overall site plan design and integrated into building envelope. Screening shall be provided as per the overall site plan design and integrated into building envelope.	Screening shall be provided as per the overall site plan design and integrated into building envelope. Screening shall be provided as per the overall site plan design and integrated into building envelope. Screening shall be provided as per the overall site plan design and integrated into building envelope.	CONFORMS
Parking Area Curb	Section 315-30-15	Parking area curb shall be provided as per the overall site plan design and integrated into building envelope. Parking area curb shall be provided as per the overall site plan design and integrated into building envelope. Parking area curb shall be provided as per the overall site plan design and integrated into building envelope.	Parking area curb shall be provided as per the overall site plan design and integrated into building envelope. Parking area curb shall be provided as per the overall site plan design and integrated into building envelope. Parking area curb shall be provided as per the overall site plan design and integrated into building envelope.	Parking area curb shall be provided as per the overall site plan design and integrated into building envelope. Parking area curb shall be provided as per the overall site plan design and integrated into building envelope. Parking area curb shall be provided as per the overall site plan design and integrated into building envelope.	VARIANCE
Parking Area Curb	Section 315-30-16	Parking area curb shall be provided as per the overall site plan design and integrated into building envelope. Parking area curb shall be provided as per the overall site plan design and integrated into building envelope. Parking area curb shall be provided as per the overall site plan design and integrated into building envelope.	Parking area curb shall be provided as per the overall site plan design and integrated into building envelope. Parking area curb shall be provided as per the overall site plan design and integrated into building envelope. Parking area curb shall be provided as per the overall site plan design and integrated into building envelope.	Parking area curb shall be provided as per the overall site plan design and integrated into building envelope. Parking area curb shall be provided as per the overall site plan design and integrated into building envelope. Parking area curb shall be provided as per the overall site plan design and integrated into building envelope.	CONFORMS

REVIEW / PERMITTING AGENCIES

TOWNSHIP OF BLOOMFIELD CONSTRUCTION PERMIT:
 TOWNSHIP PLANNING & ZONING DEPARTMENT
 CONSTRUCTION OFFICIAL / BUILDING DEPARTMENT OFFICIAL
 DATE DUE: 9/15/2024, 09:00 AM
 CONTACT: J. J. DUNLEA, P.E., PLANNING & ZONING DEPARTMENT
 ADDRESS: 34 PARK AVENUE, NEW JERSEY 07068

ZONING AND PLANNING:
 ZONING OFFICER / PLANNING BOARD ENGINEER / ZONING BOARD ENGINEER
 ANTHONY MARUCCI, P.E., 913-887-3286, ANTHONY@MARUCCIENGINEERING.COM
 SENIOR DEPUTY ZONING OFFICER
 ROBERT BEERS, 913-887-3286, ROBERT@MARUCCIENGINEERING.COM
 PLANNING AND ZONING BOARD SECRETARY
 AMANDA WATERS, 913-887-3286, AMANDA@MARUCCIENGINEERING.COM

ENGINEERING:
 TOWNSHIP ENGINEER
 PAUL LASEK, P.E., 913-887-3286, PAUL@MARUCCIENGINEERING.COM

HEP SOIL CONSERVATION DISTRICT PERMIT:
 80 ORCHARD STREET, BLOOMFIELD, NJ 07003
 DISTRICT MANAGER
 JANET REYES, 913-887-3286, JANET@HEP-CD.org

NEW JERSEY DEP:
 PO BOX 400 TRENTON, NJ 08646-0400

ZONING ORDINANCE REQUIREMENTS ⁽¹⁾ (continued)					
ITEM	ORDINANCE REF.	REQUIRED/ALLOWED		PROPOSED	STATUS
		GENERAL INDUSTRIAL (M-1) ⁽²⁾	SINGLE FAMILY (R2 B) ⁽³⁾		
Minimum Setback Requirements	Section 315-30-17	Setback shall be provided as per the overall site plan design and integrated into building envelope. Setback shall be provided as per the overall site plan design and integrated into building envelope. Setback shall be provided as per the overall site plan design and integrated into building envelope.	Setback shall be provided as per the overall site plan design and integrated into building envelope. Setback shall be provided as per the overall site plan design and integrated into building envelope. Setback shall be provided as per the overall site plan design and integrated into building envelope.	Setback shall be provided as per the overall site plan design and integrated into building envelope. Setback shall be provided as per the overall site plan design and integrated into building envelope. Setback shall be provided as per the overall site plan design and integrated into building envelope.	CONFORMS
Maximum Fence Height	Section 315-43-A and Section 315-43-B	A fence is a structure of 18 inches in height that requires a zoning permit, except for a fence that is a structure of 18 inches in height that requires a zoning permit, except for a fence that is a structure of 18 inches in height that requires a zoning permit.	A fence is a structure of 18 inches in height that requires a zoning permit, except for a fence that is a structure of 18 inches in height that requires a zoning permit, except for a fence that is a structure of 18 inches in height that requires a zoning permit.	A fence is a structure of 18 inches in height that requires a zoning permit, except for a fence that is a structure of 18 inches in height that requires a zoning permit, except for a fence that is a structure of 18 inches in height that requires a zoning permit.	REQUIRES PERMIT
Fencing Requirements	Section 315-43-C	No fence shall be erected in any front yard. Any fence erected in a front yard shall be a maximum of 18 inches in height. No fence shall be erected in a front yard. Any fence erected in a front yard shall be a maximum of 18 inches in height.	No fence shall be erected in any front yard. Any fence erected in a front yard shall be a maximum of 18 inches in height. No fence shall be erected in a front yard. Any fence erected in a front yard shall be a maximum of 18 inches in height.	No fence shall be erected in any front yard. Any fence erected in a front yard shall be a maximum of 18 inches in height. No fence shall be erected in a front yard. Any fence erected in a front yard shall be a maximum of 18 inches in height.	CONFORMS
Fencing Setback	Section 315-43-D	Except for a fence that is a structure of 18 inches in height that requires a zoning permit, except for a fence that is a structure of 18 inches in height that requires a zoning permit, except for a fence that is a structure of 18 inches in height that requires a zoning permit.	Except for a fence that is a structure of 18 inches in height that requires a zoning permit, except for a fence that is a structure of 18 inches in height that requires a zoning permit, except for a fence that is a structure of 18 inches in height that requires a zoning permit.	Except for a fence that is a structure of 18 inches in height that requires a zoning permit, except for a fence that is a structure of 18 inches in height that requires a zoning permit, except for a fence that is a structure of 18 inches in height that requires a zoning permit.	CONFORMS
Light Fixtures	Section 315-44-A and Section 315-44-B	All light fixtures shall be designed and installed in a manner which shall result in the direct or indirect illumination of the building or the property. All light fixtures shall be designed and installed in a manner which shall result in the direct or indirect illumination of the building or the property.	All light fixtures shall be designed and installed in a manner which shall result in the direct or indirect illumination of the building or the property. All light fixtures shall be designed and installed in a manner which shall result in the direct or indirect illumination of the building or the property.	All light fixtures shall be designed and installed in a manner which shall result in the direct or indirect illumination of the building or the property. All light fixtures shall be designed and installed in a manner which shall result in the direct or indirect illumination of the building or the property.	CONFORMS
Prohibited Lighting	Section 315-45	Exterior light fixtures, unshielded sources, and unshielded light fixtures shall be prohibited. Exterior light fixtures, unshielded sources, and unshielded light fixtures shall be prohibited.	Exterior light fixtures, unshielded sources, and unshielded light fixtures shall be prohibited. Exterior light fixtures, unshielded sources, and unshielded light fixtures shall be prohibited.	Exterior light fixtures, unshielded sources, and unshielded light fixtures shall be prohibited. Exterior light fixtures, unshielded sources, and unshielded light fixtures shall be prohibited.	CONFORMS
General Setback Requirements	Section 315-46-A	All new structures shall be set back from the front, side, and rear lot lines by a minimum of 10 feet. All new structures shall be set back from the front, side, and rear lot lines by a minimum of 10 feet.	All new structures shall be set back from the front, side, and rear lot lines by a minimum of 10 feet. All new structures shall be set back from the front, side, and rear lot lines by a minimum of 10 feet.	All new structures shall be set back from the front, side, and rear lot lines by a minimum of 10 feet. All new structures shall be set back from the front, side, and rear lot lines by a minimum of 10 feet.	CONFORMS
Concrete Setback Requirements	Section 315-46-B	The concrete shall be set back from the front, side, and rear lot lines by a minimum of 10 feet. The concrete shall be set back from the front, side, and rear lot lines by a minimum of 10 feet.	The concrete shall be set back from the front, side, and rear lot lines by a minimum of 10 feet. The concrete shall be set back from the front, side, and rear lot lines by a minimum of 10 feet.	The concrete shall be set back from the front, side, and rear lot lines by a minimum of 10 feet. The concrete shall be set back from the front, side, and rear lot lines by a minimum of 10 feet.	CONFORMS
Concrete Setback Requirements	Section 315-46-C	The concrete shall be set back from the front, side, and rear lot lines by a minimum of 10 feet. The concrete shall be set back from the front, side, and rear lot lines by a minimum of 10 feet.	The concrete shall be set back from the front, side, and rear lot lines by a minimum of 10 feet. The concrete shall be set back from the front, side, and rear lot lines by a minimum of 10 feet.	The concrete shall be set back from the front, side, and rear lot lines by a minimum of 10 feet. The concrete shall be set back from the front, side, and rear lot lines by a minimum of 10 feet.	CONFORMS
Tree Removal Requirements	Section 315-46-D	A tree shall only be removed if it is located within the building footprint of a proposed principal building, or if it is located within the building footprint of a proposed principal building, or if it is located within the building footprint of a proposed principal building.	A tree shall only be removed if it is located within the building footprint of a proposed principal building, or if it is located within the building footprint of a proposed principal building, or if it is located within the building footprint of a proposed principal building.	A tree shall only be removed if it is located within the building footprint of a proposed principal building, or if it is located within the building footprint of a proposed principal building, or if it is located within the building footprint of a proposed principal building.	WAVES

RESIDENTIAL UNITS – 78 LOCUST AVENUE 78-88 LOCUST AVENUE – BLOCK 129, LOT 70 PARKING CALCULATIONS					
REGULATION	ORDINANCE REF.	REQUIRED	PROPOSED	STATUS	
Residential	NJAC 52:1-14	1.6 spaces per 1-bedroom unit 1.6 spaces + 28 units ⁽¹⁾ = 50.40 spaces	87 (inclusive of 14 tandem spaces)	VARIANCE	
	NJAC 52:1-14	2.0 spaces per 2-bedroom unit 2.0 spaces + 16 units ⁽¹⁾ = 32 spaces			
Electric Vehicle Parking	M.U.C. 40:50D-66.2	Minimum 15% of the required off-street parking spaces must be electric vehicle spaces 32.40 + 15% = 12.36 spaces = 13 spaces	12 EV ready spaces	CONFORMS	
	M.U.C. 40:50D-68.2	Minimum 1% of the required off-street parking spaces must have EVSE installed Required EVSE: 13 x 1% = 4.33 spaces = 5 spaces	5 EVSE spaces ⁽³⁾	CONFORMS	
	M.U.C. 40:50D-66.2	Minimum 5% of the EVSE spaces must be accessible 13 x 5% = 0.65 spaces = 1 space	1 Accessible EVSE space	CONFORMS	
Total/Required Number of Parking Spaces:		82.40 spaces = 82 required parking spaces With EV Credit: 74 required parking spaces ⁽⁵⁾			

Notes:

- (1) Total number of dwelling units as per architectural plans prepared by the Architect.
- (2) EVSE will be installed by the retaining. Make-Ready spaces in compliance with the 3-year and 6-year requirements.
- (3) Motor Vehicle Municipal Electric Vehicle (EV) Database, Cited 2/23/2023, Planning Department, Proposed EV Space. Note: Excludes 10% of the Total Required Parking Spaces.
- (4) 82 + (30 x 10%) = 82 + 8 = 90. 2.74 required spaces.
- (5) 90 - 16 = 74.

COVERAGE CALCULATIONS	
EXISTING IMPERVIOUS AREA: 17,353 SF / 41.3%	PROPOSED IMPERVIOUS AREA: 20,769.53 SF / 49.4%

1. The information on this page is for informational purposes only and does not constitute a contract. The information on this page is for informational purposes only and does not constitute a contract. The information on this page is for informational purposes only and does not constitute a contract.

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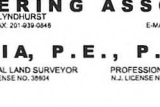
DAVID JUZMESKI, P.E., P.P.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 4401
PROFESSIONAL PLANNER
N.J. LICENSE NO. 8154



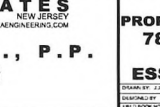
JOHN J. DUNLEA, P.E.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 3458



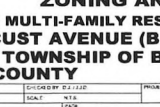
NEGLIA ENGINEERING ASSOCIATES
NEW JERSEY
34 PARK AVENUE
TELE: 973-400-8800
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MICHAEL J. NEGLIA, P.E., P.L.L.C., P.P.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 34584



MICHAEL J. NEGLIA, P.E., P.L.L.C., P.P.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 35854



MICHAEL J. NEGLIA, P.E., P.L.L.C., P.P.
PROFESSIONAL PLANNER
N.J. LICENSE NO. 35854

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APPLICANT	OWNER
VERON CONSTRUCTION + DEVELOPMENT 380 EIGHTH AVENUE, 17TH FLOOR NEW YORK, NY 10014	DAVIS COLUCCI - COLEMAN REALTY, LLC 800 PASSAIC AVENUE EAST NEWARK, NJ 07105

CERTIFICATE OF AUTHORIZATION (N.J.S.A. 48:8-66) 24627927000

ZONING ANALYSIS

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

78 LOCUST AVENUE (BLOCK 129 - LOT 70)

TOWNSHIP OF BLOOMFIELD

ESSEX COUNTY

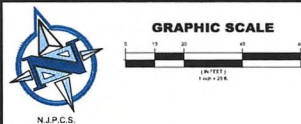
NEW JERSEY

DRAWN BY: J. J. DUNLEA
 DATE: 12/15/2023

CHECKED BY: J. J. DUNLEA
 DATE: 12/15/2023

PROJECT NO.:
 BLFDPVR22,010

SHEET NO.:
 1.01



SITE GRADING/BACKFILL OF DEMOLITION AREA NOTES

UPON THE REMOVAL OF ANY FOUNDATIONS, WALLS, BELOW GRADE WALLS, TREE STUMPS, CONCRETE SLABS, ASPHALT, UTILITIES, PILES, ETC., CONTRACTOR IS RESPONSIBLE FOR BACKFILLING OPEN EXCAVATIONS TO GRADE MATCHING EXISTING ADJACENT STREET LEVEL, GRADES AND EXISTING SITE LEVEL, GRADES.

BORROW MATERIAL REQUIRED FOR SITE GRADING AND BACKFILL OF DEMOLITION AREAS SHALL CONFORM TO SECTION 201 OF THE NDOT STANDARD SPECIFICATIONS. BORROW MATERIAL REQUIRED SHALL BE COMPOSED OF CLEAN, WELL DRAINED GRANULAR SOILS AND SHALL BE CERTIFIED CLEAN FILL. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH CERTIFICATION ATTESTING THAT THE SAID MATERIAL IS FREE OF CONTAMINANTS AND SUITABLE FOR USE AS BACKFILL. BORROW MATERIAL SHALL BE SMOOTH, SOFT AND FREE OF DEPRESSIONS, CLOS, MOUNDS, STONES, OR OTHER DEBRIS AND SHALL BE APPROVED BY THE ENGINEER.

BACKFILL SHALL BE PLACED UNIFORMLY IN LAYERS NOT TO EXCEED TWELVE (12) INCHES LOOSE THICKNESS. EACH LAYER SHALL BE COMPACTED TO 90% DENSITY. BACKFILL SHALL BE CONSTRUCTED IN ACCORDANCE WITH METHODS SPECIFIED WITHIN THE NDOT STANDARD SPECIFICATION SECTION 203. ALL DEPRESSIONS, HOLES, DRAINAGE, LOW SPOTS CREATED BY SITE DEMOLITION SHALL BE REPAIRED WITH APPROVED BORROW MATERIAL, AND SOLELY COMPACTED IN LIFTS IN ACCORDANCE WITH NDOT STANDARD SPECIFICATIONS AS NOTED ABOVE SO AS TO MAKE THE FINISHED GROUND SURFACE AT THESE LOCATIONS MATCH CONFORM WITH THE ADJOINING GRADES.

DEMOLITION NOTES

- BEFORE THE DEMOLITION WORK IS STARTED, CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL JURISDICTIONS FOR ALL PHASES AND OPERATIONS OF THE WORK.
- BURNING DEBRIS IS PROHIBITED.
- THE USE OF EXPLOSIVES IS PROHIBITED.
- PROTECT UTILITIES DURING THE WORK OF THIS SECTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND STATUS OF ALL UTILITIES WITHIN AND SURROUNDING THE DEMOLITION LIMITS.
- DISCONNECTION OF ALL UTILITY SERVICES INCLUDING SEWER, WATER, GAS, AND ELECTRIC LINES, AND PLUGGING AND CAPPING OF SAME SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL MUNICIPAL AND PUBLIC SERVICES CORPORATIONS.
- REMOVE AND DISPOSAL OF CONCRETE AND BITUMINOUS PAVEMENT AND SIDEWALK, TREES, SHRUBS, HEDGES, BRUSH, STUMPS, WOOD, DIRT, STONE, DEBRIS, SURPLUS MATERIALS AND RUBBISH, AS SHOWN OR OTHERWISE DIRECTED.
- REMOVE CURBS, SLABS ON GRADE, AND FENCES AS SHOWN OR OTHERWISE DIRECTED. REPAIR ANY AND ALL DAMAGES OR INJURY TO THE ADJOINING PROPERTIES CAUSED BY THE WORK AND LEAVE THE PROPERTIES IN AS GOOD CONDITION AS BEFORE WORK WAS STARTED. THE CONTRACTOR SHALL RELIEVE THE OWNER OF ALL RESPONSIBILITY FOR ANY CLAIMS DUE TO SUCH INJURY AND SHALL DEFEND ANY ACTION BROUGHT BY REASON THEREOF.
- IF SO DIRECTED, THE CONTRACTOR SHALL THOROUGHLY WET THE WORK TO PREVENT DUST.
- PROTECT TREES NOT DESIGNATED FOR REMOVAL AS SHOWN ON THE PLANS.
- REMOVE DEMOLITION DEBRIS AND EXCESS FILL FROM THE PROJECT SITE AS SOON AS PRACTICABLE.
- TRANSPORT DEMOLITION DEBRIS AND EXCESS FILL TO DESIGNATED DISPOSAL AREA AS SOON AS PRACTICABLE. GRADE DISPOSAL AREAS TO ADJACENT CONTOURS AND SLOPE TO DRAIN.
- DO NOT STORE, SELL, OR BURN MATERIALS ON TOWNSHIP PROPERTY.
- THE REMOVAL AND DISPOSAL OF MATERIALS AND DEBRIS ACCUMULATED BY CLEARING SITE IS REGULATED UNDER THE SOLID WASTE MANAGEMENT ACT (N.J.A.C. 17:27) AND IS GOVERNED BY N.J.A.C. 17:27. THE CONTRACTOR SHALL DISPOSE OF THE MATERIALS AND DEBRIS ACCORDING TO THE SOLID WASTE MANAGEMENT PLAN DEVELOPED BY THE SOLID WASTE MANAGEMENT DISTRICT OF ORIGIN. PROPER DOCUMENTATION FROM THE DISPOSAL FACILITY SHALL BE SUBMITTED TO THE ENGINEER.
- ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND RECORDS OF THE VARIOUS UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE OR EXACT. A GROUND PENETRATING RADAR SURVEY HAS NOT BEEN CONDUCTED FOR THE PROJECT. THE CONTRACTOR MUST CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY WORK OR EXCAVATION TO REQUEST A FIELD MARK OUT OF EXISTING UTILITIES. THE CONTRACTOR MUST CALL 800-241-1000 BEFORE COMMENCEMENT OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL ON-SITE UTILITIES PRIOR TO START OF DEMOLITION WORK.
- CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL BY THE OWNERS ENGINEER A PLAN DETAILING THE LOCATIONS OF THE TEMPORARY FENCING, GATES, BARRICADES AND OTHER ITEMS REQUIRED TO SECURE THE DEMOLITION WORK AREA AND TO PROTECT THE PUBLIC LOCATION OF TEMPORARY CONSTRUCTION FENCING AND GATES SHOWN ON PLAN IS APPROXIMATE AND IS SUBJECT TO APPROVAL OF OWNER PRIOR TO CONSTRUCTION.

GENERAL NOTES

- EXISTING CONDITIONS ARE AS PER THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 78-48 LOCUST AVENUE, BLOCK 129 - LOT 70, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, N.J." PREPARED BY NEGLIA GROUP, DATED APRIL 11, 2022.
- NEGLIA GROUP CIVIL SITE PLAN HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW PURPOSES ONLY. THIS PLAN SHEET SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR FOR DIGITAL STRIKEOUT UNTIL ALL NECESSARY APPROVALS HAVE BEEN OBTAINED BY THE APPLICANT. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED BY THE APPLICANT, AND THE NEGLIA GROUP CIVIL SITE PLAN SET IS MARKED "ISSUED FOR CONSTRUCTION".
- DEMOLITION WORK SHALL INCLUDE ITEMS DENOTED WITHIN THESE PLANS AND ANY ADDITIONAL DEMOLITION WORK NECESSARY FOR PROPOSED SITE WORK AS DEPICTED ON THE SITE PLAN DRAWINGS.
- BUILDING FOOTPRINT LAYOUT AS PER ARCHITECTURAL CAD FILE PREPARED BY AUGUSTIN PEYTONHOV, AIA, LEED AP (BD+C), OF AB DESIGN STUDIO, INC., PROVIDED ELECTRONICALLY ON SEPTEMBER 21, 2022.

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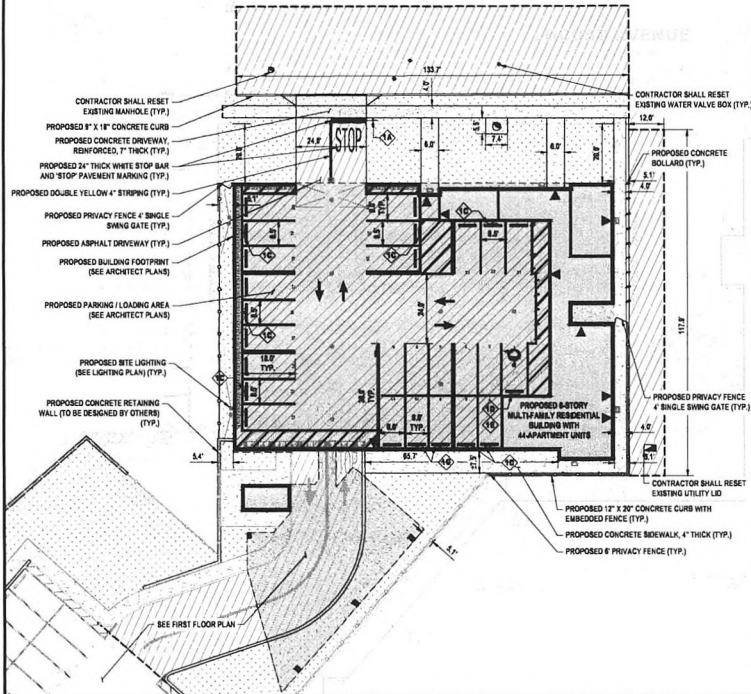
CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24G42927000
DEMOLITION PLAN
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY
APPLICANT: VERNON CONSTRUCTION + DEVELOPMENT
OWNER: DANNIS COLIMES - DANNIS REALTY, LLC
380 EIGHTH AVENUE, 17TH FLOOR
NEW YORK, NY 10018
300 PASSAIC AVENUE
EAST NEWARK, NJ 07020
PROJECT: BLFOPRV22.010
SCALE: 1"=10'-0" (SEE PLAN)
DATE: 10/23/23
SHEET NO.: 2.00



GRAPHIC SCALE



APPLICANT	OWNER
VERNON CONSTRUCTION DEVELOPMENT 580 GOTH AVENUE, 17TH FLOOR NEW YORK, NY 10018	DANV'S HOLDINGS - CO-ENTER REPLY, LLC 500 PASCAD AVENUE EAST NEWARK, NJ 07009



GROUND FLOOR



SIGNAGE LEGEND
NOT TO SCALE

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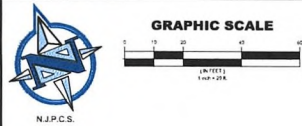
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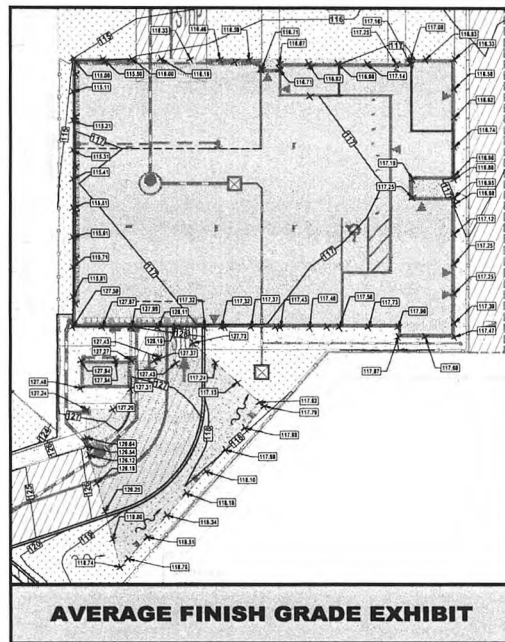
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PROFESSIONAL PLANNER
N.J. LICENSE NO. 3310500000

SITE PLAN
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY
DRAWN BY: JJJ/LLK DATE: 10/20/23
DESIGNED BY: JJJ/LLK/LLK DATE: 10/20/23
FIELD BOOK NO.: 3.00
PROJECT NO.: BLFOPRV22.010
SCALE: 1\"/>



Average Elevation Calculations	
SUM OF ELEVATION POINTS	11,683.04 Feet
NUMBER OF ELEVATION POINTS	96
AVERAGE ELEVATION =	121.70 Feet

Building Height Calculations	
ROOF ELEVATION FROM ARCHITECTURAL PLANS	183.54 Feet
AVERAGE ELEVATION	121.70 Feet
HEIGHT OF STRUCTURE =	61.84 Feet



AVERAGE FINISH GRADE EXHIBIT

GENERAL NOTES

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- BUILDING FOOTPRINT / LAYOUT AS PER ARCHITECTURAL CAD FILE PREPARED BY AUGUSTIN PEYTOCHINOV, AIA, LEED AP (BD+C) OF AB DESIGN STUDIO, INC., PROVIDED ELECTRONICALLY ON SEPTEMBER 21, 2022.

GRADING NOTES

- ALL SIDEWALKS AND CURBING MUST BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. SIDEWALK SHALL BE CONSTRUCTED WITH A MINIMUM OF 4' WIDE PEDESTRIAN ACCESS ROUTE AT A MAXIMUM CROSS SLOPE OF 2.3% TO MEET ADA ACCESS. SMART LEVEL SHALL BE UTILIZED.
- GRADING AND DRAINAGE SHALL BE CONSTRUCTED SUCH THAT ALL RUNOFF SHALL BE DIRECTED TO PROPOSED CATCH BASINS, DRAINS, AND ADJACENT ROADWAY WITH POSITIVE PITCH.
- GRADING ALONG BUILDINGS, FOUNDATIONS, AND STRUCTURE WALLS SHALL BE CONSTRUCTED TO PROVIDE 1% MINIMUM SLOPING AWAY FROM BUILDING, FOUNDATION, AND STRUCTURE WALLS TO PROVIDE POSITIVE DRAINAGE AWAY FROM SAID STRUCTURES TOWARDS PROPOSED CATCH BASINS, DRAINS, AND ADJACENT ROADWAY.
- CROSS SLOPES WITHIN PROPOSED STREETSIDE SIDEWALK SHALL NOT EXCEED 2.3% MAX CROSS SLOPE. SMART LEVEL SHALL BE UTILIZED.
- SIDEWALK OR CROSSWALK MUST BE A MINIMUM OF 4' WIDE AT 2.3% MAXIMUM CROSS SLOPE THRU THE PROPOSED DRIVEWAYS.
- SLOPES WITHIN ADA LANDINGS SHALL NOT EXCEED 2.3% SLOPE IN ANY DIRECTION. CONTRACTOR SHALL USE SMART LEVEL. SEE CONSTRUCTION DETAILS.
- ALL ELEVATIONS ARE IN NAVD 83 DATUM AS PER THE SURVEY REFERENCED IN GENERAL NOTE 1.
- PARKING GARAGE OPEN TO FLOODWATERS TO BE DESIGNED BY STRUCTURAL ENGINEER AND ARCHITECT. SEE BELOW DECK GRADING PLAN.

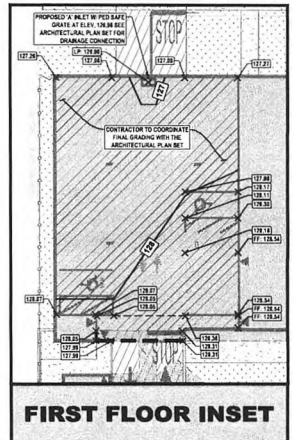
APPLICANT	OWNER
DEVON CONSTRUCTION / DEVELOPMENT	DANIS COLEMAN / COLEMAN REALTY, LLC
380 EIGHTH AVENUE, 17TH FLOOR	500 PASSAIC AVENUE
NEW YORK, NY 10018	EAST NEWARK, NJ 07099



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FIRST FLOOR INSET

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CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24G4292709

GRADING PLAN
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

DRAWN BY: JES/CLM
CHECKED BY: JES/CLM
DESIGNED BY: JES/CLM
PROJECT NO.: BLFDPV22.010
SCALE: 1"=20'
DATE: 10/27/23
SHEET NO.: 4.00



GRAPHIC SCALE



NJFHAD Existing Flood Hazard Area Volumes

Section	Area (SF)	Average Area (SF)	Distance (FT)	Volume (CF)
STA. 0+00	218.94	186.77	25	4,669.20
STA. 0+25	154.60	152.24	25	3,806.01
STA. 0+50	149.88	157.82	25	3,945.41
STA. 0+75	165.75	174.78	25	4,368.90
STA. 1+00	163.76	188.31	25	4,707.71
STA. 1+25	192.86	219.69	25	5,492.29
STA. 1+50	246.53	180.64	25	4,515.88
STA. 1+75	114.74	118.09	25	2,952.25
STA. 2+00	121.45	461.34	25	11,533.38
STA. 2+25	801.23	949.07	25	23,728.68
STA. 2+50	1096.91	1,283.11	25	32,077.85
STA. 2+75	1469.32	1,457.61	25	36,440.18
STA. 3+00	1445.90	1,188.99	25	29,724.85
STA. 3+25	932.09	764.34	25	19,108.48
STA. 3+50	596.58			
EXISTING VOLUME =				187,099.14 CF
EXISTING VOLUME =				6,926.48 CY

NJFHAD Proposed Flood Hazard Area Volumes

Section	Area (SF)	Average Area (SF)	Distance (FT)	Volume (CF)
STA. 0+00	258.34	463.49	25	11,587.34
STA. 0+25	668.65	644.22	25	16,105.43
STA. 0+50	619.78	543.14	25	13,578.59
STA. 0+75	466.50	396.76	25	9,918.94
STA. 1+00	327.01	257.74	25	6,443.41
STA. 1+25	188.46	222.36	25	5,559.85
STA. 1+50	256.31	181.86	25	4,546.43
STA. 1+75	107.40	94.18	25	2,354.56
STA. 2+00	80.96	342.79	25	8,599.81
STA. 2+25	604.62	766.12	25	19,152.89
STA. 2+50	927.62	1,059.30	25	26,482.41
STA. 2+75	1190.88	1,135.77	25	28,394.14
STA. 3+00	1060.55	863.17	25	21,576.19
STA. 3+25	645.78	523.65	25	13,091.15
STA. 3+50	401.51			
PROPOSED VOLUME =				187,384.63 CF
PROPOSED VOLUME =				6,930.41 CY

FLOOD ELEVATION DATA

ALL OR A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (800) 292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON-SITE.

FLOOD HAZARD AREA ELEVATION: 121.9 (NAVD 1988) (PER FEMA FLOOD INSURANCE RATE MAP NO. 34013C021/125, EFFECTIVE DATE APRIL 03, 2020)

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N.J. LICENSE NO. 131,005/69003

NJDEP SECTIONS PLAN I
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

PROJECT NO. BLFDPV22.010
SCALE: 1"=20'
DATE: 05/18/2023
4.01

FLOOD VENT CALCULATION

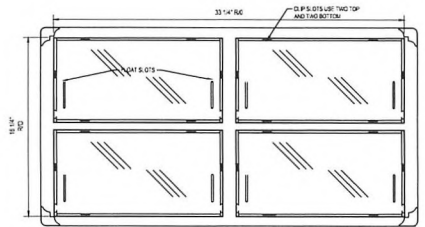
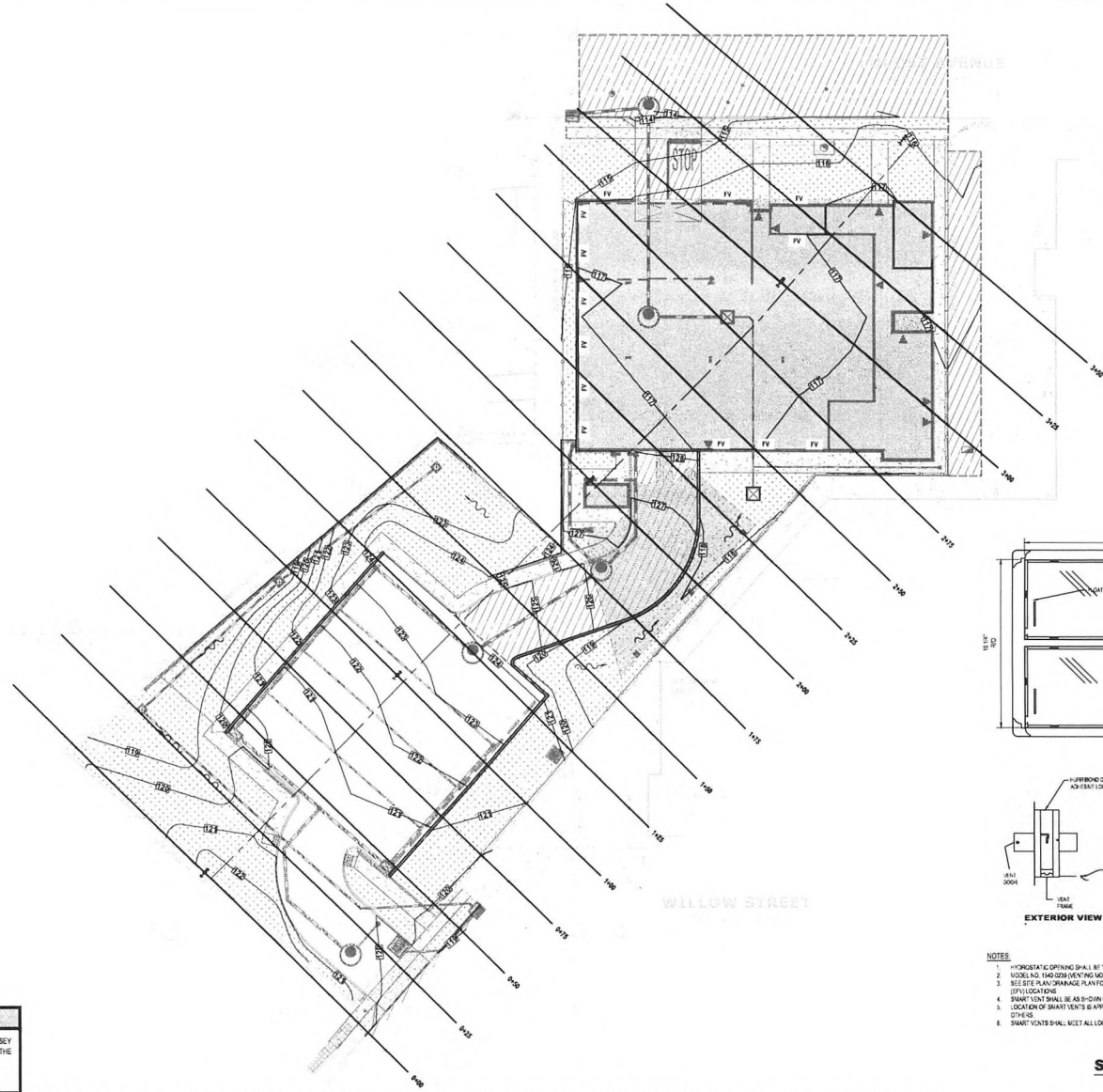
PROPOSED BUILDING EFFECTIVE STORAGE AREA
SMART FLOOD VENT FLOOD COVERAGE = 200 SF PER SMART VENT
TOTAL AREA OF CLUBHOUSE BUILDING = 19,300 SF
19,300 SF / 200 SF = 96.5 = 97 FLOOD VENTS REQUIRED
13 FLOOD VENTS ARE PROPOSED FOR THE PROPOSED BUILDING

APPLICANT OWNER

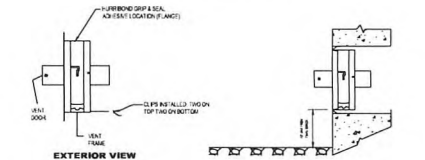
VERNON CONSTRUCTION - DEVELOPMENT
380 EIGHTH AVENUE, 17TH FLOOR
NEW YORK, NY 10018

OWNER

KANNAN COLEMAN - COLEMAN REALTY, LLC
400 PASSAIC AVENUE
EAST NEWARK, NJ 07029



FRONT VIEW



EXTERIOR VIEW

EXTERIOR VIEW 2

NOTES

1. HYDROSTATIC OPENING SHALL BE "SMART VENT".
2. MODEL NO. TWO-DRY VENTING MODEL OR APPROVED EQUAL.
3. SEE SITE PLAN/DRAINAGE PLAN FOR THE GARAGE SMART VENT (GV) AND BUILDING ENTRY STORAGE AREA SMART VENT (SV) LOCATIONS.
4. SMART VENT SHALL BE AS SHOWN OR APPROVED EQUAL.
5. LOCATION OF SMART VENTS IS APPROXIMATE AND SHALL BE COORDINATED WITH ARCHITECTURAL/STRUCTURAL PLANS BY OTHERS.
6. SMART VENTS SHALL MEET ALL LOCAL, FEDERAL, AND STATE REQUIREMENTS FOR FLOOD VENTS.

SMART VENT DETAIL

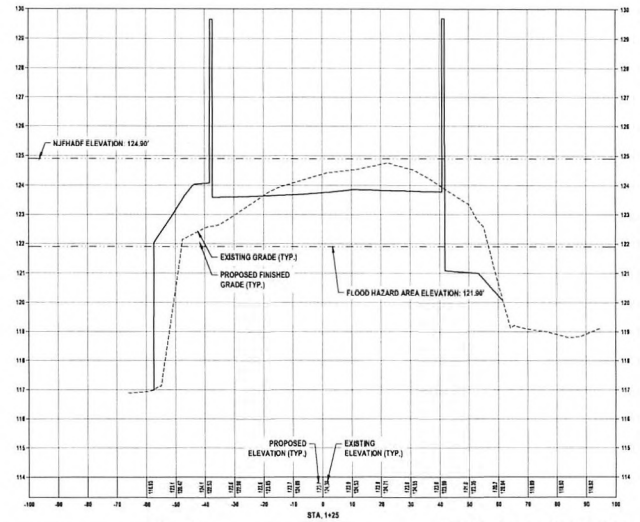
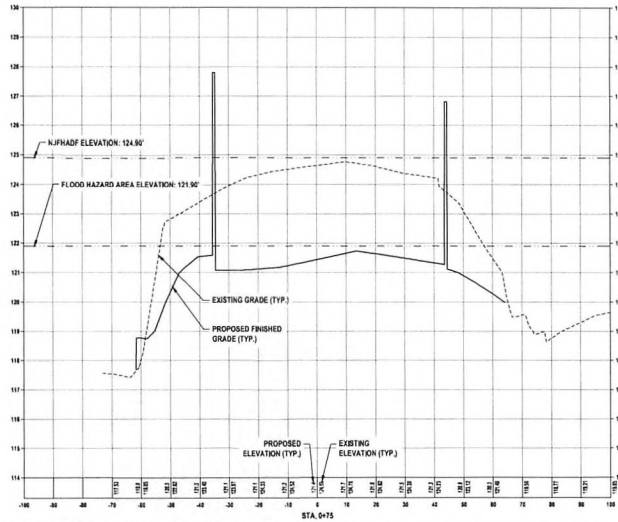
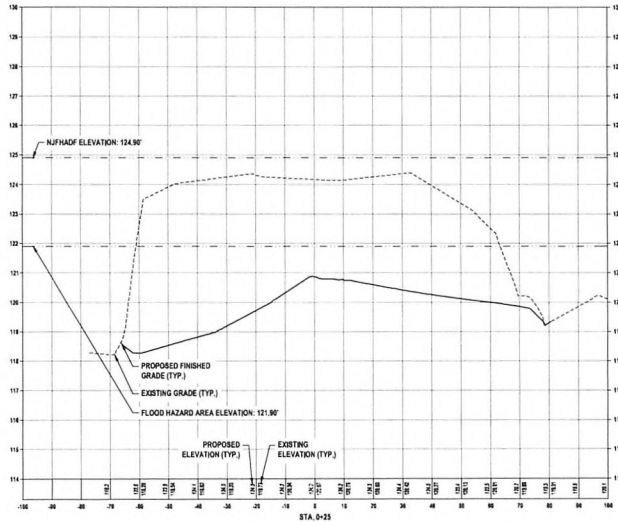
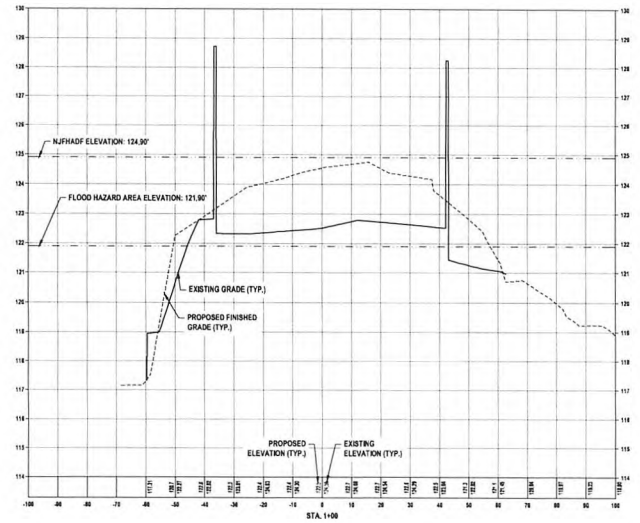
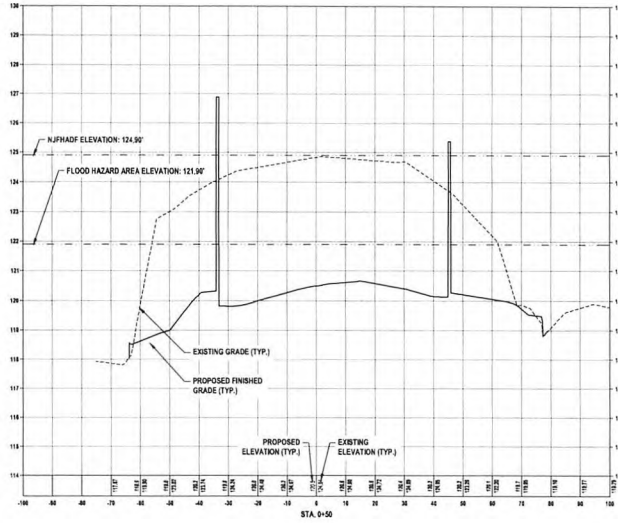
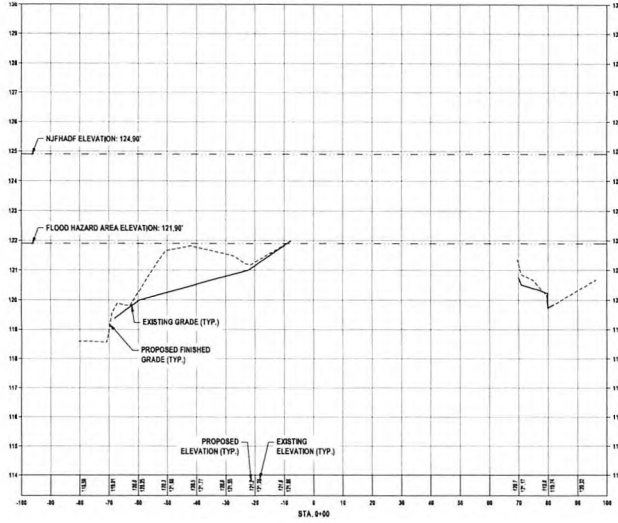
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CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24/02/7977009

HORIZONTAL SCALE VERTICAL SCALE



APPLICANT	OWNER
VERNON CONSTRUCTION DEVELOPMENT 380 EIGHTH AVENUE, 17TH FLOOR NEW YORK, NY 10018	KANIS COLIERS - COLIERS REALTY, LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07023



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NO.	DATE	REVISIONS	BY	CHKD



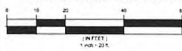
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N.J. LICENSE NO. 33A00568001

NJDEP SECTIONS PLAN II			
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT			
78 LOCUST AVENUE (BLOCK 129 - LOT 70)			
TOWNSHIP OF BLOOMFIELD			
ESSEX COUNTY			
NEW JERSEY			
DRAWN BY: J.D.J.	CHECKED BY: J.D.J.	PROJECT NO:	SCALE:
PLANNED BY: J.D.J.	SCALE: 1"=20'	BLFDPV22.010	4.02

HORIZONTAL SCALE



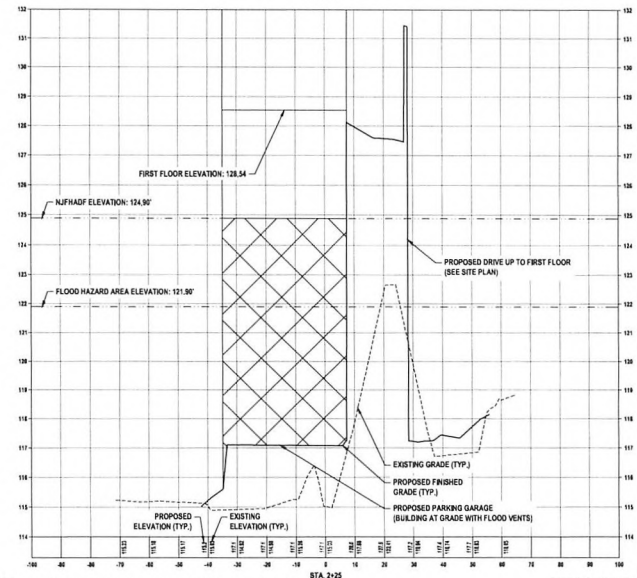
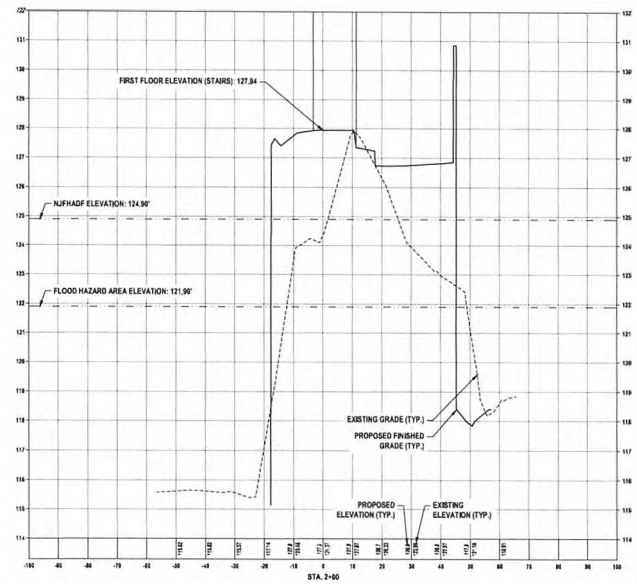
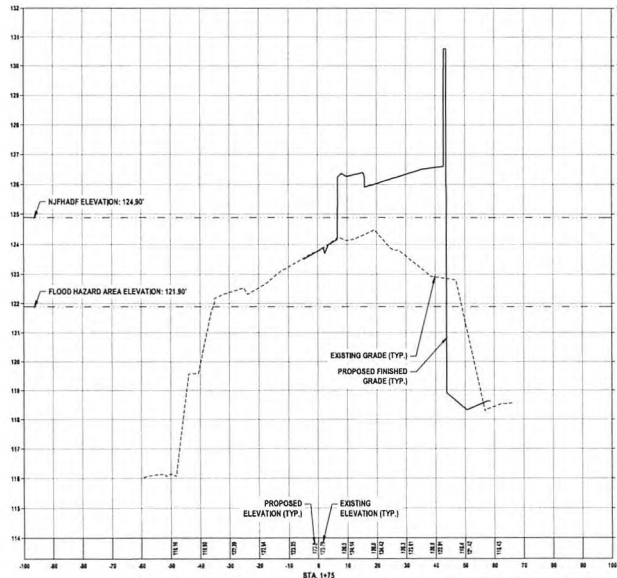
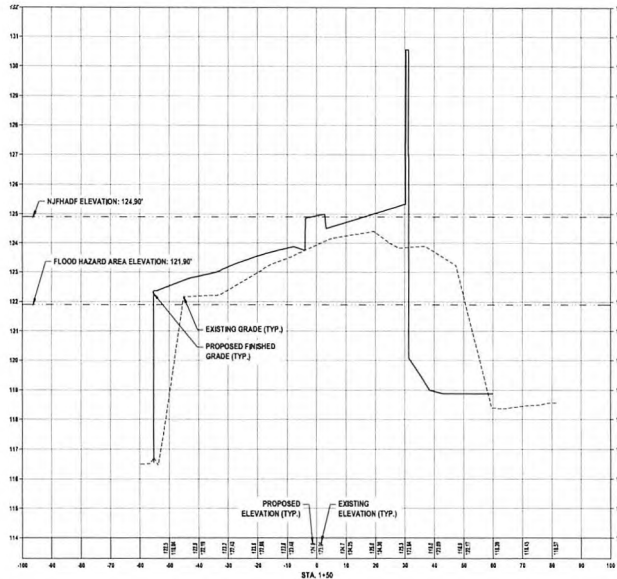
VERTICAL SCALE



APPLICANT OWNER

VERNON CONSTRUCTION + DEVELOPMENT
585 EIGHTH AVENUE, 17TH FLOOR
NEW YORK, NY 10018

DAVIDS DEVELOPMENT - DOLEMAN REALTY, LLC
300 PASSAIC AVENUE
EAST NEWARK, NJ 07029



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CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA7897009

REVISIONS

NO.	DATE	DESCRIPTION
1	03/01/2023	ISSUED FOR PERMIT

DESIGN

DESIGNED BY	DAVID JUZMESKI, P.E., P.P.
CHECKED BY	JOHN J. DUNLEA, P.E.



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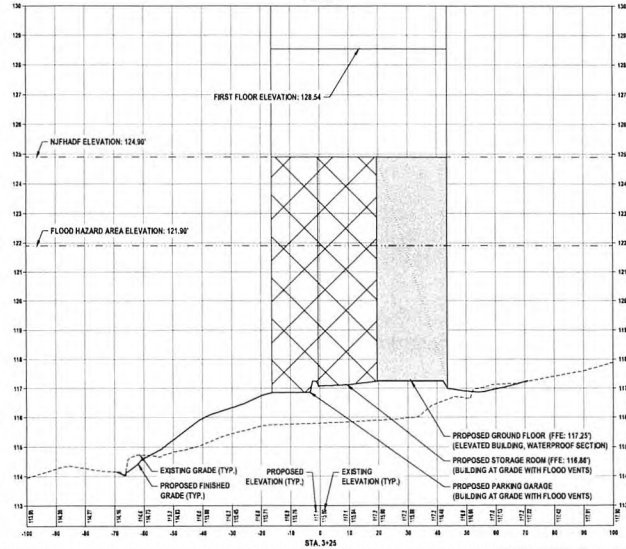
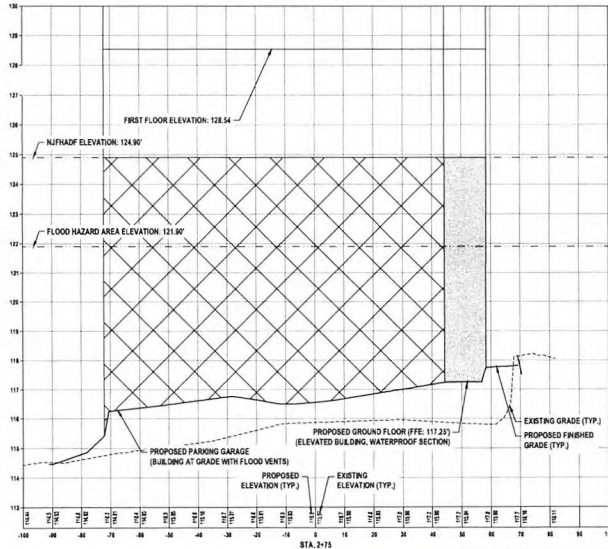
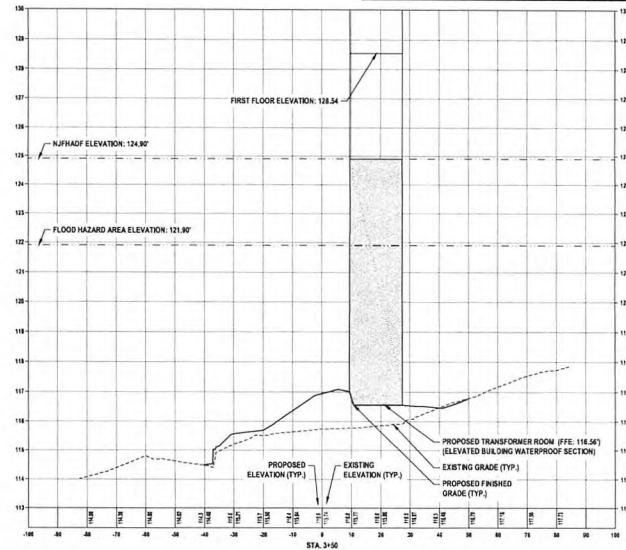
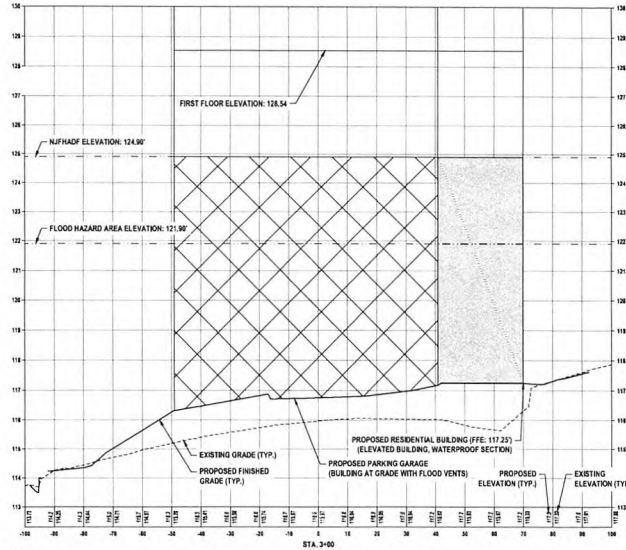
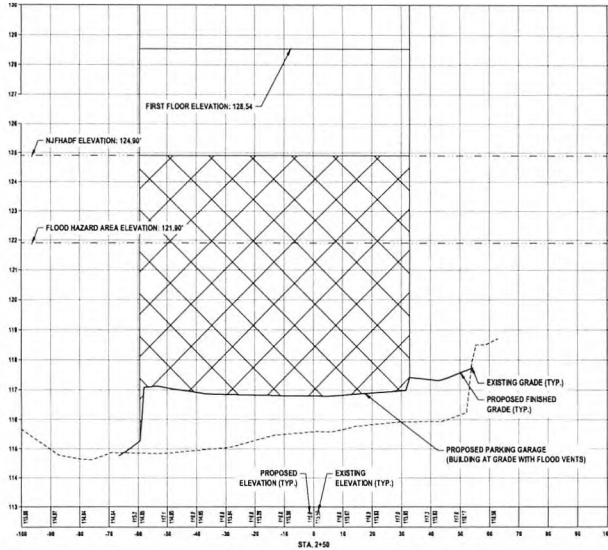
NJDEP SECTIONS PLAN III
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

DRAWN BY: J.E. CLARK CHECKED BY: J.E. CLARK PLOTTED BY: J.E. CLARK SCALE: 1"=10' PLOT NO: 4.03
PROJECT NO: BLFDPV22.010

HORIZONTAL SCALE VERTICAL SCALE



APPLICANT	OWNER
VERNON CONSTRUCTION + DEVELOPMENT 380 EIGHTH AVENUE, 17TH FLOOR NEW YORK, NY 10018	DANN'S COL SM-B - COLEMAN REALTY, LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07023



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NO.	DATE	REVISIONS	BY	CHKD.	DATE

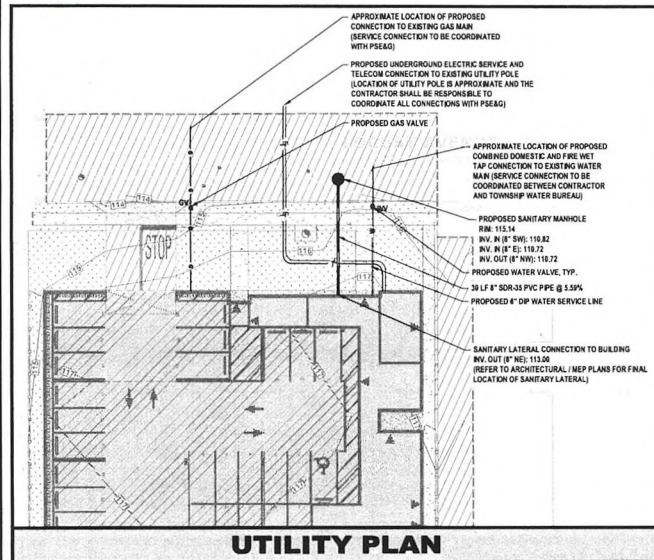
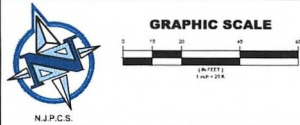


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N.J. LICENSE NO. 3310058800

NJDEP SECTIONS PLAN IV
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY
DRAWN BY: JLD/PLK CHECKED BY: JLD/PLK PROJECT NO: BLF0PRV22.010 SHEET NO: 4.04
DATE: 11/15/2023 SCALE: 1"=4' DATE: 11/15/2023



- ### GENERAL NOTES
- EXISTING CONDITIONS ARE AS PER THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 78-88 LOCUST AVENUE, BLOCK 129 - LOT 70, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NJ," PREPARED BY NEGLIA GROUP, DATED APRIL 11, 2022.
 - NEGLIA GROUP CIVIL SITE PLAN HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW PURPOSES ONLY. THIS PLAN SHEET SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR FOR DIGITAL STAMP OUT UNTIL ALL NECESSARY APPROVALS HAVE BEEN OBTAINED BY THE APPLICANT, AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED BY THE APPLICANT, AND THE NEGLIA GROUP CIVIL SITE PLAN SET IS MARKED "ISSUED FOR CONSTRUCTION".
 - DEMOLITION WORK SHALL INCLUDE ITEMS DENOTED WITH THESE PLANS AND ANY ADDITIONAL DEMOLITION WORK NECESSARY FOR PROPOSED SITE WORK AS DEPICTED ON THE SITE PLAN DRAWINGS.
 - BUILDING FOOTPRINT / LAYOUT AS PER ARCHITECTURAL CAD FILE PREPARED BY AUGUSTIN PEYCHONOV, AIA, LEED AP (BD+C) OF AB DESIGN STUDIO, INC., PROVIDED ELECTRONICALLY ON SEPTEMBER 21, 2023.

PERMEABLE ASPHALT
TOTAL AREA OF PERMEABLE ASPHALT SYSTEM = 8204.15 SF
TOTAL AREA OF COLLECTED BY SYSTEM = 24,311.80 SF
MAXIMUM ALLOWED AREA IS 3:1 = 24,882.43 SF
MAXIMUM SLOPE: 5%

APPLICANT	OWNER
VERNON CONSTRUCTION DEVELOPMENT 380 EIGHTH AVENUE, 17TH FLOOR NEW YORK, NY 10018	KANAS DOLEMS - DOLEMS REALTY, LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07009

- ### DRAINAGE AND UTILITY NOTES
- ALL ROOF DRAIN DOWNSPOUTS SHALL BE CONNECTED TO THE UNDERGROUND STORM CONVEYANCE SYSTEM. LOCATIONS OF ROOF DRAINS ARE APPROXIMATE AT THIS TIME AND SHALL BE COORDINATED WITH ARCHITECTURAL/MEP STORM PLUMBING PLANS PRIOR TO CONSTRUCTION. ALL ROOF DRAINS, ALL DOWNSPOUTS, ALL CANOPY DRAINS SHALL BE PIPED UNDERGROUND AND CONNECTED TO THE SITE DRAINAGE SYSTEM.
 - CONTRACTOR SHALL FIELD VERIFY/CONFIRM LOCATION, ELEVATION, AND PIPE SIZE OF EXISTING DOWNSIDE STORM CONVEYANCE SYSTEMS VIA TEST PITS AT PROPOSED CONNECTION POINTS. PRIOR TO CONSTRUCTING ANY PORTION OF THE SITE DRAINAGE SYSTEM AND PRIOR TO ORDERING ANY PRECAST DRAINAGE STRUCTURES, SHOULD ANY DISCREPANCIES BE DETERMINED, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY PRIOR TO ANY CONSTRUCTION.
 - CONTRACTOR SHALL CONFIRM THAT EXISTING DOWNSIDE STORM CONVEYANCE SYSTEM IS FREE FLOWING PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING ANY PRECAST DRAINAGE STRUCTURES. CONTRACTOR SHALL CONFIRM SIZE, MATERIAL, AND INVERT ELEVATION OF DOWNSIDE STORM SEWER, GRADING AND DRAINAGE SHALL BE CONSTRUCTED SUCH THAT ALL RUNOFF SHALL BE DIRECTED TO PROPOSED CATCH BASINS, DRAINS, AND ADJACENT ROADWAY WITH POSITIVE PITCH.
 - UTILITY CONNECTIONS AT PROPOSED BUILDING TO BE COORDINATED WITH MEP DESIGN BY OTHERS AND GOVERNING UTILITY AUTHORITIES.
 - CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES AT ALL UTILITY CROSSINGS VIA TEST PITS PRIOR TO CONSTRUCTION AND SHALL COORDINATE ANY REQUIRED RELOCATIONS WITH GOVERNING UTILITY AUTHORITIES.
 - EXISTING UTILITY LINES ON SITE THAT ARE NO LONGER IN SERVICE SHALL BE PROPERLY REMOVED AND CAPPED PER UTILITY AUTHORITY REQUIREMENTS. CONTRACTOR SHALL COORDINATE RECONSTRUCTION/RELOCATION OF ANY UTILITIES NECESSARY FOR THE CONSTRUCTION OF PROJECT AS SHOWN ON THE SITE PLAN DRAWINGS WITH GOVERNING UTILITY AUTHORITIES.
 - CONTRACTOR SHALL COORDINATE UTILITY POLE REMOVAL WITH UTILITY AUTHORITY.

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N.J. LICENSE NO. 336,000/69000

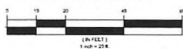
DRAINAGE AND UTILITY PLAN
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

DRAWN BY: J23/J24
CHECKED BY: J23/J24
DESIGNED BY: J23/J24
REVISIONS: 1
DATE: 10/23/23
SCALE: 1"=40'-0"

PROJECT NO: BLDFPVR22.010
SHEET NO: 5.00



GRAPHIC SCALE

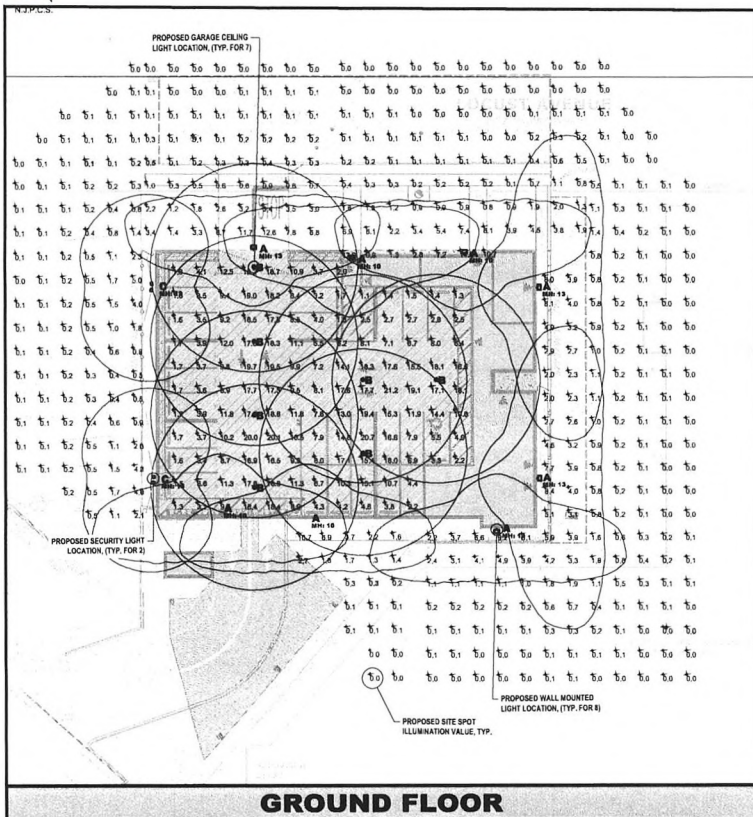


APPLICANT

VERSION CONSTRUCTION - DEVELOPMENT
580 EIGHTH AVENUE, 17TH FLOOR
NEW YORK, NY 10018

OWNER

DANIEL GOLDBERG - GOLDEN REALTY, LLC
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EAST NEWARK, NJ 07020



GROUND FLOOR

GENERAL NOTES

- EXISTING CONDITIONS ARE AS PER THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 78-88 LOCUST AVENUE, BLOCK 129 - LOT 70, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NJ," PREPARED BY NEGLIA GROUP, DATED APRIL 11, 2022.
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- BUILDING FOOTPRINT / LAYOUT AS PER ARCHITECTURAL CAD FILE PREPARED BY AUGUSTIN PEYCHONOV, A.I.A., LEED AP (BD+C) OF AB DESIGN STUDIO, INC. PROVIDED ELECTRONICALLY ON SEPTEMBER 21, 2023.

LIGHTING NOTES

- THE CALCULATED RESULTS OF THIS LIGHTING SIMULATION REPRESENT A PREDICTION OF SYSTEM PERFORMANCE AND ARE NOT GUARANTEED.
- ACTUAL MEASURED RESULTS MAY VARY FROM THE ANTICIPATED PERFORMANCE AND ARE SUBJECT TO MEANS AND CONDITIONS WHICH ARE BEYOND THE CONTROL OF LIGHTING CONSULTATION.
- ILLUMINATION VALUES SHOWN (IN FOOT-CANDLES) ARE HORIZONTAL AT GRADE LEVEL BASED ON MOUNTING HEIGHT (MH) ABOVE FINISHED GRADE.
- CALCULATION POINTS ARE ON AN 8' X 8' SPACING.
- PRE-FIXTURE ISOLINES REPRESENT 0.25 FC AND IS FOR REFERENCE ONLY.
- ELECTRIC SERVICE AND CONDUIT TO BE COORDINATED WITH THE PROJECT ENGINEER AND MEP PRIOR TO INSTALLATION.

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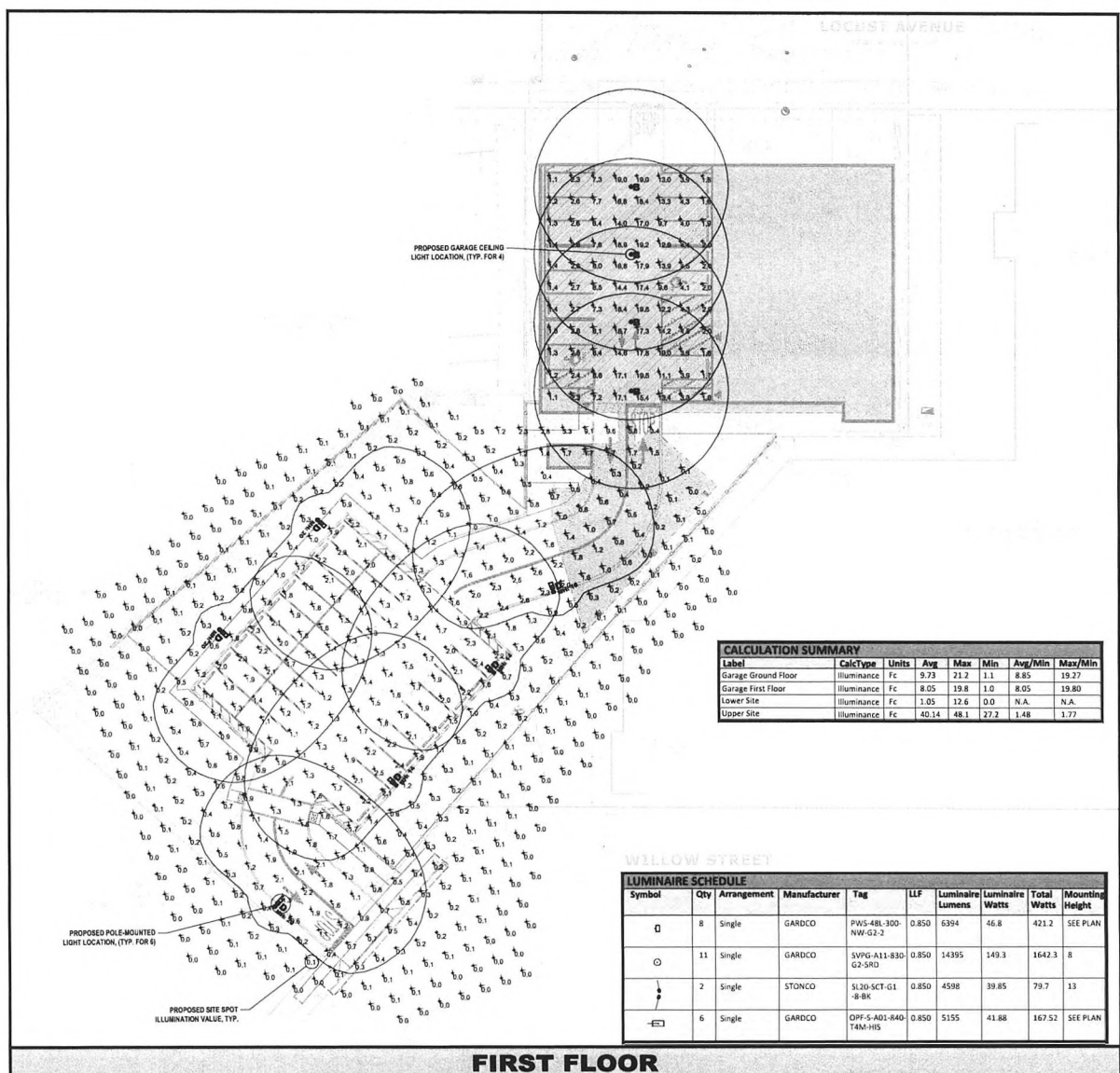
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 30654

PROFESSIONAL PLANNER
N.J. LICENSE NO. 30654

LIGHTING PLAN

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY NEW JERSEY

PROJECT NO: BLFOPR22.010
DATE: 10/10/2023
6.00



FIRST FLOOR

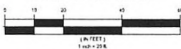
CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage Ground Floor	Illuminance	Fc	9.73	21.2	1.1	8.85	19.27
Garage First Floor	Illuminance	Fc	8.05	19.8	1.0	8.05	19.80
Lower Site	Illuminance	Fc	1.05	12.6	0.0	N.A.	N.A.
Upper Site	Illuminance	Fc	40.14	48.1	27.2	1.48	1.77

LUMINAIRE SCHEDULE

Symbol	Qty	Arrangement	Manufacturer	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
□	8	Single	GARCO	PWS-48L-300-NW-G2-2	0.850	6394	46.8	421.2	SEE PLAN
○	11	Single	GARCO	SYVP-A11-830-G2-SRD	0.850	14395	149.3	1642.3	8
●	2	Single	STONCO	S120-SCT-G1-8-BK	0.850	4598	39.85	79.7	13
⊞	6	Single	GARCO	DPF-S-A01-840-T4M-HIS	0.850	5155	41.88	167.52	SEE PLAN



GRAPHIC SCALE



N.J.P.C.S.

LANDSCAPE NOTES

- THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. AND NOTIFY THE PROJECT PROFESSIONAL IN REFERENCE TO ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 CURRENT EDITION. THE PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE PROJECT PROFESSIONAL RESERVES THE RIGHT TO REJECT PLANT MATERIAL WHEN DELIVERED TO THE SITE AND UP TO THE TIME OF FINAL ACCEPTANCE.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES VARIETY, ETC. WITHOUT WRITTEN PERMISSION OF THE PROJECT PROFESSIONAL. WRITTEN PRIOR TO PLANT MATERIAL UNAVAILABILITY MUST BE PROVIDED.
- LOCATION AND SPACING FOR PROPOSED VEGETATION IS AS SHOWN ON LANDSCAPE PLANS. FINAL ADJUSTMENTS TO BE MADE IN THE FIELD AND AS DIRECTED BY PROJECT PROFESSIONAL TO REFLECT EXISTING SITE CONDITIONS.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- ALL PLANT MATERIAL SHALL BE PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS AND ACCEPTED HORTICULTURAL PRACTICES. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. CUT AND REMOVE BURLAP FROM THE TOP ONE-THIRD OF THE ROOT BALL. NO SYNTHETIC MATERIAL IS TO REMAIN IN PLANTING HOLES. SEE DETAIL SHEET D-3 FOR PLANTING DETAILS.
- PROJECT PROFESSIONAL SHALL HAVE FINAL ACCEPTANCE OF ALL PLANT MATERIAL.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS.
- PLANT ROOT FLAIR SHALL BE EXPOSED AT TIME OF PLANTING. PLANTS SHALL BE INSTALLED AT SAME GRADE AS GROWN IN NURSERY.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF INSTALLATION BY THE LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REGULAR WATERING OF PLANT MATERIAL UNTIL THE END OF THE MAINTENANCE PERIOD.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR TWO (2) YEAR AFTER THE DATE OF FINAL ACCEPTANCE.
- ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY AND PERMANENT STABILIZATION DEPENDING UPON STAGE OF WORK AND TIME OF YEAR (REFER TO N.J. SOL. EROSION AND SEDIMENT CONTROL REGULATIONS).
- WIRE BASKETS ARE TO BE CUT AND FOLDED TO BOTTOM OF PLANTING HOLE AWAY FROM SIDES OF ROOT BALL.
- PROVIDE SUSTAINED RELEASE 5-15-5 FERTILIZER FOR ALL PLANT MATERIAL IN QUANTITIES AS PER MANUFACTURER'S RECOMMENDATIONS. THOROUGHLY MIX IN TOP 12" OF ALL PLANTING AREAS.
- ALL PLANTS ARE SHOWN GENIUM/MADE SIZE ON PLANS. SIZES INDICATED IN PLANT LIST ARE SIZES AT TIME OF INSTALLATION.
- TREES TO BE HANDLED BY ROOT BALL ONLY. HANDLING OF TREES BY THE TRUNK OR THE PLACING OF STRAPS AROUND THE TRUNK WILL BE CAUSE FOR IMMEDIATE REJECTION OF PLANT MATERIAL.
- TREES ARE TO BE LABELED WITH PERMANENT TAG. LABEL TO INCLUDE BOTANICAL NAME AND DATE OF INSTALLATION.
- ALL DISTURBED AREAS TO BE RESTORED TO THE SATISFACTION OF THE PROJECT PROFESSIONAL.
- TREES TO BE INSTALLED WITH SAME ORIENTATION AS AT PLACE GROWN. NORTH SIDE OF TREE TO BE IDENTIFIED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR THE INITIAL PRUNING OF TREES. PRUNING TO BE LIMITED TO CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF TREE STAKES 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE.

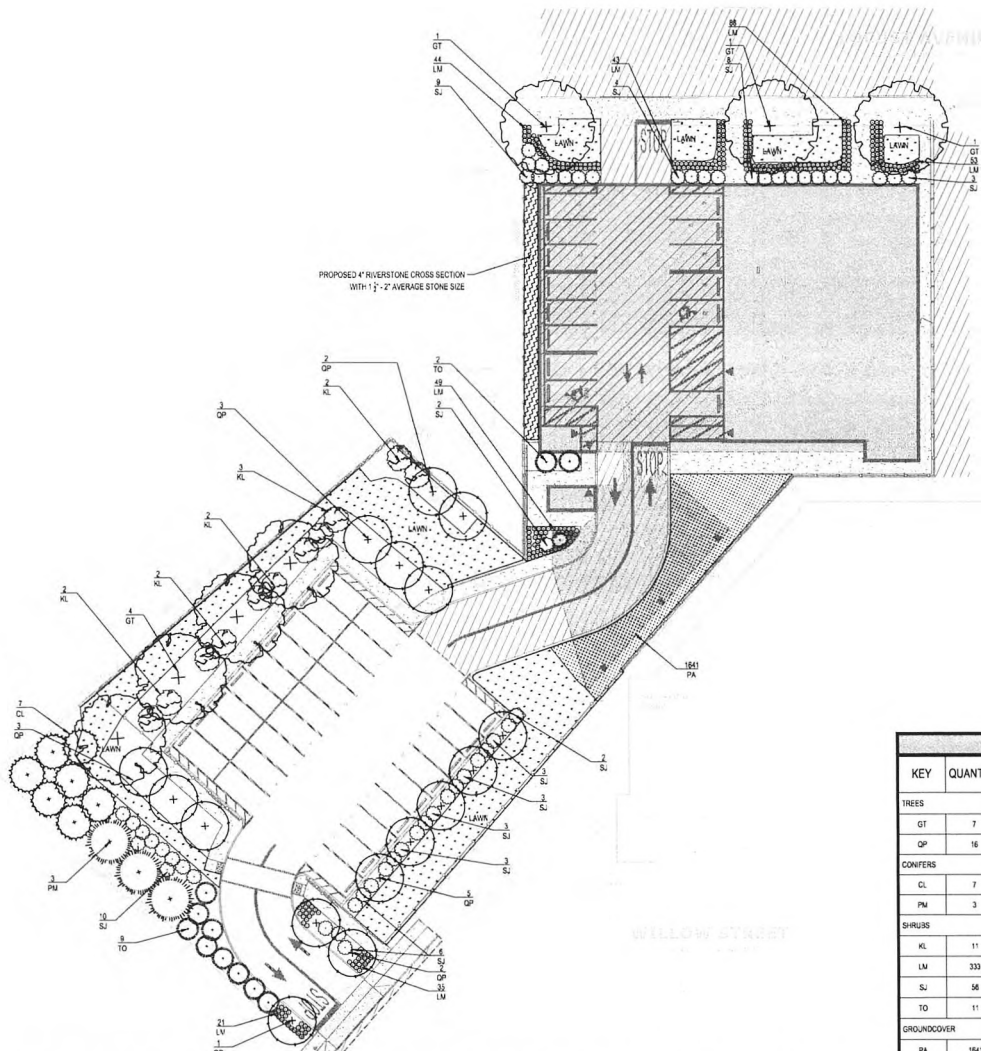
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VERNON CONSTRUCTION + DEVELOPMENT
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NEW YORK, NY 10018

DOMINUS HOLDINGS + REALTY, LLC
500 PASSAIC AVENUE
EAST NEWARK, NJ 07020

GENERAL NOTES

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PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
GT	7	GLEDITSIA TRACANTHOS 'NEWIS' SKYLINE	SKYLINE HONEYLOCUST	2 1/2" - 3" cal.	B & B
OP	16	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR PIN OAK	2 1/4" - 3" cal.	B & B
CONIFERS					
CL	7	CUPRESSOCYPRIS 'L'ANDI' EMERALD BLUE	EMERALD BLUE LEVYLAND CYPRESS	6' - 7' HT.	36B
PH	3	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	7' - 8' HT.	36B
SHRUBS					
KL	11	KALMA LATIFOLIA	MOUNTAIN LAUREL	3' - 4'	36B
LM	333	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	#3 CAN	
SJ	56	SKIMMIA JAPONICA	JAPANESE SKIMMIA	18" - 24"	36B
TO	11	THUJA OCCIDENTALIS 'DE GROOT'S SPIRE'	DE GROOT'S SPIRE ARBORVITAE	6' - 7' HT.	36B
GROUND COVER					
PA	1641	POLYSTICHUM ACROSTICHODES	CHRISTMAS FERN	PINT	PLANT 12" O.C.

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CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927008



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A PROJECT OF
LYNDHURST
N.J. LICENSE NO. 40547

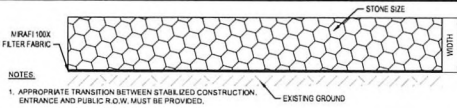
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LANDSCAPE PLAN
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

DESIGN BY: 2023.03.01
CHECKED BY: 2023.03.01
DESIGNED BY: 2023.03.01
PROJECT NO.: BLFDP272.010
SHEET NO.: 7.00



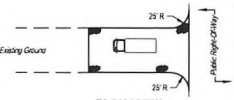
GRAPHIC SCALE



- NOTES:
1. APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC ROW MUST BE PROVIDED.
 2. THE RATIO OF STONE SIZE TO WIDTH MUST BE 9:27.

STABILIZED CONSTRUCTION PAD

NOT TO SCALE



PLAN VIEW



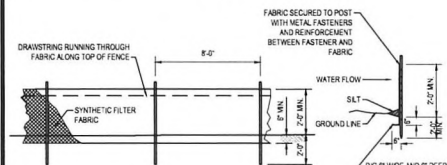
PROFILE

- NOTES:
1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATIONS AS SHOWN ON THE SOL EROSION AND SEDIMENT CONTROL PLAN.
 2. STONE SIZE SHALL BE ASTM C-33, SIZE NO. 3 CRUSHED STONE.
 3. THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 4".
 4. THE WIDTH AT THE FIRST PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF ACCESS AND EGRESS.
 5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO THE PAVEMENT. THIS REQUIREMENT INCLUDES TOP DRESSING WITH ADDITIONAL STONE ON ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MATERIAL USED TO TAMP SEDIMENT.
 6. ALL SEDIMENT CATCHED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
 7. APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC ROW MUST BE PROVIDED.
 8. THE RATIO OF STONE SIZE TO WIDTH MUST BE 9:27.

STABILIZED CONSTRUCTION PAD	LENGTH OF STONE REQUIRED
AREA 1' WIDE BY 10' LONG	100' (10' x 10')
AREA 2' WIDE BY 10' LONG	200' (2' x 10')
AREA 3' WIDE BY 10' LONG	300' (3' x 10')
AREA 4' WIDE BY 10' LONG	400' (4' x 10')
AREA 5' WIDE BY 10' LONG	500' (5' x 10')
AREA 6' WIDE BY 10' LONG	600' (6' x 10')
AREA 7' WIDE BY 10' LONG	700' (7' x 10')
AREA 8' WIDE BY 10' LONG	800' (8' x 10')
AREA 9' WIDE BY 10' LONG	900' (9' x 10')
AREA 10' WIDE BY 10' LONG	1000' (10' x 10')

STABILIZED CONSTRUCTION ACCESS

NOT TO SCALE



FRONT ELEVATION

SIDE ELEVATION

FILTER FENCE DETAIL

NOT TO SCALE

SESC PLAN NOTES

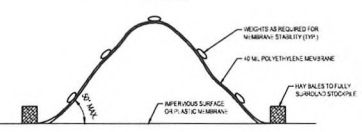
1. SILT SOCK SEDIMENT BARRIERS ARE TO BE USED AS REQUIRED TO STOP SOIL EROSION RUNOFF FROM LEAVING THE SITE AND AS DIRECTED BY THE PROJECT ENGINEER.
2. IT SHALL BE NOTED THAT THE LIMIT OF DISTURBANCE ILLUSTRATED ON THIS PLAN IS A CONSERVATIVE ESTIMATE OF THE AMOUNT OF ACTUAL LAND TO BE DISTURBED FOR PERMITTING PURPOSES. A MAJORITY OF THE SITE IS TO BE MILLED AND PAVED WHICH WILL RESULT IN NO ACTUAL DISTURBANCE IN THOSE AREAS.

GENERAL NOTES

1. EXISTING CONDITIONS ARE AS PER THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" 78 LOCUST AVENUE, BLOCK 129 - LOT 70, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, N.J., PREPARED BY NEGLIA GROUP, DATED APRIL 11, 2022.
2. NEGLIA GROUP CIVIL SITE PLAN HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW PURPOSES ONLY. THIS PLAN SHEET SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR FOR DIGITAL STAKEOUT UNLESS ANY NECESSARY APPROVALS HAVE BEEN OBTAINED BY THE APPLICANT. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED BY THE APPLICANT, AND THE NEGLIA GROUP CIVIL SITE PLAN SET IS MARKED "ISSUED FOR CONSTRUCTION".
3. DEMOLITION WORK SHALL INCLUDE ITEMS DENOTED WITH THESE PLANS AND ANY ADDITIONAL DEMOLITION WORK NECESSARY FOR PROPOSED SITE WORK AS DEPICTED ON THE SITE PLAN DRAWINGS.
4. BUILDING FOOTPRINT / LAYOUT AS PER ARCHITECTURAL CAD FILE PREPARED BY AUGUSTIN PEYCHONDI, AIA, LEED AP (BD+C) OF AS DESIGN, INC., PROVIDED ELECTRONICALLY ON SEPTEMBER 21, 2023.

TREE PROTECTION

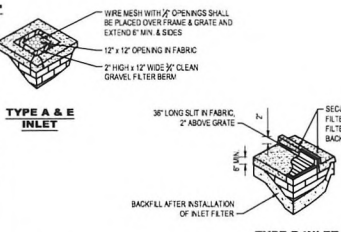
NOT TO SCALE



- NOTES:
1. FOR HIGH CONTAMINATED SOIL, SURROUND STOCKPILE WITH SILT FENCE. NO COVER REQUIRED.

SOIL STOCKPILE

NOT TO SCALE



TYPE A & E INLET

TYPE B INLET

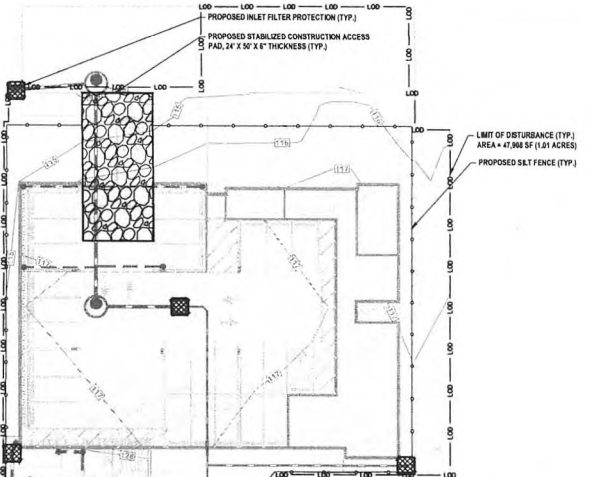
- NOTES:
1. CONTRACTOR IS TO INSPECT INLET FILTER AFTER EVERY STORM OR CLEAN OR REPLACE AS REQUIRED.
 2. CONTRACTOR IS TO REMOVE FABRIC AND MESH JUST PRIOR TO PAVING.
 3. FILTER FABRIC SHALL BE "MIRAFI 100X" TYPE OR APPROVED EQUAL.
 4. INLET FILTER SHALL FILTER RUNOFF FROM THE 1 YEAR 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO STORM SEWER SYSTEM.

INLET FILTER & PROTECTION

NOT TO SCALE

SEQUENCE OF CONSTRUCTION

ACTIVITY	APPROXIMATE DURATION
1. INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE (WHEN ASPHALT ROADWAY IS REMOVED), SILT FENCE, INLET FILTERS, TURBIDITY BARRIERS, AND OTHER SOIL EROSION MEASURES.	5 DAYS
2. SITE CLEARING AND DEMOLITION.	10 DAYS
3. BEGIN INITIAL GRADING AND EARTHWORK.	5 DAYS
4. CONSTRUCTION OF PROPOSED BUILDING.	1 YEAR
5. CONSTRUCT NEW STORMWATER MANAGEMENT SYSTEMS AND PLACE INLET SEDIMENT CONTROL DEVICES AS STRUCTURES ARE COMPLETED. IMPROVEMENTS TO BE COMPLETED IN CONJUNCTION WITH THE SAME.	25 DAYS
6. CONSTRUCTION OF PROPOSED UTILITIES.	10 DAYS
7. CONSTRUCT RETAINING WALLS.	20 DAYS
8. CONSTRUCT ASPHALT PAVEMENT, CURBING, SIDEWALK, POROUS PAVEMENT, ASPHALT RAMP, AND STREETSCAPE IMPROVEMENTS.	15 DAYS
9. BEGIN FINAL GRADING.	10 DAYS
10. INSTALL EXTERIOR LIGHTING FIXTURES.	5 DAYS
11. TOPSOIL, SEED AND MULCH AS AREAS OF SITE COMPLETED.	5 DAYS
12. LANDSCAPING.	15 DAYS
13. REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL DEVICES. FINAL SITE CLEANUP (PROVIDE PERMANENT STABILIZATION OF ALL EXPOSED SURFACES).	5 DAYS
TOTAL DURATION	21.5 YEARS



HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SOIL EROSION & SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION, LAST REVISED JANUARY 2014. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEISED AND HAVE MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE BEST RECOMMENDED TO ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING (03/01 - 06/31) AND FALL (09/01 - 10/31).
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
5. ALL STORY DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BY ONE OF THE BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UNADDED SMALL GRASS STRAW APPLIED AT THE RATE OF 75 TO 100 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL. LIQUID MULCH BARRIERS OR NETTING THE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX: (800) 333-4507 OR EMAIL: INFORMATION@HEPSCD.ORG
9. THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY. N.J. DCA OR ANY OTHER CONTROL AGENCY. CONTACT THE DISTRICT AT 862-333-5565 TO REQUEST A FINAL INSPECTION. ADVANCE NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT USE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE ROADWAY IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SLUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RESEEDING, SEEDING OR PLANTING A DEPTH OF 3 INCHES (UNSETTLED) IS RECOMMENDED.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 1 - 2% INCHES CRUSHED ANGULAR STONE (ASTM NO. 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6 INCHES. ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. STEP LOSSES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DELIVERED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA

APPLICANT	OWNER
VERNON CONSTRUCTION / DEVELOPMENT 380 EIGHTH AVENUE, 17TH FLOOR NEW YORK, NY 10018	DANNIS COLEMAN - COLEMAN REALTY, LLC 380 PASSAIC AVENUE EAST NEWARK, NJ 07020

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REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	05/24/2023	ISSUED FOR CONSTRUCTION	DAVID JUZMESKI	DAVID JUZMESKI

DAVID JUZMESKI, P.E., P.P.

JOHN J. DUNLEA, P.E.

NEGLIA ENGINEERING ASSOCIATES

MICHAEL J. NEGLIA, P.E., P.L.S., P.P.

SOIL EROSION AND SEDIMENT CONTROL PLAN

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

78 LOCUST AVENUE (BLOCK 129 - LOT 70)

TOWNSHIP OF BLOOMFIELD

ESSEX COUNTY

NEW JERSEY

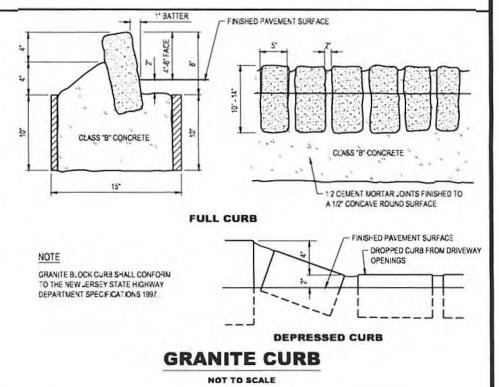
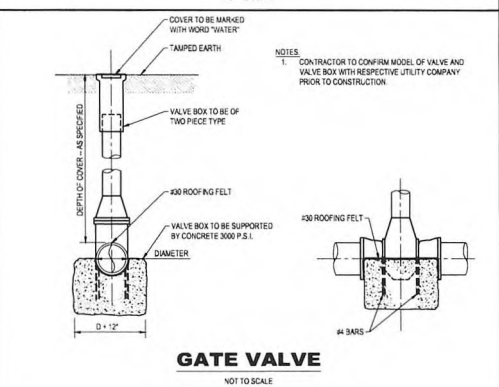
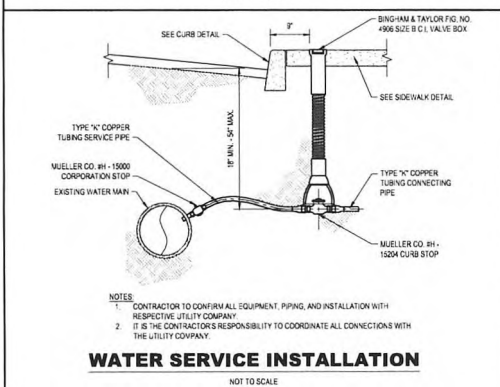
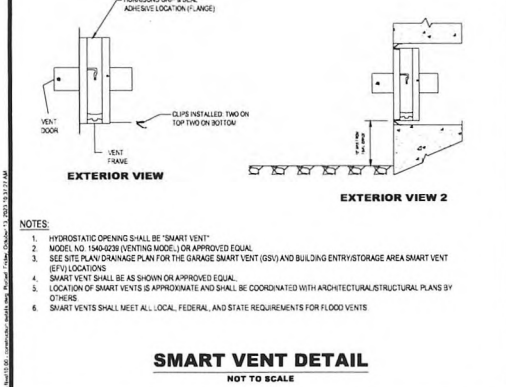
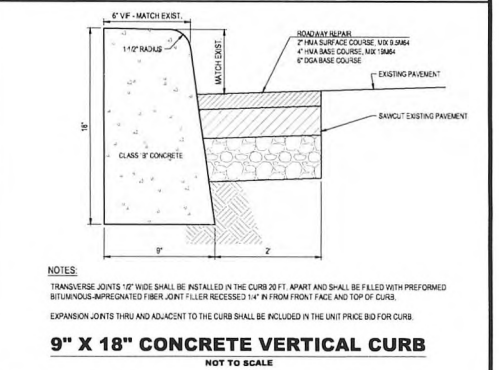
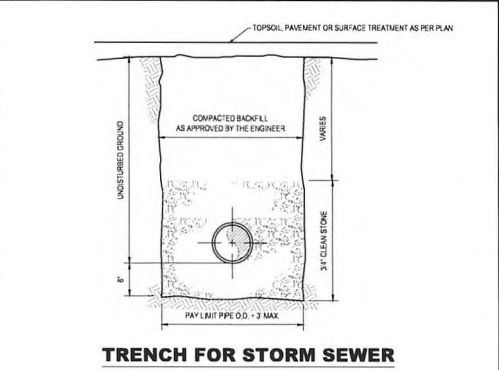
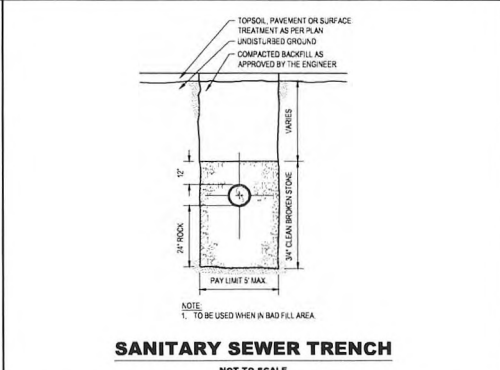
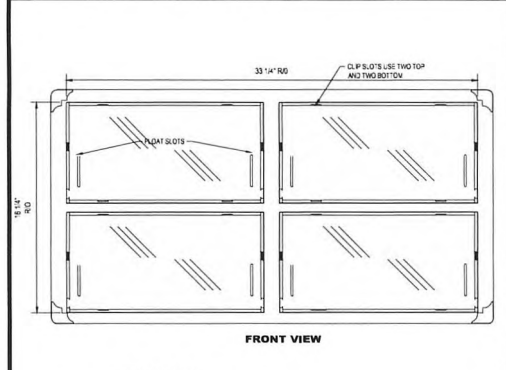
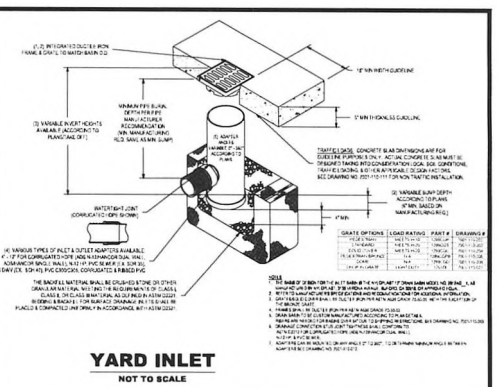
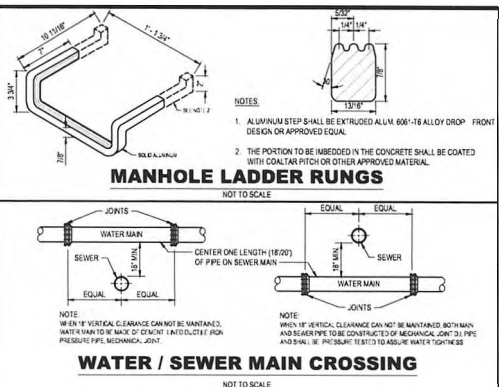
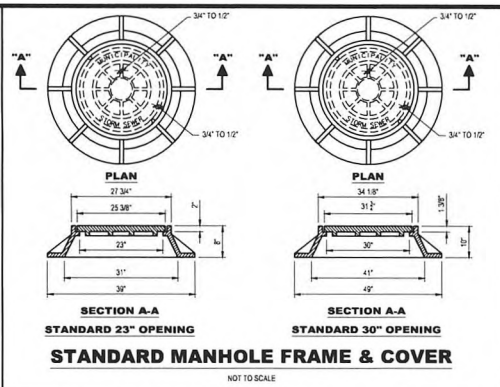
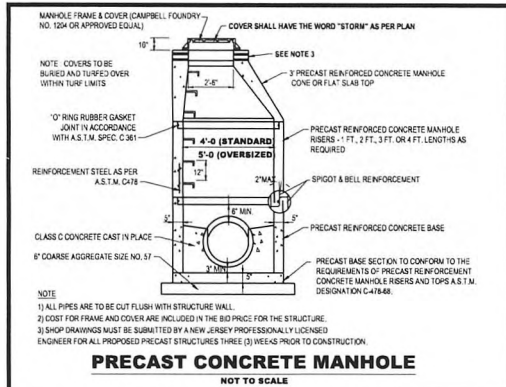
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8.00

GENERAL NOTES

- ALL POSTS SHALL BE OF SUFFICIENT LENGTH TO MEET THE REQUIREMENTS FOR SECTION AS STATED IN THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND AS INDICATED BELOW.
- ALL SMALL SIGN SUPPORTS SHALL BE OF THE BREAKAWAY TYPE WITH PROTECTION OF THOSE INSTALLED BEHIND GLIDE RAIL OR OTHER ROADSIDE BARRIER.
- ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH ASTM A123.
- ALL STEEL U-POST SIGN SUPPORTS MUST BE INSTALLED ACROSS THE PREDOMINANT TRAFFIC FLOW. A MOUNTING BRACKET SHOULD BE USED ON SIDE MOUNTED SIGNS SUCH AS ONE WAY SIGNS INSTALLED IN MEDIANS.
- SIGN PANELS SHALL BE DETACHABLE POST TYPE AND NUMBER AS SHOWN ON THIS DETAIL.
- SIGNS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT, BUT SHALL ENGAGE ALL THREADS IN THE NUT.
- WHEN SIGNS ARE INSTALLED ON SLOPES 10:1 V OR FLATTER, THE MINIMUM VERTICAL CLEARANCE REQUIREMENTS FOR SIGNS ARE:
 - FOR SINGLE POST INSTALLATIONS, THE MINIMUM DISTANCE BETWEEN THE EDGE OF THE PAVEMENT AND THE BOTTOM OF ANY PANEL MUST BE 7 FEET, AND THE MINIMUM DISTANCE FROM EDGE OF PAVEMENT TO THE TOP OF ANY SIGN PANEL MUST BE 5 FEET.
 - FOR MULTIPLE POST INSTALLATIONS, THE MINIMUM DISTANCE BETWEEN THE EDGE OF THE PAVEMENT AND THE BOTTOM OF A MAIN SIGN PANEL MUST BE 7 FEET.
 - SECONDARY SIGN PANELS (AND SERVICE HIGHWAYS), THE MINIMUM DISTANCE BETWEEN THE EDGE OF THE PAVEMENT AND THE BOTTOM OF A SECONDARY SIGN PANEL IS 6 FEET.
 - SECONDARY SIGN PANELS (INTERSTATE AND FREEWAYS), THE BOTTOM OF THE MAIN SIGN SHALL BE A MINIMUM OF 7 FEET AND THE SECONDARY SIGN PANEL A MINIMUM OF 3 FEET ABOVE THE EDGE OF PAVEMENT.
- WHEN GRADING OF 10:1 V OR FLATTER CANNOT BE OBTAINED, OR WHEN CLIMB OR BEHIND IS GREATER THAN 10:1, THE MINIMUM VERTICAL CLEARANCE WILL BE MEASURED FROM THE GROUND LINE TO THE BOTTOM OF THE SIGN.
- THE HORIZONTAL OFFSET FROM EDGE OF PAVEMENT TO EDGE OF SIGN IS DERIVED FROM SECTION D-10 OF THE 10:1 V OR FLATTER.
 - FOR UNBARRICADED AREAS, IN AREAS WHERE LATERAL OFFSETS ARE LIMITED, A MINIMUM LATERAL OFFSET OF 7 FEET IS DESIRABLE. A MINIMUM OFFSET OF 1 FOOT FROM THE FACE OF THE CURB MAY BE USED IN AREAS WHERE THE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
 - FOR RURAL INSTALLATIONS, A 4 FEET MINIMUM DESIRABLE FROM EDGE OF SHOULDER, BUT 12 FEET MINIMUM DESIRABLE FROM EDGE OF TRAFFIC OR ADJUTORY LANE.
 - FOR INTERSTATE AND FREEWAY INSTALLATIONS, 8 FEET MINIMUM DESIRABLE FROM EDGE OF SHOULDER, BUT NOT LESS THAN 12 FEET FROM THE EDGE OF 10:1 V OR FLATTER ADJUTORY LANE.
 - FOR RAMP INSTALLATIONS, 8 FEET MINIMUM FROM EDGE OF ROAD.
 - WHERE BEHIND GUIDE RAIL, 4 FEET MINIMUM FROM BACK OF BEAM GUIDE RAIL ELEMENT TO SIGN POST.
- PURMANENT SIGN SUPPORTS SHOULD NOT BE INSTALLED ON SLOPES GREATER THAN 10:1 V, EXCEPT WHERE GRADING OF 10:1 V CANNOT BE OBTAINED OR THE SIGN SUPPORTS WILL BE BEHIND A TRAFFIC BARRIER. THE SLOPE SHALL EXTEND A MINIMUM OF 3 FEET FROM THE OUTSIDE EDGE OF SIGN (SEE GRADING DETAIL FOR SLOPE TREATMENT).
- EXTENDED ALUMINUM SIGN PANELS ARE NOT PERMITTED FOR USE WITH STEEL U-POST SIGN SUPPORTS.
- STEEL U-POST SIGN SUPPORTS SHALL NOT BE PLACED IN FRONT OF GUIDE RAIL AND THE POSTS MUST NOT STRIKE GUIDE RAIL.
- TO EXTEND THE HEIGHT OF A SIGN POST, A MINIMUM OF ONE SPLICE MUST BE MADE AND MUST BE A MINIMUM OF 7 FEET FROM THE GROUNDLINE TO CENTER LINE OF SPLICE.

PANEL SIZE (H x W)	# OF POSTS	POST SIZE (L x B x T)
18" x 18"	1	2 1/2
18" x 24"	1	2 1/2
24" x 24"	1	2 1/2
24" x 36"	1	2 1/2
36" x 36"	1	2 1/2
36" x 48"	1	2 1/2
48" x 48"	2	2 1/2
48" x 60"	2	2 1/2
60" x 36"	2	2 1/2
60" x 48"	2	2 1/2
60" x 60"	2	2 1/2
60" x 72"	2	2 1/2
72" x 48"	2	2 1/2
72" x 60"	2	2 1/2
72" x 72"	2	2 1/2
72" x 84"	2	2 1/2
84" x 48"	2	2 1/2
84" x 60"	2	2 1/2
84" x 72"	2	2 1/2
84" x 84"	2	2 1/2
84" x 96"	2	2 1/2
96" x 48"	2	2 1/2
96" x 60"	2	2 1/2
96" x 72"	2	2 1/2
96" x 84"	2	2 1/2
96" x 96"	2	2 1/2
96" x 108"	2	2 1/2
108" x 48"	2	2 1/2
108" x 60"	2	2 1/2
108" x 72"	2	2 1/2
108" x 84"	2	2 1/2
108" x 96"	2	2 1/2
108" x 108"	2	2 1/2
108" x 120"	2	2 1/2
120" x 48"	2	2 1/2
120" x 60"	2	2 1/2
120" x 72"	2	2 1/2
120" x 84"	2	2 1/2
120" x 96"	2	2 1/2
120" x 108"	2	2 1/2
120" x 120"	2	2 1/2
120" x 132"	2	2 1/2
132" x 48"	2	2 1/2
132" x 60"	2	2 1/2
132" x 72"	2	2 1/2
132" x 84"	2	2 1/2
132" x 96"	2	2 1/2
132" x 108"	2	2 1/2
132" x 120"	2	2 1/2
132" x 132"	2	2 1/2
132" x 144"	2	2 1/2
144" x 48"	2	2 1/2
144" x 60"	2	2 1/2
144" x 72"	2	2 1/2
144" x 84"	2	2 1/2
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144" x 108"	2	2 1/2
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144" x 156"	2	2 1/2
156" x 48"	2	2 1/2
156" x 60"	2	2 1/2
156" x 72"	2	2 1/2
156" x 84"	2	2 1/2
156" x 96"	2	2 1/2
156" x 108"	2	2 1/2
156" x 120"	2	2 1/2
156" x 132"	2	2 1/2
156" x 144"	2	2 1/2
156" x 156"	2	2 1/2
156" x 168"	2	2 1/2
168" x 48"	2	2 1/2
168" x 60"	2	2 1/2
168" x 72"	2	2 1/2
168" x 84"	2	2 1/2
168" x 96"	2	2 1/2
168" x 108"	2	2 1/2
168" x 120"	2	2 1/2
168" x 132"	2	2 1/2
168" x 144"	2	2 1/2
168" x 156"	2	2 1/2
168" x 168"	2	2 1/2
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180" x 72"	2	2 1/2
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192" x 60"	2	2 1/2
192" x 72"	2	2 1/2
192" x 84"	2	2 1/2
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204" x 204"	2	2 1/2
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324" x 108"	2	2 1/2
324" x 120"	2	2 1/2



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CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24/GA/782709

NO.	DATE	REVISIONS	DESIGNER	CHECKER
1	01/11/23	AS SHOWN	DAVID J. JUNEKSKI, P.E., P.P.	JOHN J. DUNLEA, P.E.

DAVID J. JUNEKSKI, P.E., P.P.
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PROFESSIONAL PLANNER
N.J. LICENSE NO. 1954

JOHN J. DUNLEA, P.E.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 14048

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TEL: 201-884-4805
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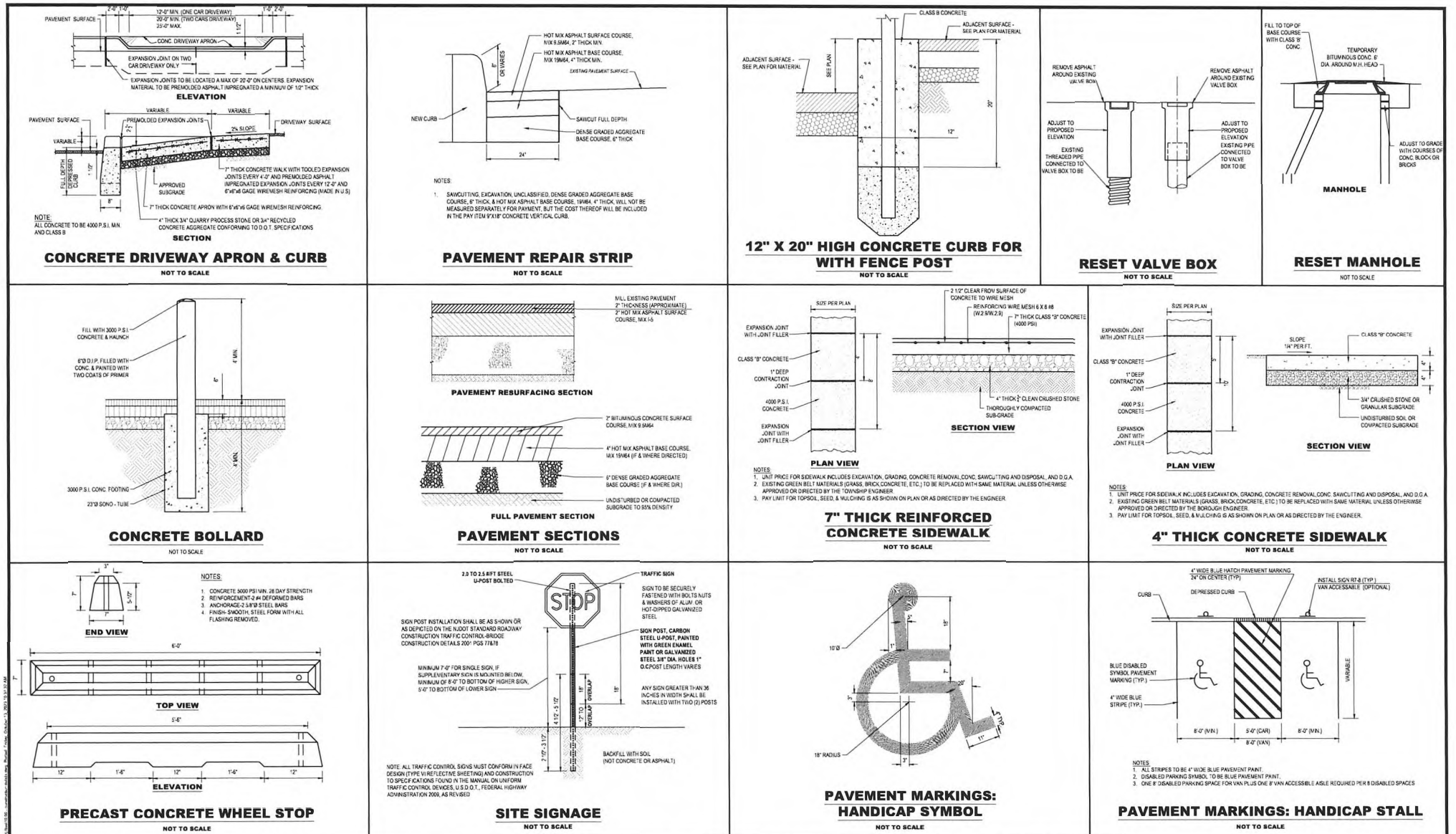
MICHAEL J. NEGLIA, P.E., P.L.S., P.P.
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N.J. LICENSE NO. 38954
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 38954
PROFESSIONAL PLANNER
N.J. LICENSE NO. 336,909/6905

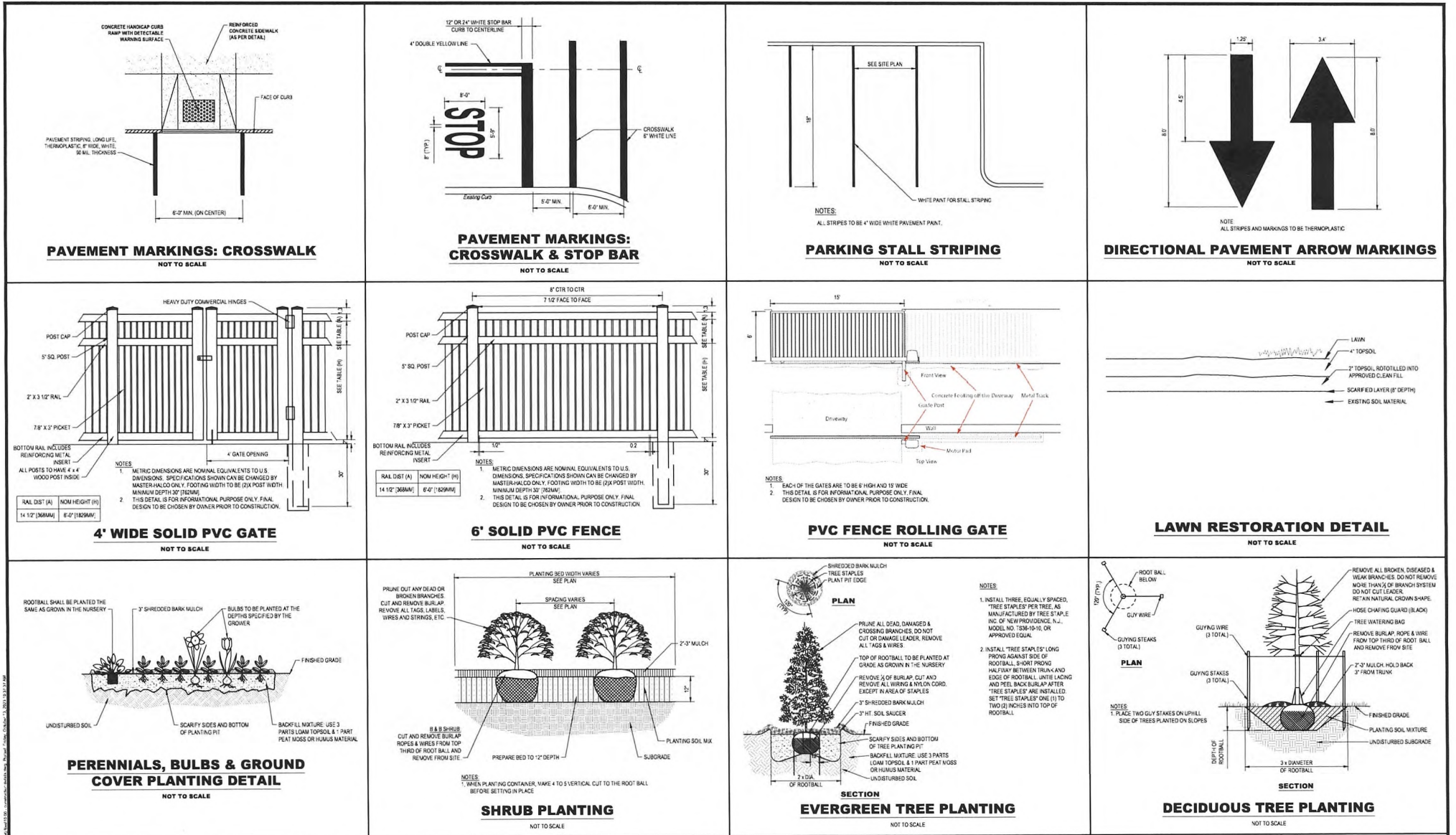
CONSTRUCTION DETAILS II
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

DRAWN BY: J.D.J. DATE: 01/11/23
DISCUSS BY: J.D.J. DATE: 01/11/23
CHECKED BY: J.D.J. DATE: 01/11/23
DESIGNED BY: J.D.J. DATE: 01/11/23

PROJECT NO: BLDFPRV22,010
SCALE: 1"=1'-0"

10.01





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REVISIONS										DAVID JUZMERKI, P.E., P.P.										JOHN J. DUNLEA, P.E.										NEGLIA ENGINEERING ASSOCIATES										CONSTRUCTION DETAILS IV									
NO. DATE										PROFESSIONAL ENGINEER										PROFESSIONAL ENGINEER										34 PARK AVENUE										PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT									
										N.J. LICENSE NO. 40151										N.J. LICENSE NO. 14109										TEL: 201-239-6505										78 LOCUST AVENUE (BLOCK 129 - LOT 70)									
										PROFESSIONAL PLANNER																				FAX: 201-239-2846										TOWNSHIP OF BLOOMFIELD									
										N.J. LICENSE NO. 10164																				E-MAIL: NE@NEGLIAENGINEERING.COM										ESSEX COUNTY									
																														MICHAEL J. NEGLIA, P.E., P.L.S., P.P.										NEW JERSEY									
										PROFESSIONAL ENGINEER										PROFESSIONAL LAND SURVEYOR																													
										N.J. LICENSE NO. 38064										N.J. LICENSE NO. 38064																													



Gardco PureForm LED wall sconce PWF is a sleek, modern wall sconce. It features a minimalist design with a curved, sculptural form. The sconce is made of high-quality materials and is designed to provide soft, ambient lighting. It is available in multiple finishes and colors to match your decor.

Color	Finish	Material	Dimensions (H x W x D)	Weight	Light Output (lm)	Beam Angle	Color Temp (K)	Dimming	Notes
White	Matte	Aluminum	6.5" x 4.5" x 3.5"	1.2 lbs	1200	120°	3000K	Yes	
Black	Matte	Aluminum	6.5" x 4.5" x 3.5"	1.2 lbs	1200	120°	3000K	Yes	
Gold	Brushed	Aluminum	6.5" x 4.5" x 3.5"	1.2 lbs	1200	120°	3000K	Yes	
Silver	Brushed	Aluminum	6.5" x 4.5" x 3.5"	1.2 lbs	1200	120°	3000K	Yes	



NOTES
1. THIS DETAIL IS FOR INFORMATIONAL PURPOSE ONLY. FINAL FINISH AND STYLE WILL BE CHOSEN BY OWNER PRIOR TO CONSTRUCTION.

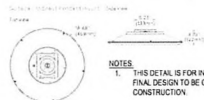
WALL-MOUNTED LIGHT FIXTURE DETAIL (A)

NOT TO SCALE



Gardco Surface SYPO is a long, low-profile surface light fixture. It is designed for use in garages, canopies, and other areas where a wide, even light distribution is needed. The fixture features dimmable optics and is available in multiple finishes.

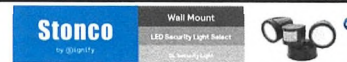
Color	Finish	Material	Dimensions (L x W x H)	Weight	Light Output (lm)	Beam Angle	Color Temp (K)	Dimming	Notes
White	Matte	Aluminum	24" x 6" x 2"	2.5 lbs	2400	120°	3000K	Yes	
Black	Matte	Aluminum	24" x 6" x 2"	2.5 lbs	2400	120°	3000K	Yes	
Gold	Brushed	Aluminum	24" x 6" x 2"	2.5 lbs	2400	120°	3000K	Yes	
Silver	Brushed	Aluminum	24" x 6" x 2"	2.5 lbs	2400	120°	3000K	Yes	



NOTES
1. THIS DETAIL IS FOR INFORMATIONAL PURPOSE ONLY. FINAL DESIGN TO BE CHOSEN BY OWNER PRIOR TO CONSTRUCTION.

GARAGE CEILING LIGHT FIXTURE DETAIL (B)

NOT TO SCALE

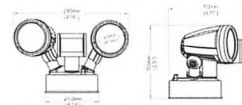


Stonco LED Security Light Select is a wall-mounted security light fixture. It features a modern, industrial design with a adjustable arm and lens. The fixture is made of high-quality materials and is designed to provide bright, focused lighting for security purposes.

Color	Finish	Material	Dimensions (H x W x D)	Weight	Light Output (lm)	Beam Angle	Color Temp (K)	Dimming	Notes
White	Matte	Aluminum	8" x 6" x 4"	1.5 lbs	1800	120°	3000K	Yes	
Black	Matte	Aluminum	8" x 6" x 4"	1.5 lbs	1800	120°	3000K	Yes	

Product Specifications
Material: Aluminum
Finish: Matte
Dimensions: 8" H x 6" W x 4" D
Weight: 1.5 lbs
Light Output: 1800 lm
Beam Angle: 120°
Color Temp: 3000K
Dimming: Yes

NOTES
1. THIS DETAIL IS FOR INFORMATIONAL PURPOSE ONLY. FINAL FINISH AND STYLE WILL BE CHOSEN BY OWNER PRIOR TO CONSTRUCTION.



SECURITY LIGHT FIXTURE DETAIL (C)

NOT TO SCALE



Gardco OptiForm OFF-ROAD is a site and area lighting fixture. It features a wide, adjustable beam and a durable, weather-resistant design. The fixture is made of high-quality materials and is designed to provide bright, even lighting for large areas.

Color	Finish	Material	Dimensions (L x W x H)	Weight	Light Output (lm)	Beam Angle	Color Temp (K)	Dimming	Notes
White	Matte	Aluminum	12" x 12" x 6"	3.0 lbs	3600	120°	3000K	Yes	
Black	Matte	Aluminum	12" x 12" x 6"	3.0 lbs	3600	120°	3000K	Yes	

Product Specifications
Material: Aluminum
Finish: Matte
Dimensions: 12" L x 12" W x 6" H
Weight: 3.0 lbs
Light Output: 3600 lm
Beam Angle: 120°
Color Temp: 3000K
Dimming: Yes

NOTES
1. THIS DETAIL IS FOR INFORMATIONAL PURPOSE ONLY. FINAL FINISH AND STYLE WILL BE CHOSEN BY OWNER PRIOR TO CONSTRUCTION.



POLE-MOUNTED LIGHT FIXTURE DETAIL (D)

NOT TO SCALE

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NO.	DATE	REVISIONS	BY	CHKD BY
1	10/10	ISSUED FOR PERMIT	DAVID	DAVID



DAVID JUZMESKI, P.E., P.P.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 38501
PROFESSIONAL PLANNER
N.J. LICENSE NO. 3154

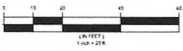
JOHN J. DUNLEA, P.E.
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N.J. LICENSE NO. 38954
PROFESSIONAL PLANNER
N.J. LICENSE NO. 3310099909

CONSTRUCTION DETAILS IV
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY
DRAWN BY: JJJ, JJJ
CHECKED BY: JJJ, JJJ
DESIGNED BY: JJJ, JJJ, JJJ
REVISIONS: 1
PROJECT NO: BLFDRPV22.010
SECTION: 10.04
DATE: 10/10/2023



GRAPHIC SCALE

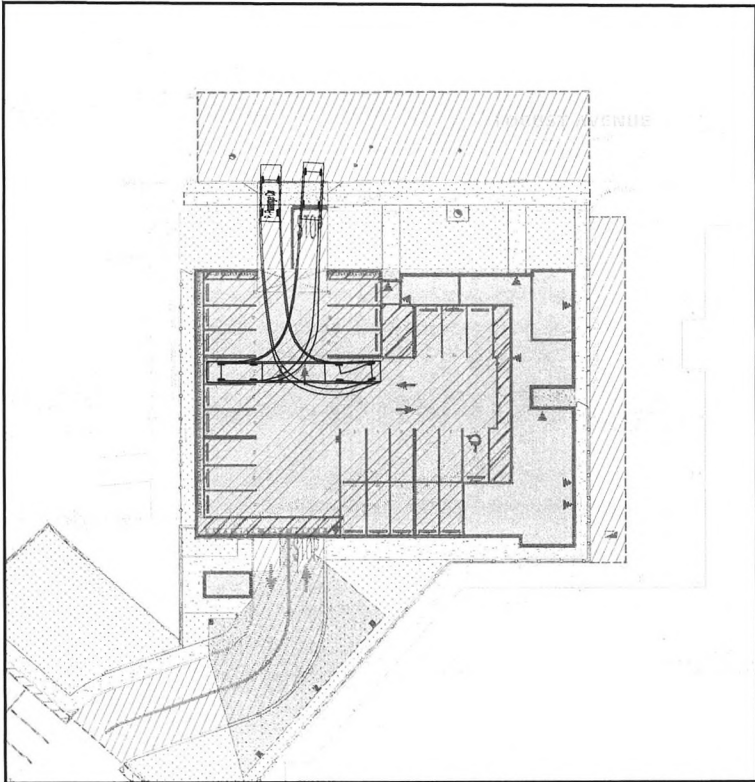


APPLICANT

VERNON CONSTRUCTION + DEVELOPMENT
400 LOCUST AVENUE, 17TH FLOOR
NEW YORK, NY 10018

OWNER

KANVAS GROUP INC. - KANVAS REALTY, LLC
400 PARK AVENUE
EAST NEWARK, NJ 07020

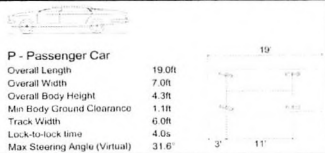


GROUND FLOOR

GENERAL NOTES

- EXISTING CONDITIONS ARE AS PER THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 78-48 LOCUST AVENUE, BLOCK 129 - LOT 70, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NJ," PREPARED BY NEGLIA GROUP, DATED APRIL 11, 2022.
- NEGLIA GROUP CIVIL SITE PLAN HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW PURPOSES ONLY. THIS PLAN SHEET SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR FOR DIGITAL STAKEOUT UNTIL ALL NECESSARY APPROVALS HAVE BEEN OBTAINED BY THE APPLICANT. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED BY THE APPLICANT, AND THE NEGLIA GROUP CIVIL SITE PLAN SET IS MARKED "ISSUED FOR CONSTRUCTION."
- DEMOLITION WORK SHALL INCLUDE ITEMS DENOTED WITHIN THESE PLANS AND ANY ADDITIONAL DEMOLITION WORK NECESSARY FOR PROPOSED SITE WORK AS DEPICTED ON THE SITE PLAN DRAWINGS.
- BUILDING FOOTPRINT / LAYOUT AS PER ARCHITECTURAL CAD FILE PREPARED BY AUGUSTIN PEYTHONOV, AIA, LEED AP (BD+C) OF AB DESIGN ATLANTIC, INC., PROVIDED ELECTRONICALLY ON SEPTEMBER 21, 2023.

PASSENGER CAR PROFILE



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REVISIONS		DATE	BY	DESCRIPTION
1	01	01/01/2023	DAVID JUZMESKI	ISSUED FOR CONSTRUCTION



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PROFESSIONAL ENGINEER
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PROFESSIONAL PLANNER
N.J. LICENSE NO. 8184

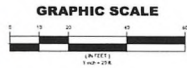


JOHN J. DUNLEA, P.E.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 14059

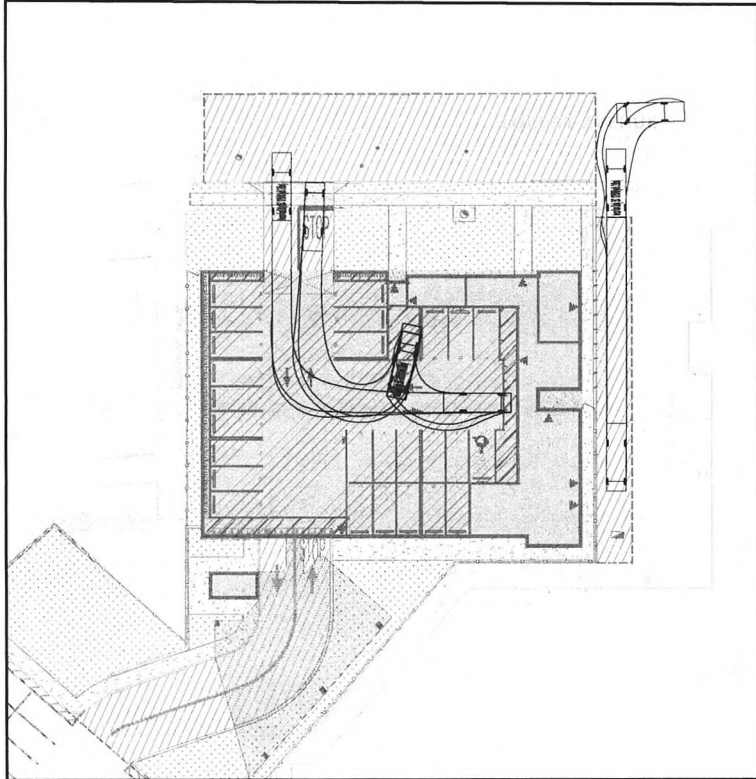


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N.J. LICENSE NO. 38604
PROFESSIONAL PLANNER
N.J. LICENSE NO. 100566003

PASSENGER CAR TURNING TEMPLATE PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT 78 LOCUST AVENUE (BLOCK 129 - LOT 70) TOWNSHIP OF BLOOMFIELD ESSEX COUNTY NEW JERSEY			
DATE: 01/01/2023	SCALE: 1"=10'	PROJECT NO: BLFDPV22.010	11.00
DESIGNED BY: JED/JED/LAA	SCALE: 1"=10'	PROJECT NO: BLFDPV22.010	11.00
PERFORMED BY: JED/JED/LAA	SCALE: 1"=10'	PROJECT NO: BLFDPV22.010	11.00



APPLICANT	OWNER
VERION CONSTRUCTION + DEVELOPMENT 380 EIGHTH AVENUE, 17TH FLOOR NEW YORK, NY 10018	DANIS GOLETS - GOLETS REALTY, LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07023

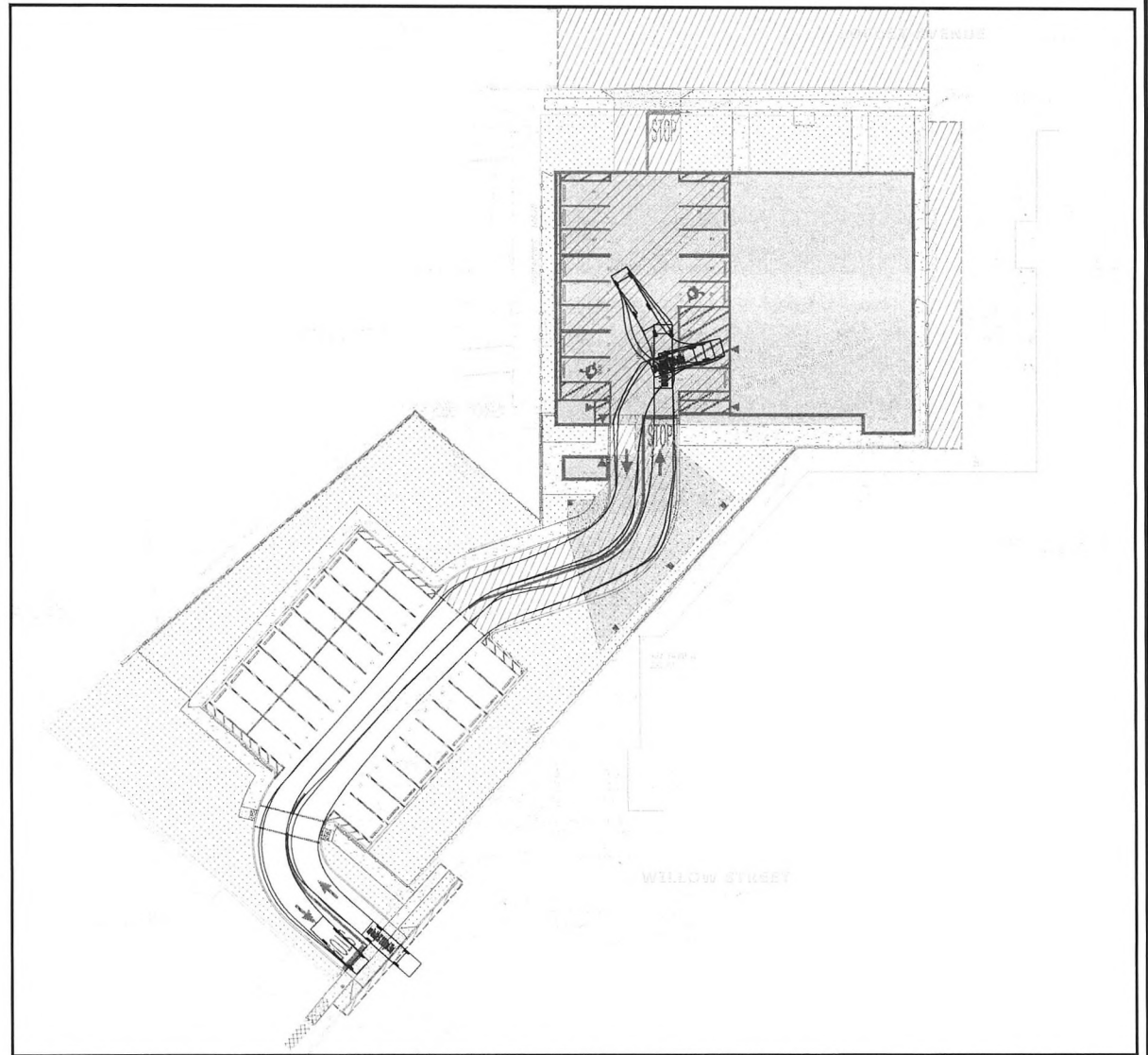
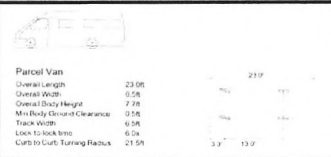


GROUND FLOOR

GENERAL NOTES

- EXISTING CONDITIONS ARE AS PER THE PLAN ENTITLED "BOUNDARY" AND TOPOGRAPHIC SURVEY, 78-8 LOCUST AVENUE, BLOCK 129 - LOT 70, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NJ, PREPARED BY NEGLIA GROUP, DATED APRIL 11, 2022.
- NEGLIA GROUP CIVIL SITE PLAN HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW PURPOSES ONLY. THIS PLAN SHEET SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR FOR DIGITAL STAMPEOUT UNTIL ALL NECESSARY APPROVALS HAVE BEEN OBTAINED BY THE APPLICANT. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED BY THE APPLICANT, AND THE NEGLIA GROUP CIVIL SITE PLAN SET IS MARKED "ISSUED FOR CONSTRUCTION."
- DEMOLITION WORK SHALL INCLUDE ITEMS DENOTED WITHIN THESE PLANS AND ANY ADDITIONAL DEMOLITION WORK NECESSARY FOR PROPOSED SITE WORK AS DEPICTED ON THE SITE PLAN DRAWINGS.
- BUILDING FOOTPRINT / LAYOUT AS PER ARCHITECTURAL CAD FILE PREPARED BY AUGUSTIN PLYTOCHNY, AIA, LEED AP (BD+C) OF AB DESIGN STUDIO, INC., PROVIDED ELECTRONICALLY ON SEPTEMBER 21, 2023.

PARCEL VAN PROFILE



FIRST FLOOR

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CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA2782700



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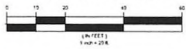
MICHAEL J. NEGLIA, P.E., P.L.S., P.P.
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PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 30654
PROFESSIONAL PLANNER
N.J. LICENSE NO. 33,005,990(0)

PARCEL VAN TURNING TEMPLATE
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

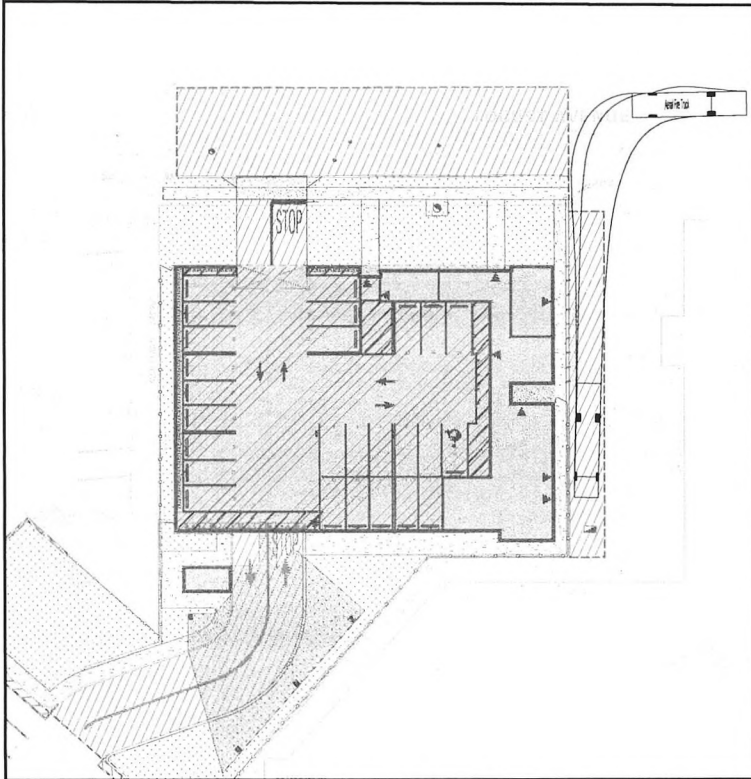
DRAWN BY: JTL/JLM	CHECKED BY: C/JLM	PROJECT NO:	BLFDPV22.010	SHEET NO:	11.01
DESIGNED BY: JTL/JLM	SCALE:	DATE:			
DATE: 09/21/23					



GRAPHIC SCALE



APPLICANT	OWNER
VERNON CONSTRUCTION - DEVELOPMENT 580 EIGHTH AVENUE, 17TH FLOOR NEW YORK, NY 10018	DAVIDS DOLEMS - DOLEMS REALTY, LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07028

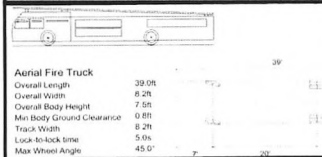


GROUND FLOOR

GENERAL NOTES

- EXISTING CONDITIONS ARE AS PER THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 78-88 LOCUST AVENUE, BLOCK 129 - LOT 70, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NJ," PREPARED BY NEGLIA GROUP, DATED APRIL 11, 2022.
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FIRE TRUCK PROFILE



Aerial Fire Truck
Overall Length 29.0ft
Overall Width 6.2ft
Overall Body Height 7.5ft
Min. Body Ground Clearance 0.8ft
Track Width 8.2ft
Lock-to-lock time 5.0ft
Max. Wheel Angle 45.0°

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CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:9-56) 240A27827000

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHKD BY



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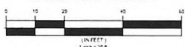
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FIRE TRUCK TURNING TEMPLATE
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

DESIGNED BY: J.J. NEGLIA	CHECKED BY: J.J. NEGLIA	PROJECT NO:	DRAWING NO:
PLANNED BY: J.J. NEGLIA	SCALE: 1/4" = 1'-0"	BLFDPV22.010	11.02
DATE: 11/02/23	DATE: 11/02/23	DATE: 11/02/23	DATE: 11/02/23



GRAPHIC SCALE



PLAN LEGEND:

SYMBOL	SYMBOL	SYMBOL
584'33"E	UTILITY CALL	DEED CALL
INETS	INETS	SIGNS
TREES	UTILITY POI	LIGHT POLE
SHRUB	WATER POLE	WATER VALVE
ROOF DRAIN	GAS VALVE	CLEAN-OUT
DEPRESSED CURB	UNKNOWN VALVE	LANDSCAPED AREA
DEPRESSED APRON	CHAIN LINK FENCE	FINISHED FLOOR(S)
EDGE OF PAVEMENT	SAINTARY SEWER LINE	STORM SEWER LINE
FIRE HYDRANT	TELEPHONE MANSION	WATER MANSION
HANDICAPPED SPACE	OVERHEAD WIRE	UNKNOWN CONNECTION
ELECTRIC MANSION	UNKNOWN CONNECTION	ELECTRIC METER
FIBER OPTIC MANSION		
GAS MANSION		
OVERHEAD WIRE		
UNKNOWN CONNECTION		

NEW JERSEY CERTIFICATION:

I CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF NEW JERSEY, AND THAT THIS MAP OR PLAN IS A RESULT OF A FIELD SURVEY COMPLETED ON FEBRUARY 23, 2022 AND MARCH 24, 2022 UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF ENGINEERS AND LAND SURVEYORS. I DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE. THE PROPERTY LINES SHOWN HEREON REPRESENT, UNLESS OTHERWISE NOTED, THE LINES DESCRIBED IN THE RECORD DOCUMENTS REFERENCED HEREON.

SURVEY NOTES:

1. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE INDIVIDUAL(S) IN THE TITLE AND/OR THE CERTIFICATION. THE UNDERSIGNED WILL NOT BE RESPONSIBLE OR ASSUME ANY LIABILITY FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, SURVEY ADJUSTMENT, REUSE OF THE PROPERTY OR ASSIGNMENT OF THE SURVEY TO ANY PERSON NOT SO NAMED.
2. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE SUBJECT LAND OR ADJOINING LANDS AND/OR EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORD.
3. UNDERGROUND UTILITIES IF DETECTED ARE BASED ON VISIBLE EVIDENCE. THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED TO VERIFY THE PRESENCE OR ABSENCE OF UTILITIES.
4. WETLANDS ARE NOT DEPICTED. THE LACK OF WETLANDS INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. SITE REVIEW AND DELINEATION BY A QUALIFIED PROFESSIONAL IS REQUIRED TO VERIFY THE PRESENCE OR ABSENCE OF WETLANDS.
5. TOXIC WASTES ARE NOT DEPICTED. THE LACK OF TOXIC WASTE INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. SITE REVIEW FOR THE SAME SHOULD BE PURSUED AND APART FROM THIS SURVEY.
6. THIS SURVEY HAS BEEN PREPARED BASED ON A TITLE COMMITMENT FILE NO. NCS-106165-04 PREPARED FOR FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2015.
7. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.H. 16, S.3-A, 65-9-36.3 AND N.J.A.C. 13-45-5.10.
8. FEMA DATA - EFFECTIVE DOCUMENTS: IN ACCORDANCE WITH A CERTAIN MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 112 OF 200, MAP NUMBER 140103113G, WITH AN EFFECTIVE DATE OF APRIL 23, 2020, THE SUBJECT PARCEL LIES FULLY WITHIN ZONE AL BASE FLOOD ELEVATION (INVO1988) IS ELEV. (121.9) IN ACCORDANCE CROSS SECTION SHOWN ON FIRM.
9. FENCES & WALLS HAVE BEEN LOCATED AT THE BOTTOM OF THE STRUCTURE, AT THE TIME OF FIELD SURVEY.
10. THE MERIDIAN OF THIS SURVEY IS BASED ON THE NEW JERSEY PLANE COORDINATE SYSTEM NAD83(2011) AS ESTABLISHED USING GPS METHODS AND THE SHANTINET NETWORK.
11. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) AS ESTABLISHED USING GPS METHODS AND THE SHANTINET NETWORK.

REFERENCES:

1. LOT 1 AND BLOCK NUMBERS SHOWN HEREON REFER TO THE TOWN OF BLOOMFIELD TAX MAP SHEET NO. 7 DATED JANUARY 1928 AND LAST REVISED OCTOBER 1965.
2. MAP ENTITLED "TAXPAYER'S LAND TITLE SURVEY BLOOMFIELD - NJ 78-88 LOCUST AVENUE ESSEX COUNTY, BLOOMFIELD, NJ 07003" DATED JUNE 09, 2021, LAST REVISED SEPTEMBER 03, 2022 AS PREPARED BY FIRST ORDER LLC.

NO.	DATE	REVISIONS
		DESCRIPTION
		BY
		DATE
		BY
		DATE



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N.J. LICENSE NO. 24G503721300

Gary A. Veenstra

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PROFESSIONAL PLANNER
N.J. LICENSE NO. 33L90568900

BOUNDARY & TOPOGRAPHIC SURVEY
78-88 LOCUST AVENUE
LOT 70 BLOCK 129
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

PROJECT NO.	DATE	BY	DATE
BLFDPVR22.010	10/11/22	1	1