

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) ⁽²⁾		
Minimum Lot Area	315 Attachment 1	1 Acre	4,000 sq. ft.	42,003 sq. ft. (0.96 Acres)	EXISTING NON-CONFORMING
Minimum Lot Width	315 Attachment 1	150 ft.	40 ft.	140 ft.	EXISTING NON-CONFORMING
Maximum Building Height: Average Elevation	315 Attachment 1	60 ft.	40 ft.	63.64 ft.	VARIANCE
Maximum Building Height: Flood Hazard Elevation	315 Attachment 1			61.21 ft.	VARIANCE
Maximum Floor Area Ratio	315 Attachment 1	N/A	0.5	2.52	VARIANCE
Maximum Building Coverage	315 Attachment 1	65%	25%	33%	VARIANCE
Maximum Impervious Coverage	315 Attachment 1	85%	60%	51.6%	CONFORMS
Minimum Front Yard Setback - Locust Avenue	315 Attachment 1	40 ft. ⁽³⁾	20 ft.	20 ft.	CONFORMS (R2-B)
Minimum Rear Yard Setback	315 Attachment 1	40 ft. ⁽³⁾	25 ft.	5.07 ft.	VARIANCE
Maximum Side Yard Setback	315 Attachment 1	10 ft.	6 ft.	5.00 ft.	VARIANCE
Overall Site Landscaping	Section 315-29.E	Landscaping shall be provided as part of any overall site plan design and integrated into building arrangements, topography, parking and buffering requirements. Landscaping includes trees, bushes, shrubs, ground cover, perennials, annuals, plants, sculpture, art and/or the use of building and paving materials in an imaginative manner.		The site is extensively landscaped with trees, shrubs and ground cover.	CONFORMS
Buffer Requirements	Section 315-30.C.1	Visual screens provided through landscaping shall provide a barrier on a year-round basis around the view of the area to be screened. Buffer dimensions shall be measured from property lines. No buildings, signs (other than directional signs), structures, storage of materials or parking in the buffer area.		Visual screens are provided through the use of evergreen trees along the back of property. No non-regulatory signs and structures are in the buffer area.	CONFORMS
Landscaping Requirements	Section 315-30.D.1	All areas not occupied by buildings, parking areas, patios, walkways and/or any other impervious surface shall be suitably landscaped. No landscaping shall interfere with required sight triangles.		Landscaping and grassed areas along all areas not occupied by buildings, parking, and other impervious surfaces.	CONFORMS
Tree Planting Requirements	Section 315-30.D.2	When planted pursuant to an approved application for development, deciduous trees shall have at least a two-and-one-half-inch caliper at planting, and evergreen trees shall be at least four ft. tall. All trees shall be balled and burlapped and be of specimen quality as established by the American Association of Nurserymen.		Proposed deciduous trees have two-and-one-half-inch to three-inch caliper. Proposed evergreen trees are between six to eight ft. tall.	CONFORMS
Barbed Wire / Metal Spike Fencing	Section 315-30.E.3.c	No		No	CONFORMS
Maximum Number of Fence Along Property Line	Section 315-30.E.3.d	Only one fence may be constructed along a property line and within the setback limits on each respective property, subject to any other restrictions.		A new fence is proposed along the westerly property line, between the site and Wabessing Elementary School, in addition to an existing fence on the other side of the property line, outside of the setback limit.	VARIANCE
Light Fixture Requirements	Section 315-30.F.2.a	Only shielded light fixtures shall be used. Any fixture mounted above 10 ft. shall have no more than 10% of its light distribution at a vertical angle of 80° above nadir and 2.5% at an angle of 90° above nadir.		Light fixtures are shielded. Fixture above 10 ft. have no more than 10% of its light distribution at a vertical angle of 80° above nadir and 2.5% at an angle of 90° above nadir.	CONFORMS
Illumination Levels	Section 315-30.F.2.c	Illumination levels shall not exceed those recommended in the IESNA Lighting Handbook, 8th Edition, as amended from time to time, and IESNA publication RP 6-88, Sports Lighting, as amended from time to time.		Illumination levels meet the recommended standards by IESNA.	CONFORMS
Outdoor Parking Lighting Requirements	Section 315-30.F.2.g.2	Outdoor parking facilities. Average maintained illuminances and uniformity ratios shall not exceed IESNA recommendations.		Illuminances and uniformity ratios meet the recommended standards by IESNA.	CONFORMS
Minimum Average Lighting Intensity for Sidewalks, Walkways, Stairways, and Bikeways	Section 315-30.F.2.g.3	0.2 footcandle		Minimum 0.2 footcandle in walkways and sidewalks	CONFORMS
Maximum Freestanding Light Fixture Height (ft.)	Section 315-30.F.2.g.4	The height of the principal building or 25 ft., whichever is less.		20 ft.	CONFORMS
Lighting Style / Standard	Section 315-30.F.2.g.5	The style of the light and light standards shall be consistent with the architectural style of the principal building or surrounding area.		Fixtures have been designed to be architecturally compatible with the proposed building.	CONFORMS
Floodlight Fixtures Attached to Building	Section 315-30.F.2.g.6	No		No	CONFORMS
Maximum Lighting Intensity for Property Line	Section 315-30.F.2.g.8	0.1 footcandle at grade		Maximum 9.2 footcandle	VARIANCE
Lighting Electrification	Section 315-30.F.2.g.10	All wiring shall be laid underground.		All wiring for proposed lighting to be installed underground.	CONFORMS
Off-Street Parking Landscaping	Section 315-30.O.3	A minimum of 10% of any surface parking facility shall be landscaped and shall include one shade tree for every 20 parking spaces. 31 parking spots are proposed.		Over 20% of the parking area is landscaped. 20 shade trees are proposed on site.	CONFORMS
Parking/Loading Area Buffering	Section 315-30.O.4	All parking and loading areas abutting mixed-use/residential areas shall be buffered about their periphery with landscaping and/or fencing.		A landscape buffer is provided along the property line abutting residential area.	CONFORMS
Minimum Parking Stall Dimensions	Section 315-30.O.6	9 ft. x 18 ft.		9 ft. x 18 ft.	CONFORMS
Parking Area Landscaping Location	Section 315-30.O.12.a	Landscaping shall be located at the entrance of the lots, in protected areas along walkways, center islands and at the end of bays.		Landscaping shall be located at the entrance of the lots, in protected areas along walkways, center islands and at the end of bays.	CONFORMS
Parking Area Landscaping Sight Distance Obstruction	Section 315-30.O.12.b	All landscaping in parking areas shall be carefully located so as not to obstruct sight distance.		Proposed landscaping does not obstruct sight distance.	CONFORMS
Off-Street Parking Screening	Section 315-30.O.12.c	Off-street parking areas shall be effectively screened where required by the Board by a berm, fence or wall not less than four nor more than six ft. in height, maintained in good condition; provided, however, that a screening hedge or other natural landscaping may be substituted for the required fence or wall if approved by the Board.		Fencing, walls, and natural landscaped screening is provided along the boundary of the parking area.	CONFORMS
Parking Area Curbing	Section 315-30.O.12.d	Parking areas, loading areas and driveways, except for one- or two-family residences, shall be curbed with granite block and paved.		A majority of the proposed curbing is granite block. However, due to the proposed embedded fence and bollards adjacent to the loading area, concrete curbing is required.	VARIANCE
Parking Area Drainage	Section 315-30.O.12.e	All parking areas shall be adequately drained in accordance with a drainage plan to be approved by the Township Engineer.		The drainage plan for the parking area is provided.	CONFORMS

REVIEW / PERMITTING AGENCIES

TOWNSHIP OF BLOOMFIELD CONSTRUCTION PERMIT:
 1 MUNICIPAL PLAZA, BLOOMFIELD, NJ 07003
 CONSTRUCTION DEPARTMENT:
 CONSTRUCTION OFFICIAL / BUILDING SUBCODE OFFICIAL:
 DALE DUBE, 973-680-4054, DDUBE@BLOOMFIELDTPNJ.COM

ZONING AND PLANNING:
 ZONING OFFICER / PLANNING BOARD ENGINEER / ZONING BOARD ENGINEER:
 ANTHONY MARUCCI, PE, 973-887-3066, ANTHONY@MARUCCIENGINEERING.COM
 SENIOR DEPUTY ZONING OFFICER:
 ROBERT BEESE, 973-680-4167, RBEESE@BLOOMFIELDTPNJ.COM
 PLANNING AND ZONING BOARD SECRETARY:
 AMANDA WATERS, 973-680-4012, AWATERS@BLOOMFIELDTPNJ.COM

ENGINEERING
 TOWNSHIP ENGINEER:
 PAUL LASEK, PE, 973-680-4009, PLASEK@BLOOMFIELDTPNJ.COM

HEP SOIL CONSERVATION DISTRICT PERMIT:
 80 ORCHARD STREET, BLOOMFIELD, NJ 07003
 DISTRICT MANAGER:
 JANET REKESIUS 862-333-4505 EXT. 311, INFORMATION@HEPCD.ORG

NEW JERSEY DEP:
 PO BOX 420 TRENTON, NJ 08625-0420

ZONING ORDINANCE REQUIREMENTS ⁽¹⁾ (continued)					
ITEM	ORDINANCE REF.	REQUIRED/ALLOWED		PROPOSED	STATUS
		GENERAL INDUSTRIAL (M-1) ⁽²⁾	SINGLE FAMILY (R2-B) ⁽²⁾		
Minimum Bicycle Space Requirements	Section 315-30.O.14	N/A		1 space x 44 units = 44	CONFORMS
Allowable Use	Section 315-37	Office, Warehouse, Manufacturing, Self-Storage	Single-Family, Public Parks, Two-Family	Multi-Family	VARIANCE
Maximum Fence/Wall Height (ft.)	Section 315-43.A and Section 315-43.B	A fence in excess of 18 inches in height shall require a zoning permit, except decorative split rail fences at property corners. Fences in excess of four ft. in height are permitted in the rear yard only. No fence shall exceed six ft. in height.		Fence height is 6 ft. Zoning permit required for the rear yard. A variance is required for the side yards.	REQUIRES PERMIT
Fencing Openness	Section 315-43.I	No solid fence shall be erected in any front yard. Any fence erected in a front yard shall have a minimum of 60% open construction, except chain link, rail and wire mesh fences are not permitted in any front yard. ⁽⁵⁾		There is no proposed fencing in the front yard area.	CONFORMS
Fencing Set Back	Section 315-43.K	Except for split rail fences, any fence permitted in a front yard shall be set back a minimum of 10 ft. from a front lot line. No fence shall be erected so as to hinder sight distances necessary to safely exit a driveway.		There is no proposed fencing in the front yard area.	CONFORMS
Light Trespass	Section 345-4.A and Section 345-4.B	All lighting shall be designed and installed in a manner which shall result in the direct or diffused source of illumination not being visible at any point on the property boundary at a height of three ft. or anything greater. At the property line, illumination from light fixtures shall not exceed 0.5 footcandle in a vertical plane.		Illumination does not exceed 0.5 footcandle in a vertical plane.	CONFORMS
Prohibited Lighting	Section 345-5	Exterior light globes, unshielded sources, upward pointed light sources, mercury vapor lights, off-site lighting, laser source lights, searchlights, arc lights, and pulsed or flashing lights shall be prohibited.		Prohibited lighting fixtures are not used.	CONFORMS
General Sidewalk Requirements	Section 497-28.A	All new sidewalks shall be not less than four ft. wide and shall be constructed of concrete, unless the Township Council shall direct or authorize the construction of a flag sidewalk.		Proposed sidewalks are at least 4 ft. wide and constructed of concrete.	CONFORMS
Concrete Sidewalk Requirements	Section 497-28.B	The concrete shall be not less than three inches thick when tamped solid and shall consist of not less than one part portland cement to 2 1/2 parts of sand and five parts of broken stone. The top finish shall be one-inch thick and composed of one part portland cement to two parts screened sand.		Concrete sidewalks are 4 in. thick.	CONFORMS
Concrete Driveway Requirements	Section 497-30.A	The concrete shall be not less than seven inches in depth, using Class B concrete, according to state specifications.		Proposed concrete driveways are Class B 7 in. thick.	CONFORMS
Tree Removal Requirements	Section 535-19.A	A tree shall only be removed if it is located within the building footprint of a proposed principal building, dead or poses a safety hazard, located within 20 ft. of any building, located within the area of a proposed driveway, walkway, utility line, accessory building, or any other structure, or permitted to be removed in a site plan approved pursuant to the Municipal Land Use Law.		Proposed tree removals are either located within the footprint of the proposed building, located within 20 ft. of the building, or located within the proposed landscaping area where proposed grading would be detrimental to the existing trees.	WAIVER

Notes:
 (1) Bulk requirements are as per the Township of Bloomfield Code as codified online and accessed through the Township of Bloomfield website.
 (2) Zoning map information as per Township of Bloomfield as accessed through the Township of Bloomfield website.
 (3) Double the normal requirement of 20 ft. when abutting residential zone.
 (4) "Openness" is defined as the total area of solid elements divided by the total area of fence. Translucent, transparent or clear plastic or similar materials shall be considered as solid elements.
 (5) Per Section 315-34 C (2) of the Township Ordinance in the event that a zone boundary line divides one or more lots, then the most restrictive provision shall govern.

RESIDENTIAL UNITS ~ 78 LOCUST AVENUE 78-88 LOCUST AVENUE ~ BLOCK 129, LOT 70 PARKING CALCULATIONS				
REGULATION	ORDINANCE REF.	REQUIRED	PROPOSED	STATUS
Residential	NJAC 5:21-4.14	1.8 spaces per 1-bedroom unit 1.8 spaces x 28 units ⁽¹⁾ = 50.40 spaces	71 (inclusive of 16 tandem spaces)	VARIANCE
	NJAC 5:21-4.14	2.0 spaces per 2-bedroom unit 2.0 spaces x 16 units ⁽¹⁾ = 32 spaces		
Electric Vehicle Parking	MLUL C.40.55D-66.20	Minimum 15% of the required off-street parking spaces must be Make-Ready spaces 82.40 x 15% = 12.36 spaces = 13 spaces	13 EV ready spaces	CONFORMS
	MLUL C.40.55D-66.20	Minimum 1/3 of Make-Ready spaces must have EVSE installed. Required EVSE: 13 x 1/3 = 4.33 spaces = 5 spaces	5 EVSE space ⁽²⁾	CONFORMS
	MLUL C.40.55D-66.20	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 ⁽³⁾		

Notes:
 (1) Total number of dwelling units as per architectural plans prepared by the Architect.
 (2) EVSE will be installed in the remaining Make-Ready spaces in compliance with the 3-year and 6-year requirements.
 (3) Model Statewide Municipal Electric Vehicle (EV) Ordinance: Credit for 2 Parking Spaces per Proposed EV Space. Not to Exceed 10% of the Total Required Parking Spaces.
 Credit: 82 - (82 x 10%) = 82 - 8.2 = 74 required spaces

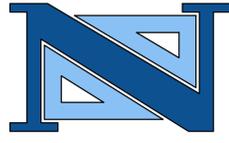
COVERAGE CALCULATIONS

EXISTING IMPERVIOUS AREA: 17,353 SF/ 41.3%
PROPOSED IMPERVIOUS AREA: 21,684.62 SF/ 51.6%

AS PER THE TOWNSHIP OF BLOOMFIELD ORDINANCE SECTION 315-6 THE DEFINITION OF IMPERVIOUS SURFACE IS "ANY MATERIAL WHICH GENERALLY REDUCES OR PREVENTS ABSORPTION OF STORMWATER INTO THE GROUND, INCLUDING BUT NOT LIMITED TO BUILDINGS, PARKING AREAS, DRIVEWAYS, SIDEWALKS, PAVING, DECKS AND PATIOS, BUT EXCLUDING OUTDOOR SWIMMING POOLS ACCESSORY TO ONE- OR TWO-FAMILY DWELLINGS. ALL REQUIRED PARKING AREAS THAT ARE PERMITTED TO REMAIN UNIMPROVED AND ALL GRAVEL AREAS SHALL BE CONSIDERED AS IMPERVIOUS SURFACES."

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REVISIONS			DRAWN	DESIGNED	CHECKED
NO.	DATE	DESCRIPTION	J.J.L./L.A.R.	J.J.L.	J.J.D.
1	02/08/2024	REVISED PER NJDEP COMMENTS AND BOARD RESUBMISSION			



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 PROFESSIONAL PLANNER
 N.J. LICENSE NO. 6154

JOHN J. DUNLEA, P.E.
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 N.J. LICENSE NO. 56308

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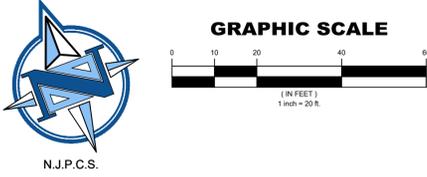
ZONING ANALYSIS
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

DRAWN BY: J.J.L./L.A.R. CHECKED BY: D.J./J.J.D. PROJECT NO.: **BLFDPRV22.010** SHEET NO.: **1.01**
 DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: N.T.S. DATE: OCTOBER 13, 2023

APPLICANT	OWNER
IOANNIS GOLEMIS 8701 CHURCHILL ROAD, APT. 1501 NORTH BERGEN, NJ 07047	GOLEMIS REALTY LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07029

CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927000

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APPLICANT	OWNER
IOANNIS GOLEMIS 8701 CHURCHILL ROAD, APT. 1501 NORTH BERGEN, NJ 07047	GOLEMIS REALTY LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07029

SITE GRADING/BACKFILL OF DEMOLITION AREA NOTES

UPON THE REMOVAL OF ANY FOUNDATIONS, WALLS, BELOW GRADE WALLS, TREE STUMPS, CONCRETE SLABS, ASPHALT, UTILITIES, PIPES, ETC., CONTRACTOR IS RESPONSIBLE FOR BACKFILLING OPEN EXCAVATIONS TO GRADES 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 NJDOT 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, CLODS, 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 95% DENSITY. BACKFILL SHALL BE CONSTRUCTED IN ACCORDANCE WITH METHODS SPECIFIED WITHIN THE NJDOT STANDARD SPECIFICATION SECTION 203. ALL DEPRESSIONS, HOLES, OPENINGS, LOW SPOTS CREATED BY SITE DEMOLITION SHALL BE REFILLED WITH APPROVED BORROW MATERIAL AND SOLIDLY COMPACTED IN LIFTS IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS AS NOTED ABOVE SO AS TO MAKE THE FINISHED GROUND SURFACE AT THESE LOCATIONS MATCH/CONFORM WITH THE ADJOINING GRADES.

DEMOLITION NOTES

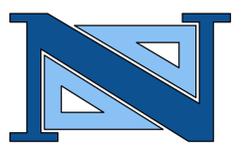
- BEFORE THE DEMOLITION WORK IS STARTED, CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL JURISDICTIONS FOR ALL PHASES AND OPERATIONS OF THE WORK.
- BURNING DEBRIS IS PROHIBITED.
- THE USE OF EXPLOSIVES IS PROHIBITED.
- PROTECT UTILITIES DURING THE WORK OF THIS SECTION.
- CONTRACTOR 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 SERVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL MUNICIPAL AND PUBLIC SERVICES CORPORATIONS.
- REMOVE AND DISPOSE OF CONCRETE AND BITUMINOUS PAVEMENT AND SIDEWALK, TREES, SHRUBS, HEDGES, BRUSH, STUMPS, ROOTS, DIRT, STONE, DEBRIS, SURPLUS MATERIALS AND RUBBISH, AS SHOWN OR OTHERWISE DIRECTED.
- REMOVE CURBS, SLABS ON GRADE, AND FENCES AS SHOWN OR DIRECTED OTHERWISE. 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.S.A. 13:1 E-1) AND IS GOVERNED BY N.J.A.C. 7:26 ET SEQ. THE CONTRACTOR SHALL DISPOSE OF THE MATERIAL 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 OR 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 1-800-242-1000 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, 78-88 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 TAKEOUT 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 PEYCHINOV, A.I.A., LEED AP (BD+C) OF AB DESIGN STUDIO, INC., PROVIDED ELECTRONICALLY ON SEPTEMBER 21, 2023.

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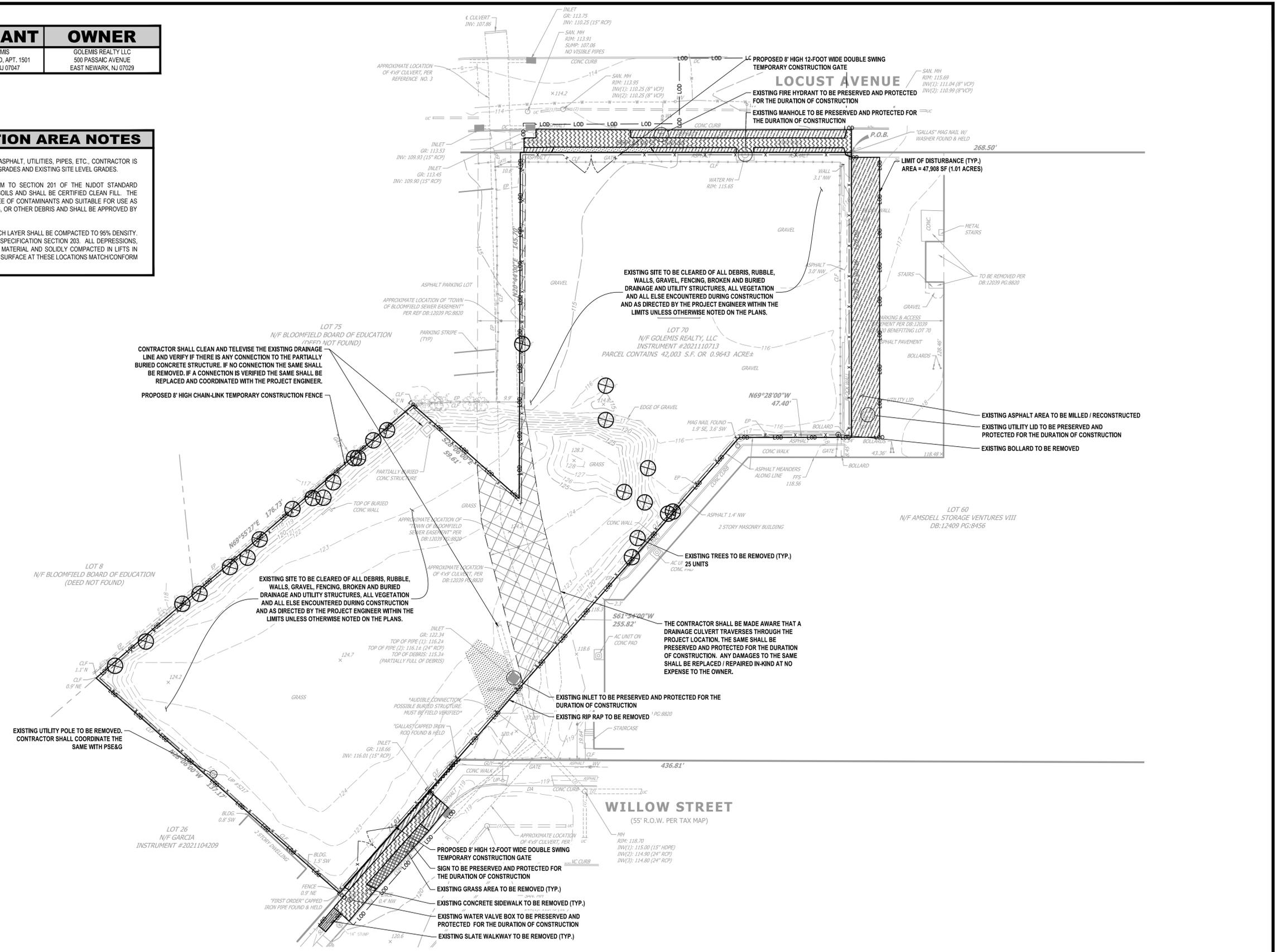
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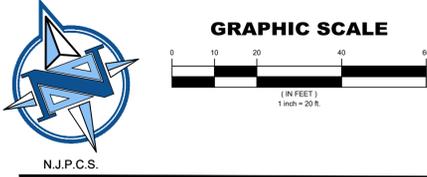
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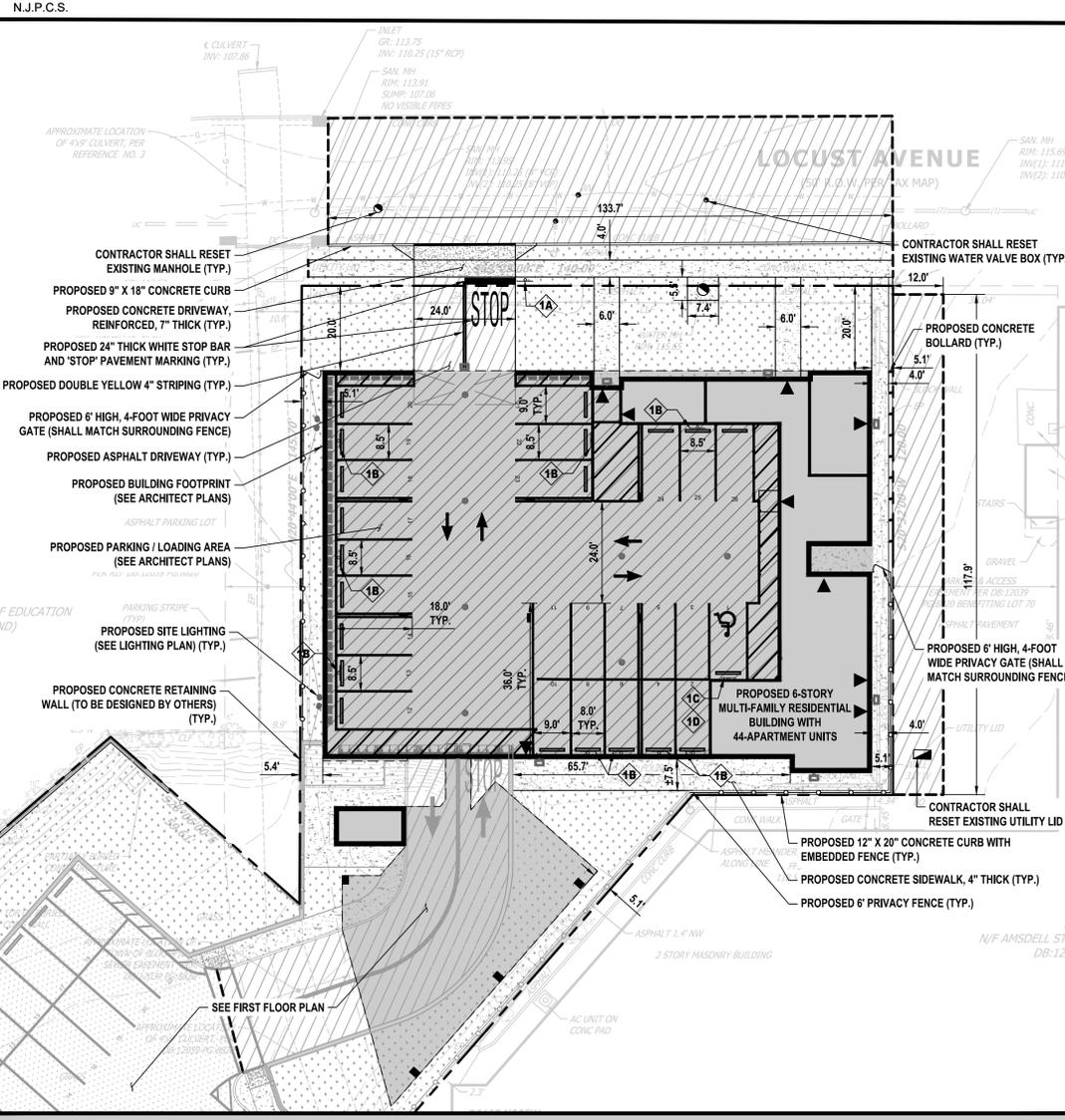
DEMOLITION PLAN
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

DESIGNED BY: J.J.L./L.A.R. CHECKED BY: D.J./J.J.D. PROJECT NO.: BLDPRV22.010 SHEET NO.: 2.00
FIELD BOOK NO.: SCALE: 1"=20' DATE: OCTOBER 13, 2023

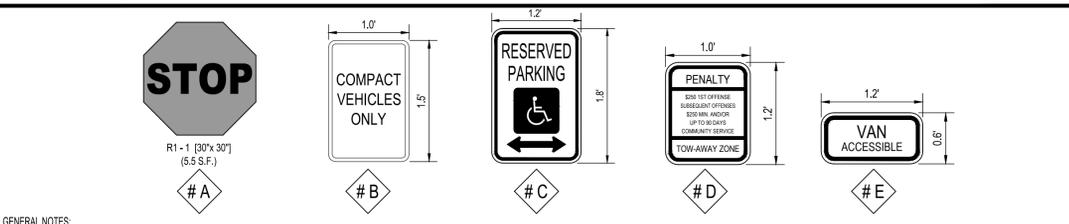




APPLICANT	OWNER
IOANNIS GOLEMIS 8701 CHURCHILL ROAD, APT. 1501 NORTH BERGEN, NJ 07047	GOLEMIS REALTY LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07029



GROUND FLOOR



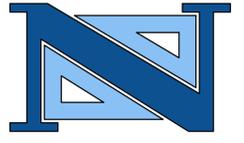
GENERAL NOTES

- DIMENSIONS, COLORS, AND DETAILS OF VARIOUS SIZE SIGNS, SHIELDS AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
- ALL SIGNS SHALL BE ASTM D 4956 TYPE III SHEETING.
- SIGNAGE TO BE APPROVED BY OWNER AND PROJECT ENGINEER PRIOR TO PURCHASE.

SIGNAGE LEGEND
NOT TO SCALE

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REVISIONS			DRAWN	DESIGNED	CHECKED
NO.	DATE	DESCRIPTION	J.L.L./L.A.R.	J.J.L.	J.J.D.
1	02/08/2024	REVISED PER NJDEP COMMENTS AND BOARD RESUBMISSION			



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N.J. LICENSE NO. 8154

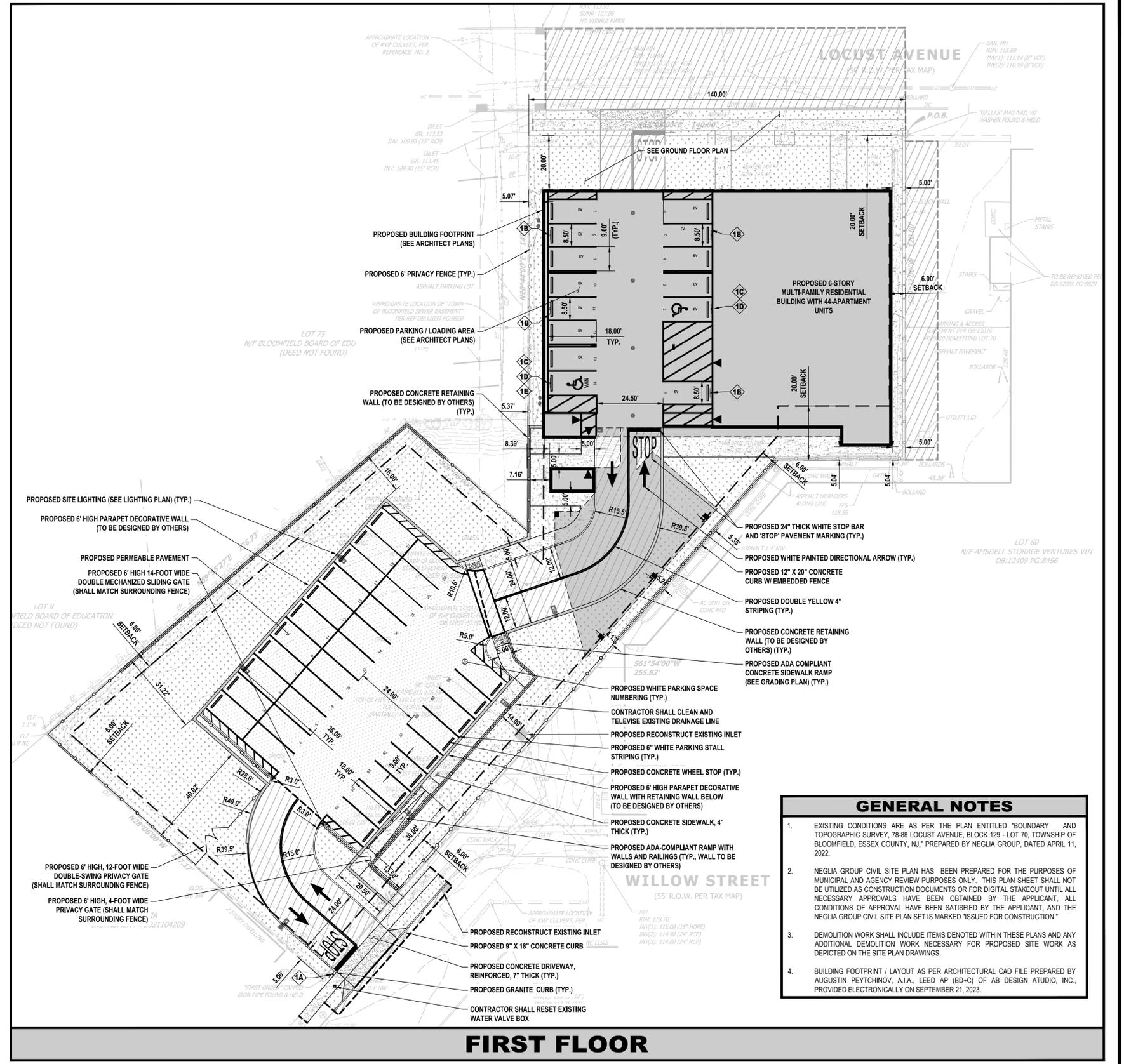
JOHN J. DUNLEA, P.E.
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N.J. LICENSE NO. 33100569800

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

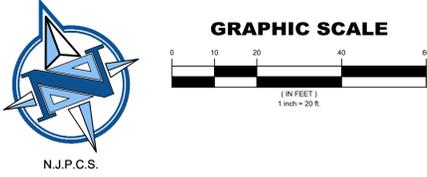
PROJECT NO.: BLFDPV22.010
SHEET NO.: 3.00
DATE: OCTOBER 13, 2023



FIRST 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.
 - 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, 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 PEYCHINOV, A.I.A., LEED AP (BD+C) OF AB DESIGN ATUDIO, INC., PROVIDED ELECTRONICALLY ON SEPTEMBER 21, 2023.

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N.J.P.C.S.

Average Elevation Calculations	
SUM OF ELEVATION POINTS	10,035.26 Feet
NUMBER OF ELEVATION POINTS	84
AVERAGE ELEVATION =	119.47 Feet

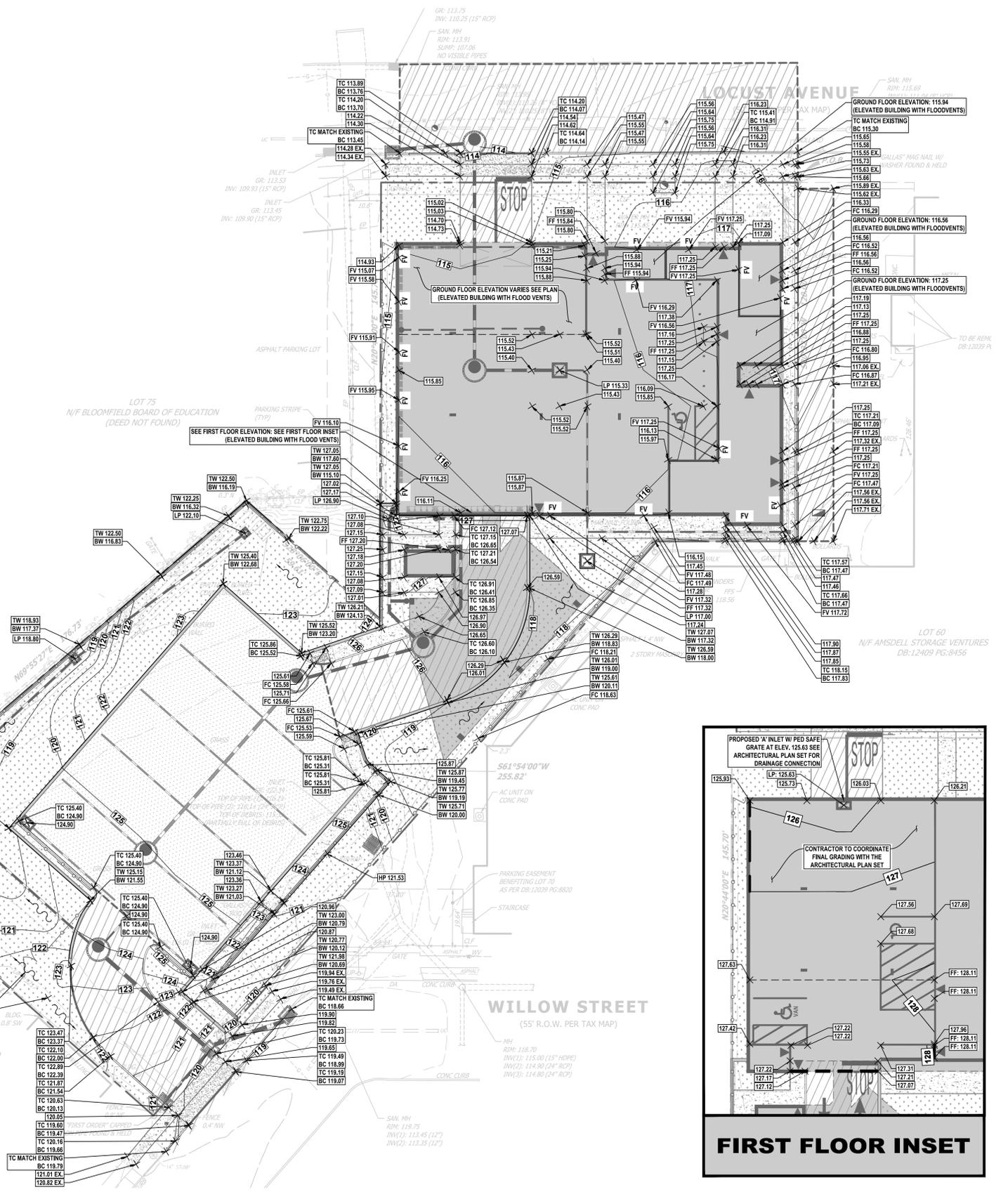
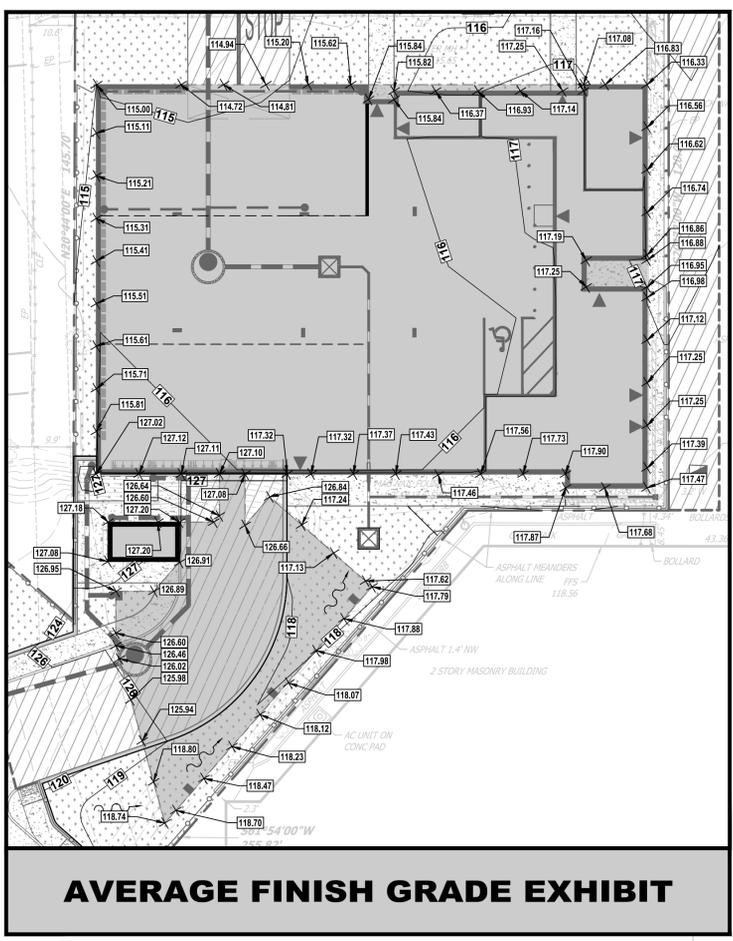
Building Height Calculations	
ROOF ELEVATION FROM ARCHITECTURAL PLANS	183.11 Feet
AVERAGE ELEVATION	119.47
HEIGHT OF STRUCTURE =	63.64 Feet

Building Height Calculations	
ROOF ELEVATION FROM ARCHITECTURAL PLANS	183.11 Feet
FLOOD HAZARD ELEVATION	121.90
HEIGHT OF STRUCTURE =	61.21 Feet

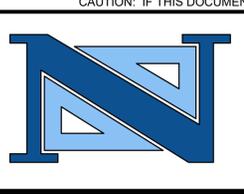
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 - DEMOLITION WORK SHALL INCLUDE ITEMS DENOTED WITHIN THESE PLANS AND ANY ADDITIONAL DEMOLITION WORK NECESSARY FOR PROPOSED SITE WORK AS DEPICTED ON THE SITE PLAN DRAWINGS.
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APPLICANT	OWNER
IOANNIS GOLEMIS 8701 CHURCHILL ROAD, APT. 1501 NORTH BERGEN, NJ 07047	GOLEMIS REALTY LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07029

- 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 A 4' WIDE PEDESTRIAN ACCESS ROUTE AT A MAXIMUM CROSS SLOPE OF 2.0% 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 2.0% MAX CROSS SLOPE. SMART LEVEL SHALL BE UTILIZED.
 - SIDEWALK OR CROSSWALK MUST BE A MINIMUM OF 4' WIDE AT A 2.0% MAXIMUM CROSS SLOPE THRU THE PROPOSED DRIVEWAYS.
 - SLOPES WITHIN ADA LANDINGS SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION. CONTRACTOR SHALL USE SMART LEVEL. SEE CONSTRUCTION DETAILS.
 - ALL ELEVATIONS ARE IN NAVD'88 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.



REVISIONS				
NO.	DATE	DESCRIPTION	DRAWN	CHECKED
1	02/08/2024	REVISED PER NJDEP COMMENTS AND BOARD RESUBMISSION	J.J.L./L.A.R.	J.J.D.



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N.J. LICENSE NO. 38604
PROFESSIONAL PLANNER
N.J. LICENSE NO. 33100569800

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

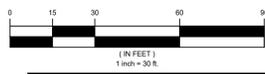
DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: 1"=20' PAGE: 1
CHECKED BY: D.J./J.J.D. SCALE: 1"=20' PAGE: 1
PROJECT NO.: BLFDPV22.010 SHEET NO.: 4.00
DATE: OCTOBER 13, 2023

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GRAPHIC SCALE



N.J.P.C.S.

NJFHADF Existing Flood Hazard Area Volumes (Average End Area Method)				
Section	Area (SF)	Average Area (SF)	Distance (FT)	Volume (CF)
STA. 0+00	218.94			
STA. 0+25	154.60	186.77	25	4,669.20
STA. 0+50	149.93	152.26	25	3,806.60
STA. 0+75	165.75	157.84	25	3,946.00
STA. 1+00	183.76	174.76	25	4,368.90
STA. 1+25	192.86	188.31	25	4,707.71
STA. 1+50	246.57	219.71	25	5,492.81
STA. 1+75	114.74	180.66	25	4,516.40
STA. 2+00	121.45	118.09	25	2,952.35
STA. 2+25	772.16	446.80	25	11,170.00
STA. 2+50	1096.91	934.53	25	23,363.30
STA. 2+75	1445.88	1,271.39	25	31,784.86
STA. 3+00	1445.88	1,445.88	25	36,147.00
STA. 3+25	932.09	1,188.99	25	29,724.66
STA. 3+50	596.58	764.34	25	19,108.46
EXISTING VOLUME =				185,758.26 CF
EXISTING VOLUME =				6,879.94 CY

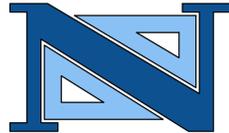
NJFHADF Proposed Flood Hazard Area Volumes (Average End Area Method)				
Section	Area (SF)	Average Area (SF)	Distance (FT)	Volume (CF)
STA. 0+00	258.08			
STA. 0+25	550.76	404.42	25	10,110.59
STA. 0+50	265.70	408.23	25	10,205.75
STA. 0+75	204.44	235.07	25	5,876.65
STA. 1+00	147.04	175.74	25	4,393.44
STA. 1+25	101.03	124.03	25	3,100.86
STA. 1+50	277.52	189.27	25	4,731.80
STA. 1+75	107.40	192.46	25	4,811.49
STA. 2+00	81.26	94.33	25	2,358.30
STA. 2+25	647.16	364.21	25	9,105.28
STA. 2+50	1029.10	838.13	25	20,953.25
STA. 2+75	1441.64	1,235.37	25	30,884.19
STA. 3+00	1420.06	1,430.85	25	35,771.25
STA. 3+25	860.49	1,140.27	25	28,506.85
STA. 3+50	551.26	705.87	25	17,646.81
PROPOSED VOLUME =				188,456.50 CF
PROPOSED VOLUME =				6,979.87 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 (609) 292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.

FLOOD HAZARD AREA ELEVATION: 121.9 (NAVD 1988) (PER FEMA FLOOD INSURANCE RATE MAP NO. 34013C0112G, EFFECTIVE DATE APRIL 03, 2020)

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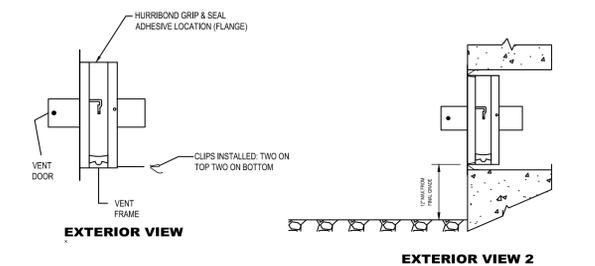
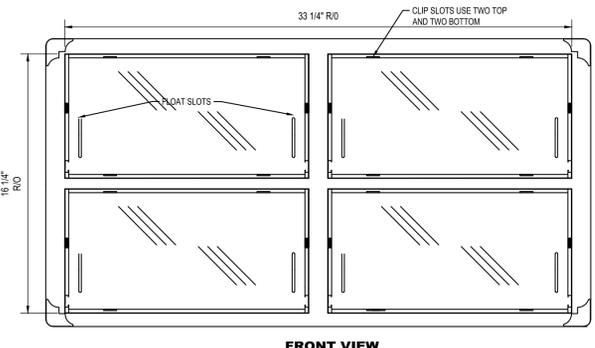
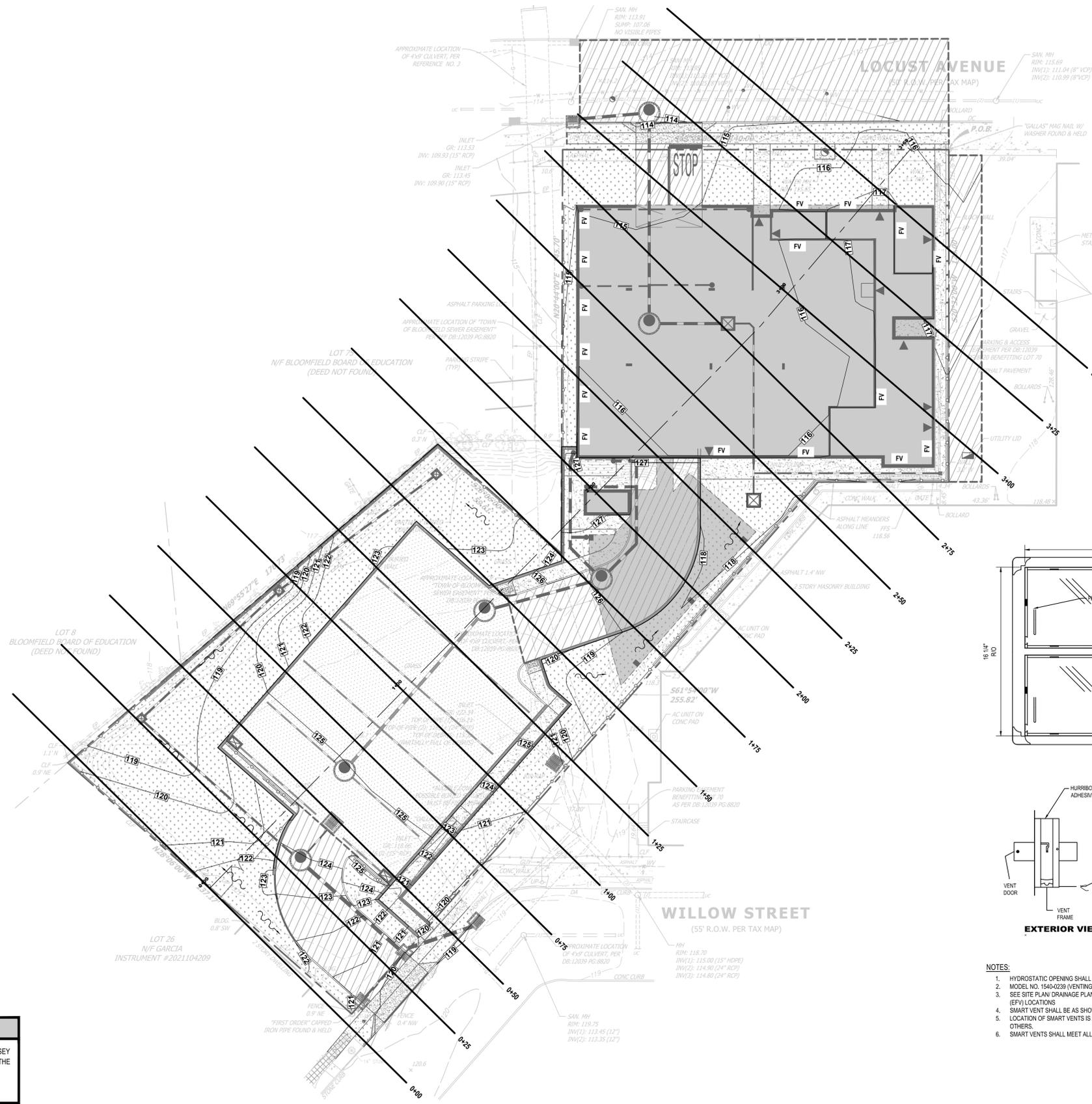
PROFESSIONAL PLANNER
 N.J. LICENSE NO. 33100569800

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

DRAWN BY: J.J.L./L.A.R. CHECKED BY: D.J./J.J.D. PROJECT NO.: BLFDPV22.010 SHEET NO.: 4.01
 DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: 1"=20' DATE: OCTOBER 13, 2023
 FIELD BOOK NO.: PAGE:

FLOOD VENT CALCULATION
 PROPOSED BUILDING EFFECTIVE STORAGE AREA
 SMART FLOOD VENT FLOOD COVERAGE = 200 SF PER SMART VENT™
 TOTAL AREA OF GROUND FLOOR = ± 11,595 SF
 11,595 SF / 800 SF = 14.49 = 15 FLOOD VENTS REQUIRED
16 FLOOD VENTS ARE PROPOSED FOR THE PROPOSED BUILDING

APPLICANT	OWNER
IOANNIS GOLEMIS 8701 CHURCHILL ROAD, APT. 1501 NORTH BERGEN, NJ 07047	GOLEMIS REALTY LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07029



- NOTES:**
1. HYDROSTATIC OPENING SHALL BE "SMART VENT"
 2. MODEL NO. 1540-0239 (VENTING MODEL) OR APPROVED EQUAL
 3. SEE SITE PLAN/ DRAINAGE PLAN FOR THE GARAGE SMART VENT (GSV) AND BUILDING ENTRY/STORAGE AREA SMART VENT (EPI) 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
NOT TO SCALE

CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927000

HORIZONTAL SCALE

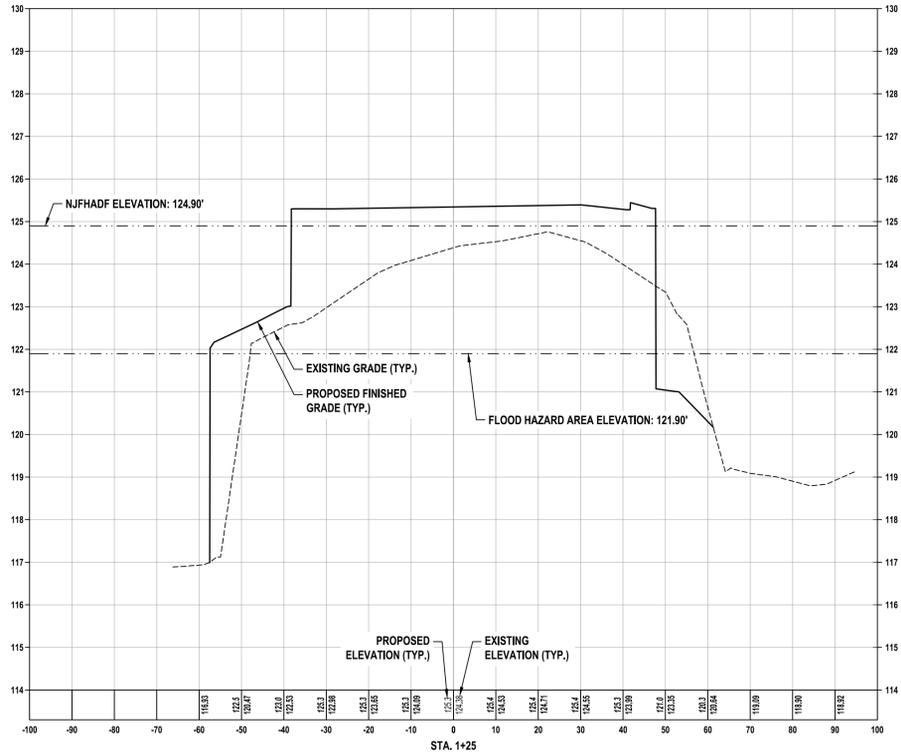
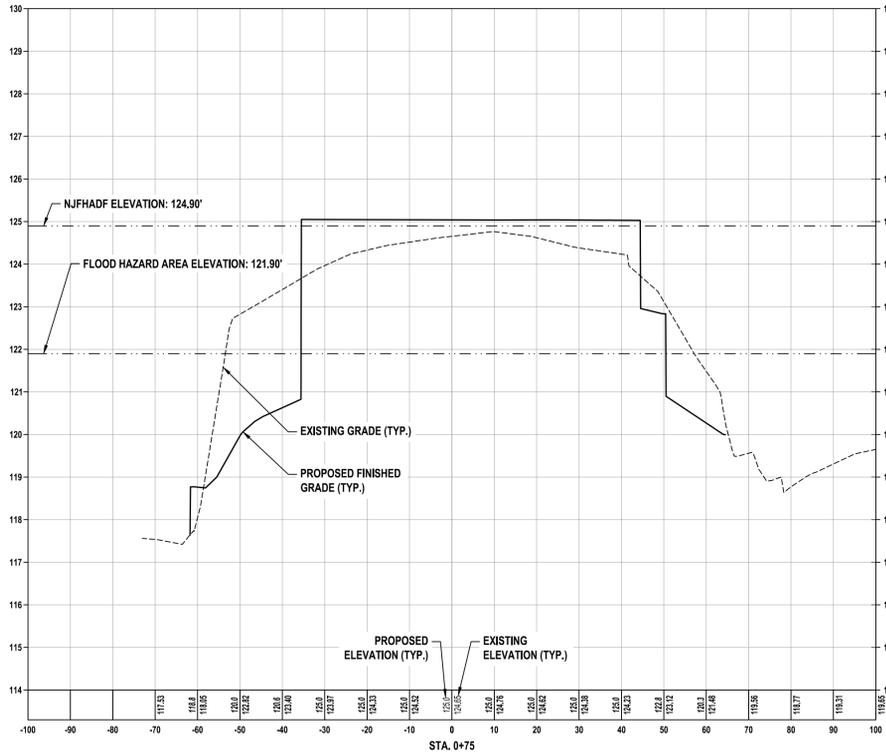
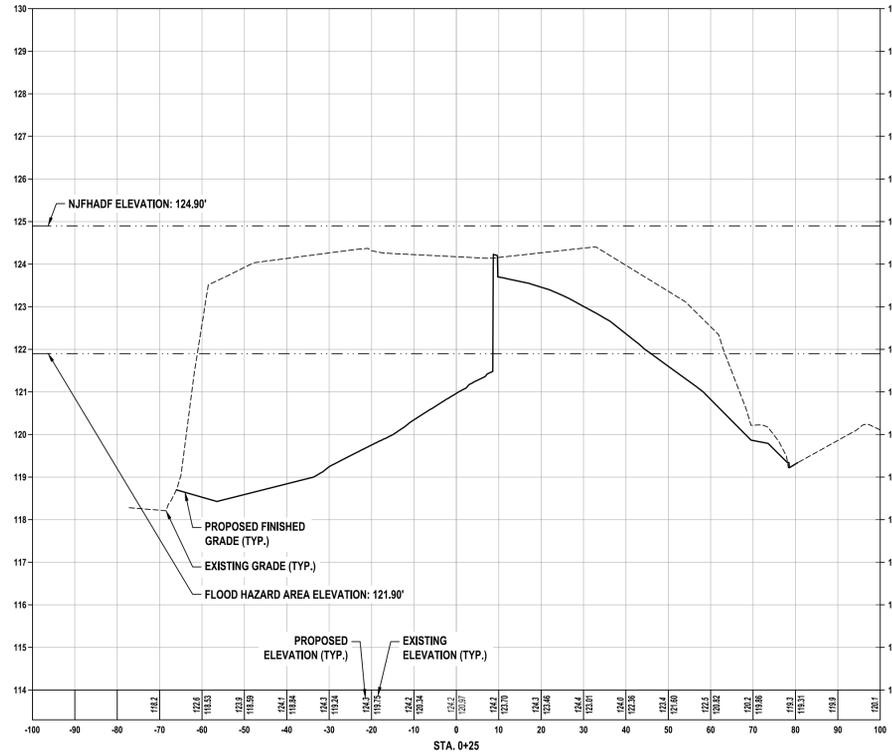
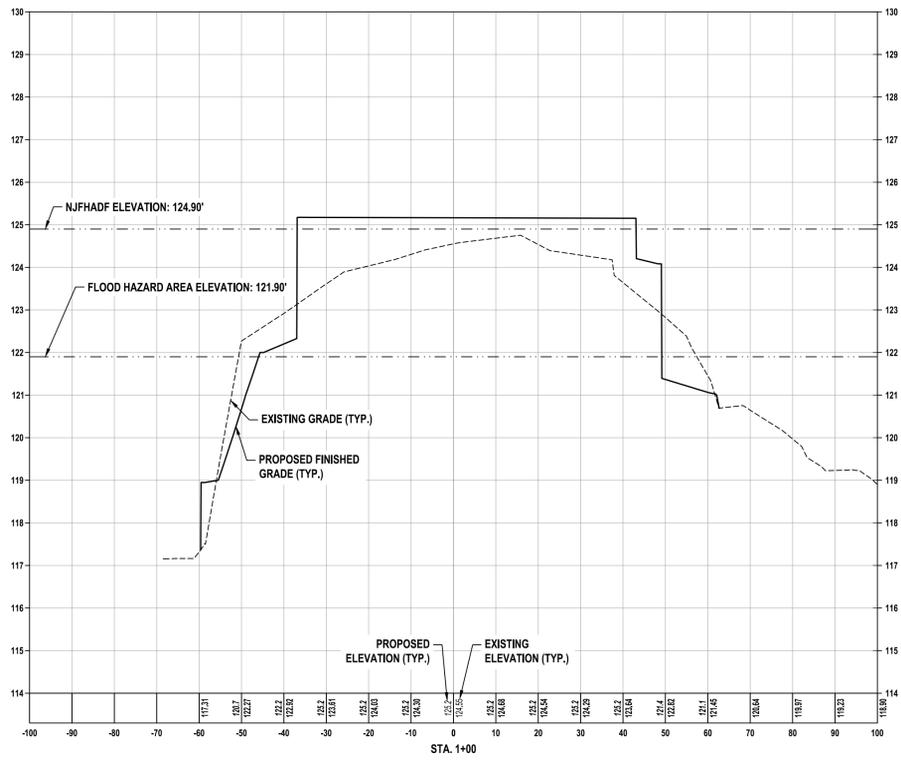
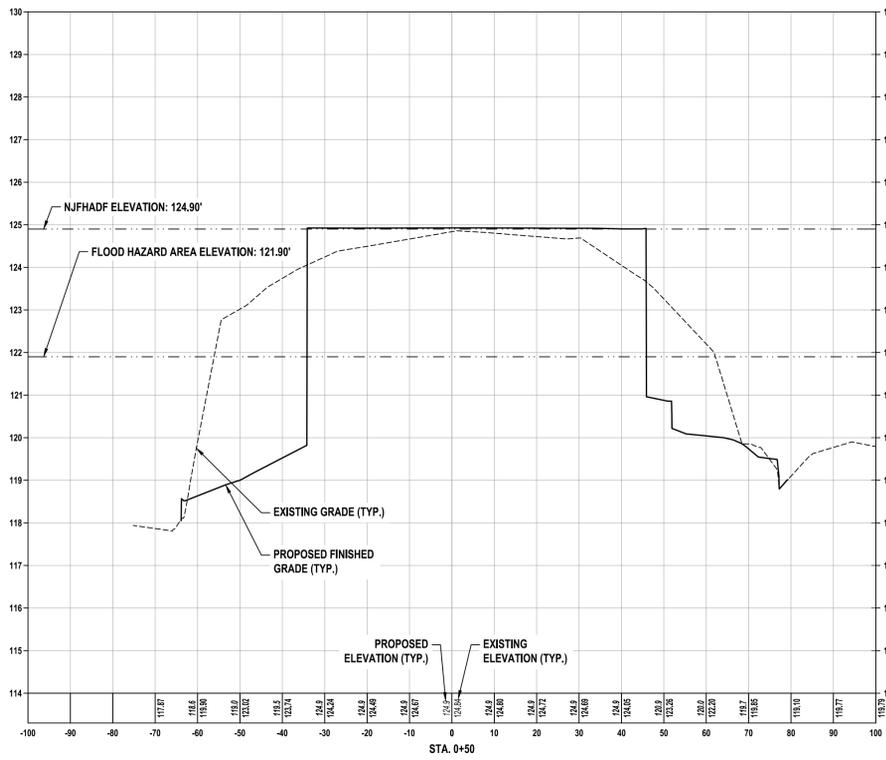
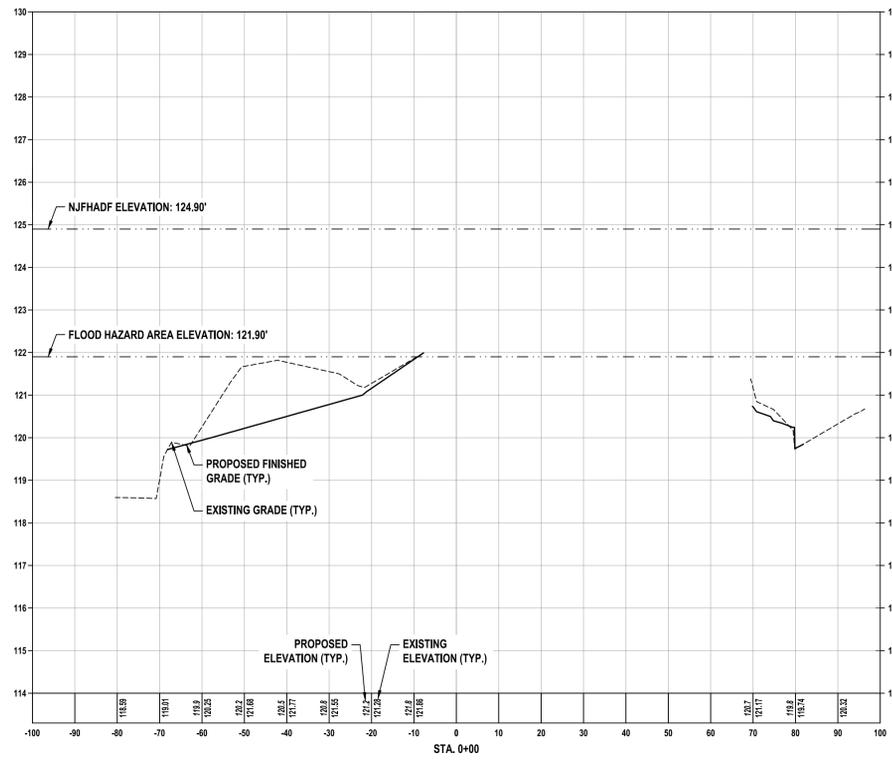
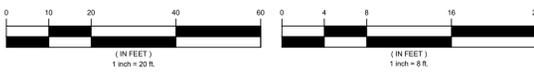
VERTICAL SCALE

APPLICANT

OWNER

IOANNIS GOLEMIS
8701 CHURCHILL ROAD, APT. 1501
NORTH BERGEN, NJ 07047

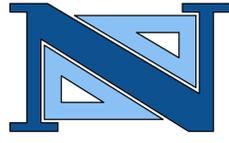
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EAST NEWARK, NJ 07029



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NO.	DATE	DESCRIPTION			
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PROFESSIONAL PLANNER N.J. LICENSE NO. 33LI00569800

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.J.L./L.A.R. CHECKED BY: D.J./J.J.D. PROJECT NO.: BLFDPV22.010 SHEET NO.: 4.02
DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: 1"=20' DATE: OCTOBER 13, 2023
FIELD BOOK NO.: PAGE:

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HORIZONTAL SCALE



VERTICAL SCALE

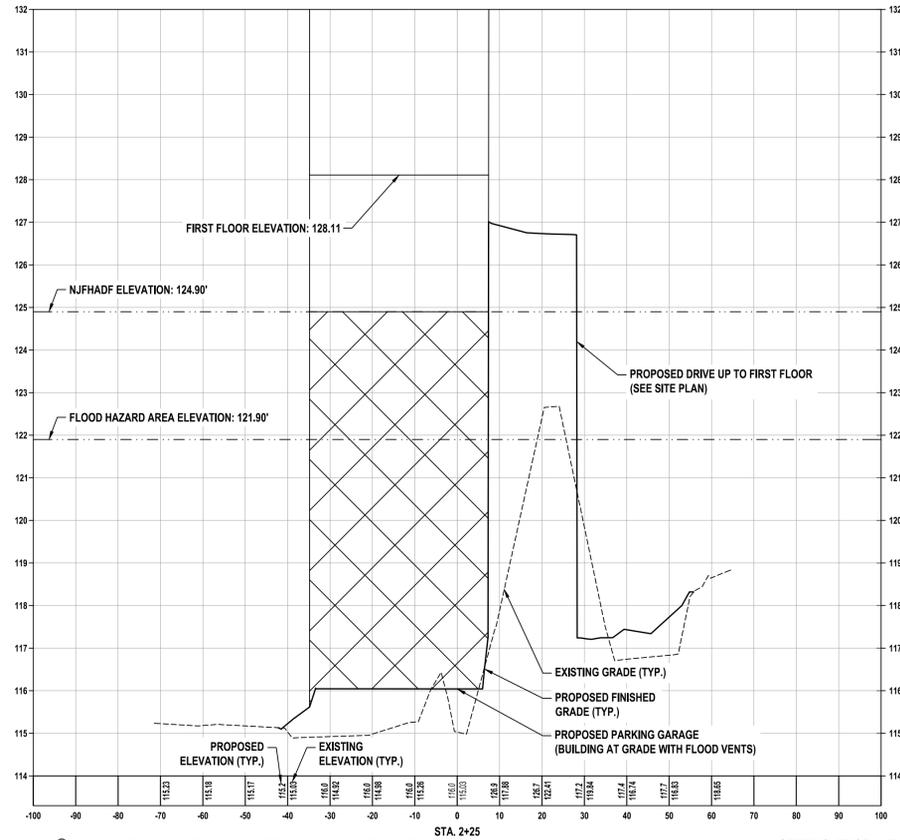
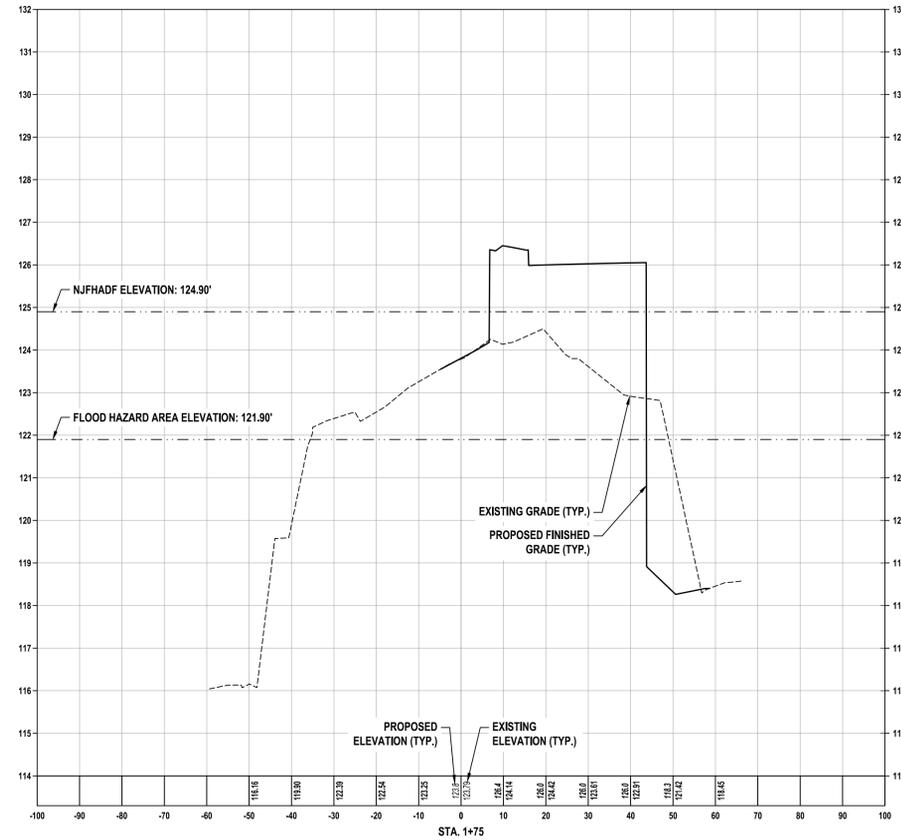
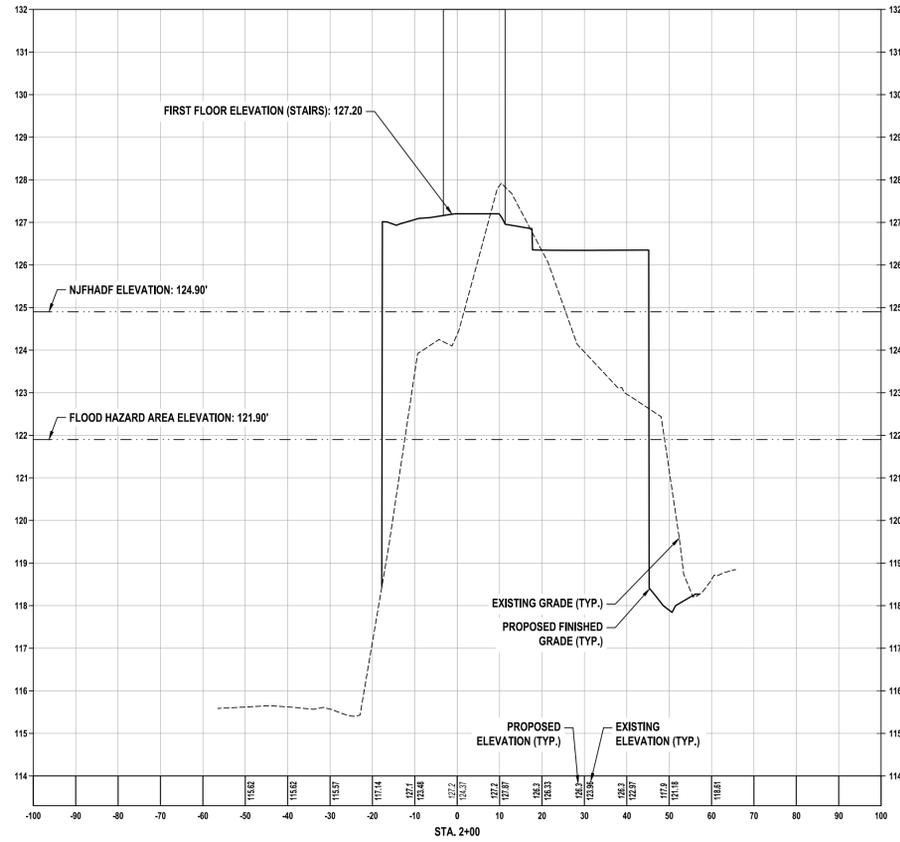
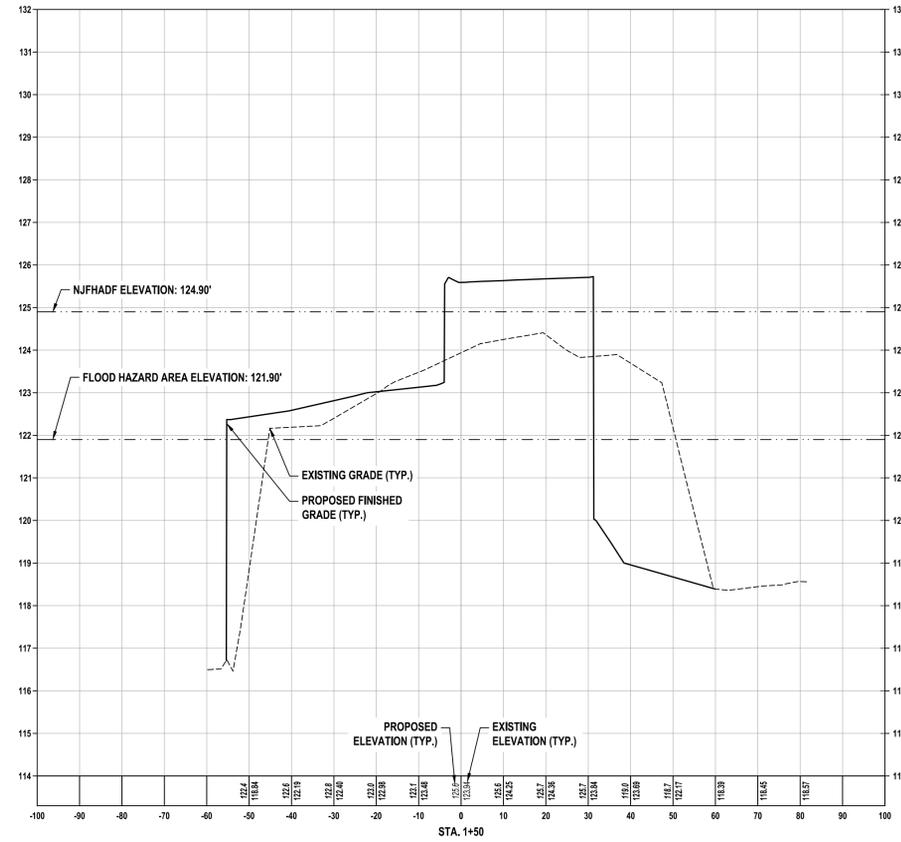


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OWNER

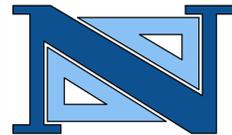
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REVISIONS			DRAWN	DESIGNED	CHECKED
NO.	DATE	DESCRIPTION			
1	02/09/2024	REVISED PER NJDEP COMMENTS AND BOARD RESUBMISSION	J.J.L./L.A.R.	J.J.L.	J.J.D.



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JOHN J. DUNLEA, P.E.
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A PROJECT OF
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34 PARK AVENUE NEW JERSEY
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TEL: 201-939-8805 FAX: 201-939-0846 E-MAIL: NEA@NEGLIAENGINEERING.COM

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PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 38604
PROFESSIONAL PLANNER N.J. LICENSE NO. 33100569800

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.J.L./L.A.R. CHECKED BY: D.J./J.J.D. PROJECT NO.: BLFDRV22.010 SHEET NO.: 4.03
DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: 1"=20' FIELD BOOK NO.: DATE: OCTOBER 13, 2023

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HORIZONTAL SCALE

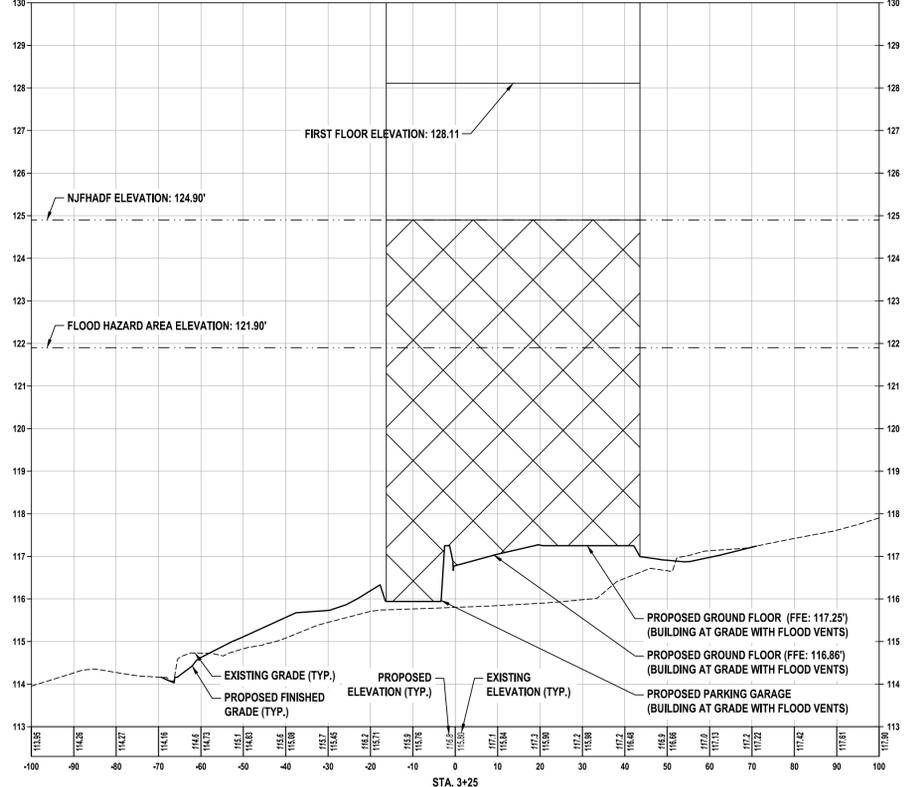
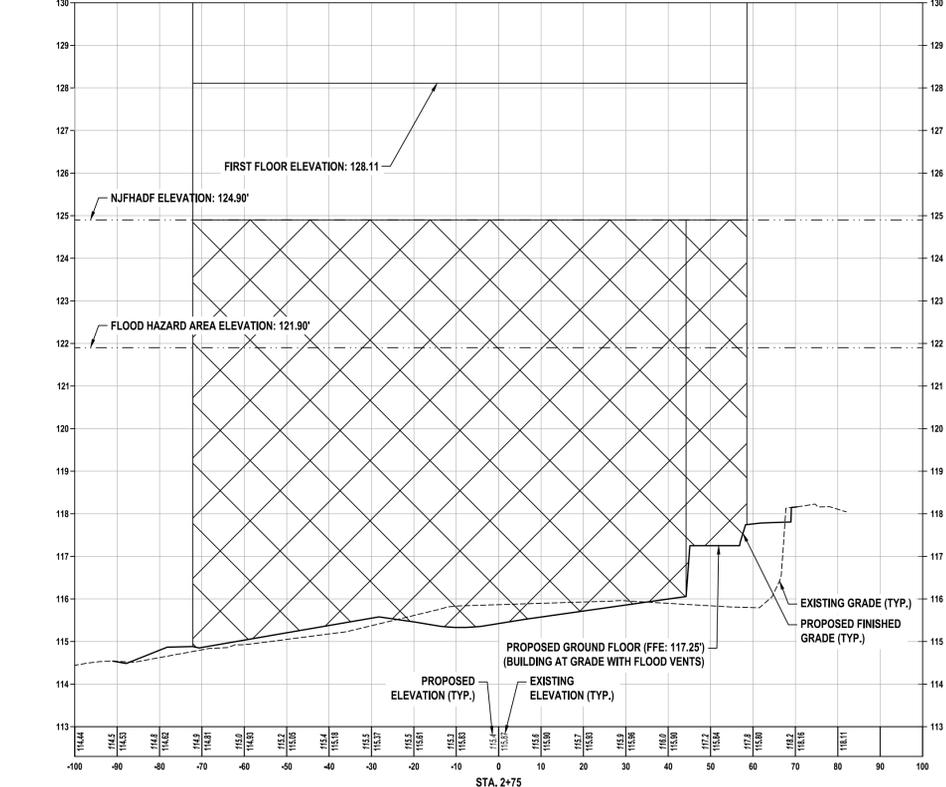
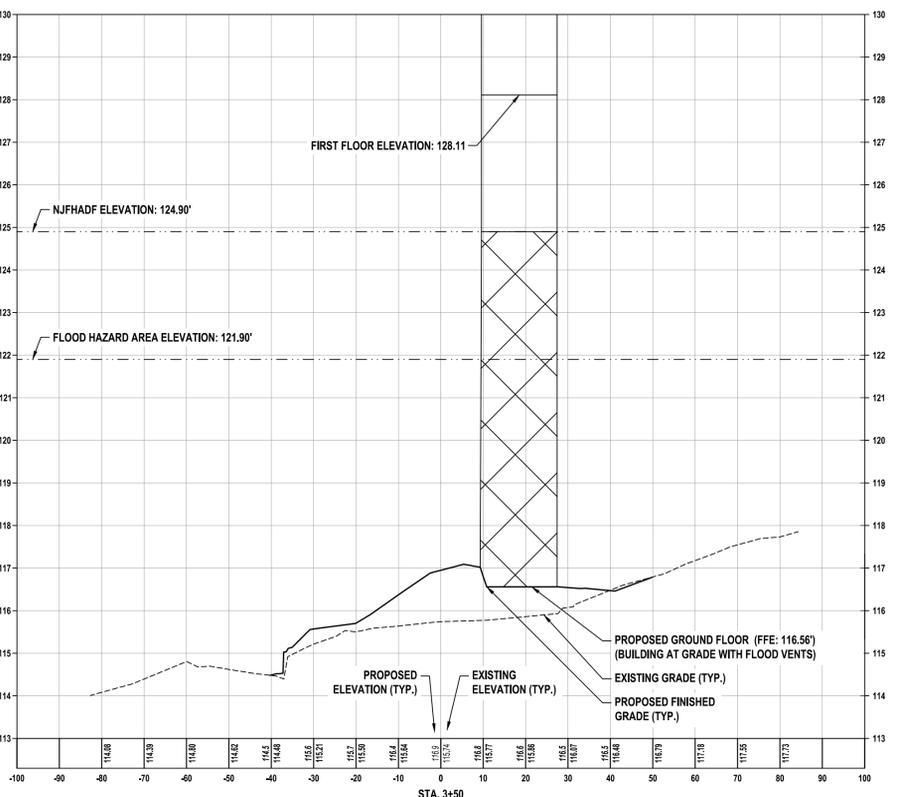
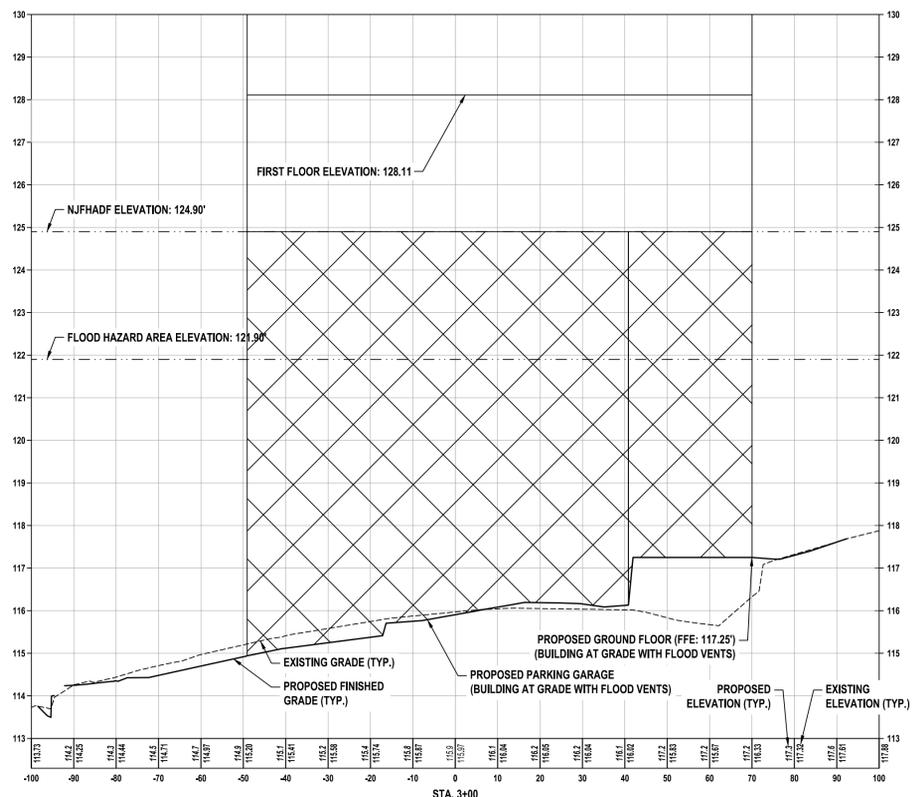
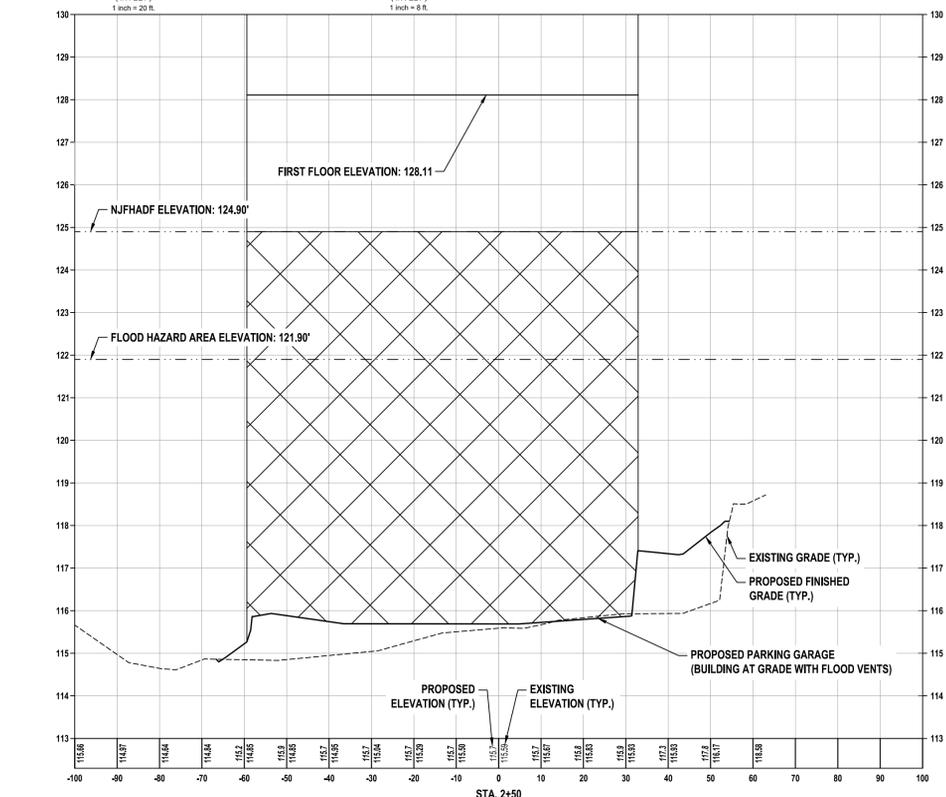
VERTICAL SCALE

APPLICANT

OWNER

IOANNIS GOLEMS
8701 CHURCHILL ROAD, APT. 1501
NORTH BERGEN, NJ 07047

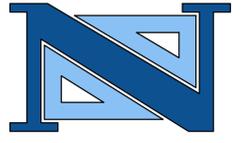
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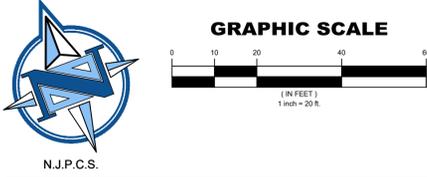
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E-MAIL: NEA@NEGLIAENGINEERING.COM

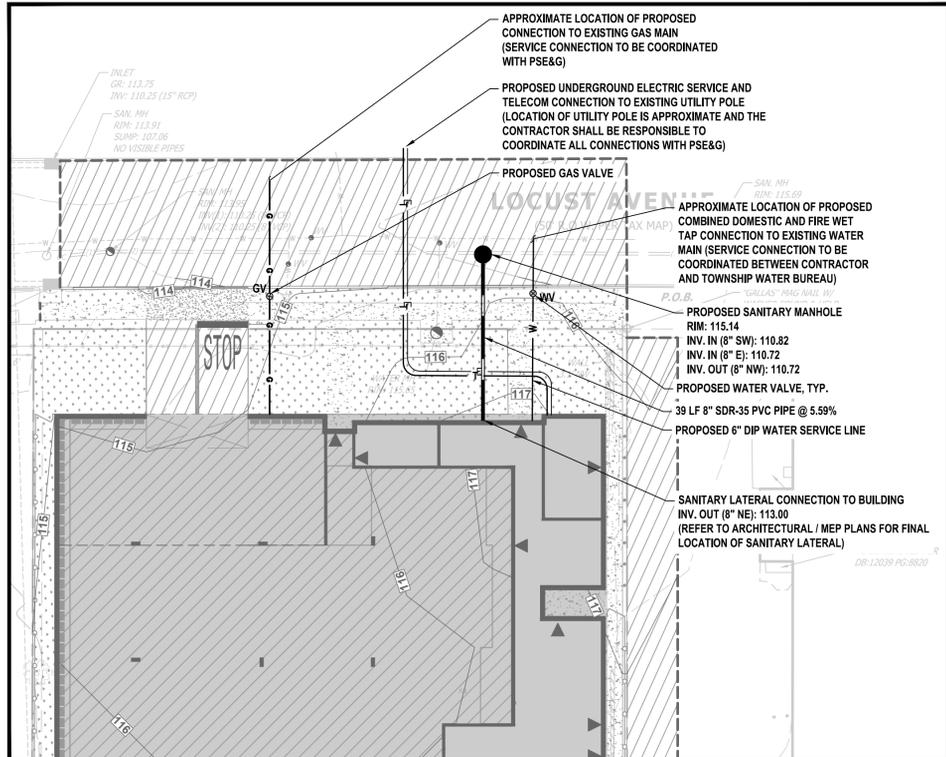
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N.J. LICENSE NO. 38604
PROFESSIONAL PLANNER
N.J. LICENSE NO. 33100569800

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

DESIGNED BY: J.J.D./J.J.L./L.A.R. CHECKED BY: J.J.D./J.J.D. PROJECT NO.: BLFDPV22.010 SHEET NO.: 4.04
FIELD BOOK NO.: SCALE: 1"=20' DATE: OCTOBER 13, 2023



N.J.P.C.S.



UTILITY PLAN

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 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 PEYTCHEV, A.I.A., LEED AP (BD+C) OF AB DESIGN STUDIO, INC., PROVIDED ELECTRONICALLY ON SEPTEMBER 21, 2023.

PERMEABLE ASPHALT
 TOTAL AREA OF PERVIOUS ASPHALT SYSTEM = 7,770.27 SF
 TOTAL AREA OF COLLECTED BY SYSTEM = 23,283.43 SF
 MAXIMUM ALLOWED AREA IS 3:1 = 23,301.81 SF
 MAXIMUM SLOPE: 5%

APPLICANT	OWNER
IOANNIS GOLEMIS 8701 CHURCHILL ROAD, APT. 1501 NORTH BERGEN, NJ 07047	GOLEMIS REALTY LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07029

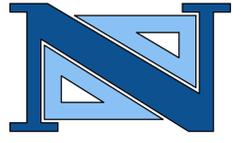
DRAINAGE AND UTILITY NOTES

- 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 DOWNSTREAM 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 DOWNSTREAM STORM CONVEYANCE SYSTEM IS FREE FLOWING PRIOR TO CONSTRUCTION ANY PORTION OF THE SITE DRAINAGE SYSTEM AND PRIOR TO ORDERING ANY PRECAST DRAINAGE STRUCTURES. CONTRACTOR SHALL CONFIRM SIZE, MATERIAL, AND INVERT ELEVATION OF DOWNSTREAM 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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1	02/08/2024	REVISED PER NJDEP COMMENTS AND BOARD RESUBMISSION			



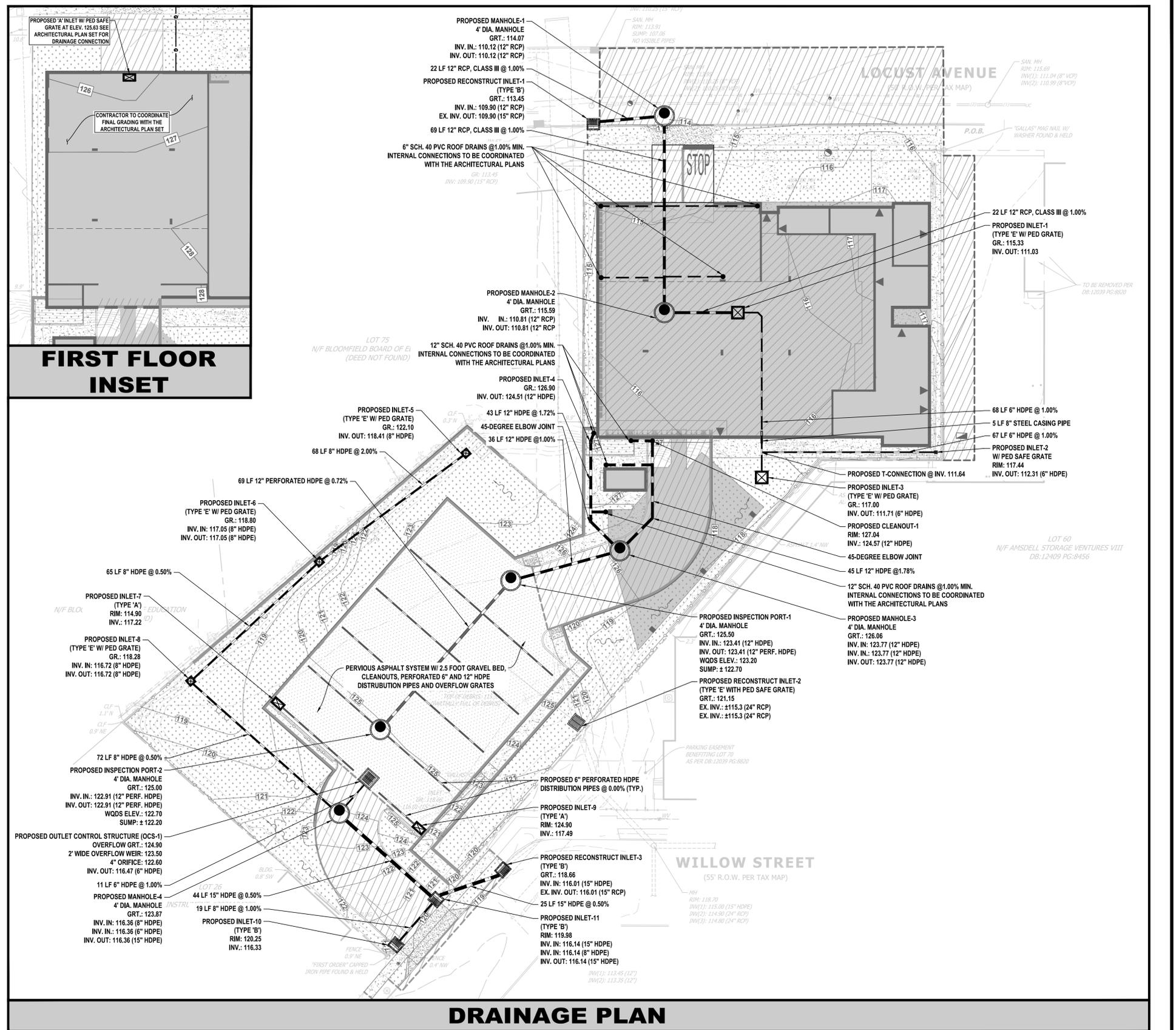
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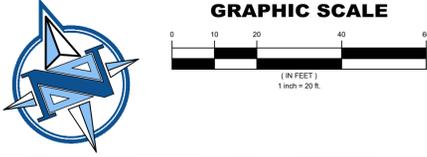
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 N.J. LICENSE NO. 33100569800

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

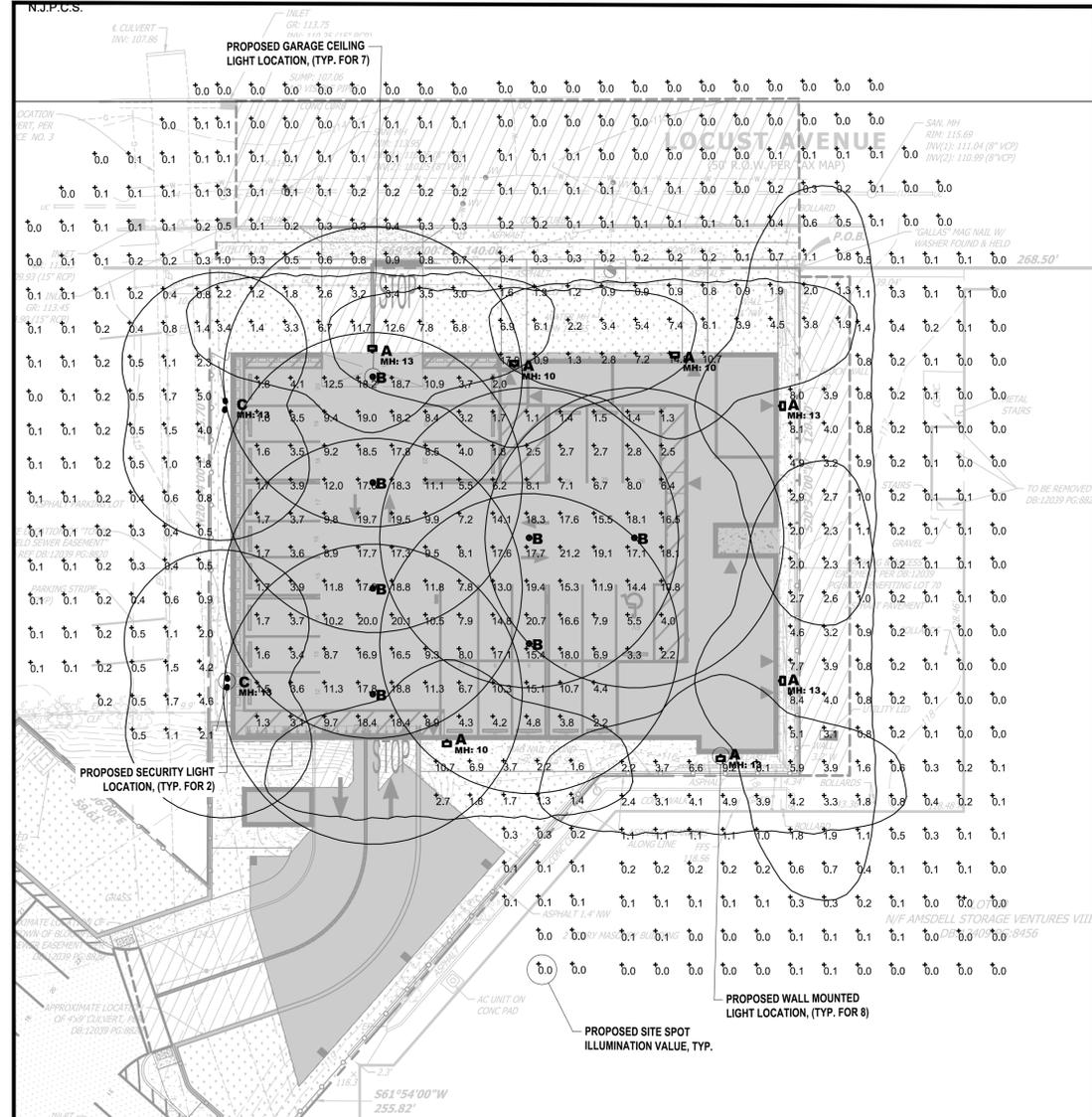
DESIGNED BY: J.J.D./J.J.L./L.A.R. CHECKED BY: J.J.D./J.J.D. PROJECT NO.: BLFDPV22.010 SHEET NO.: 5.00
 SCALE: 1"=20' DATE: OCTOBER 13, 2023
 FIELD BOOK NO.: PAGE:



DRAINAGE PLAN



APPLICANT	OWNER
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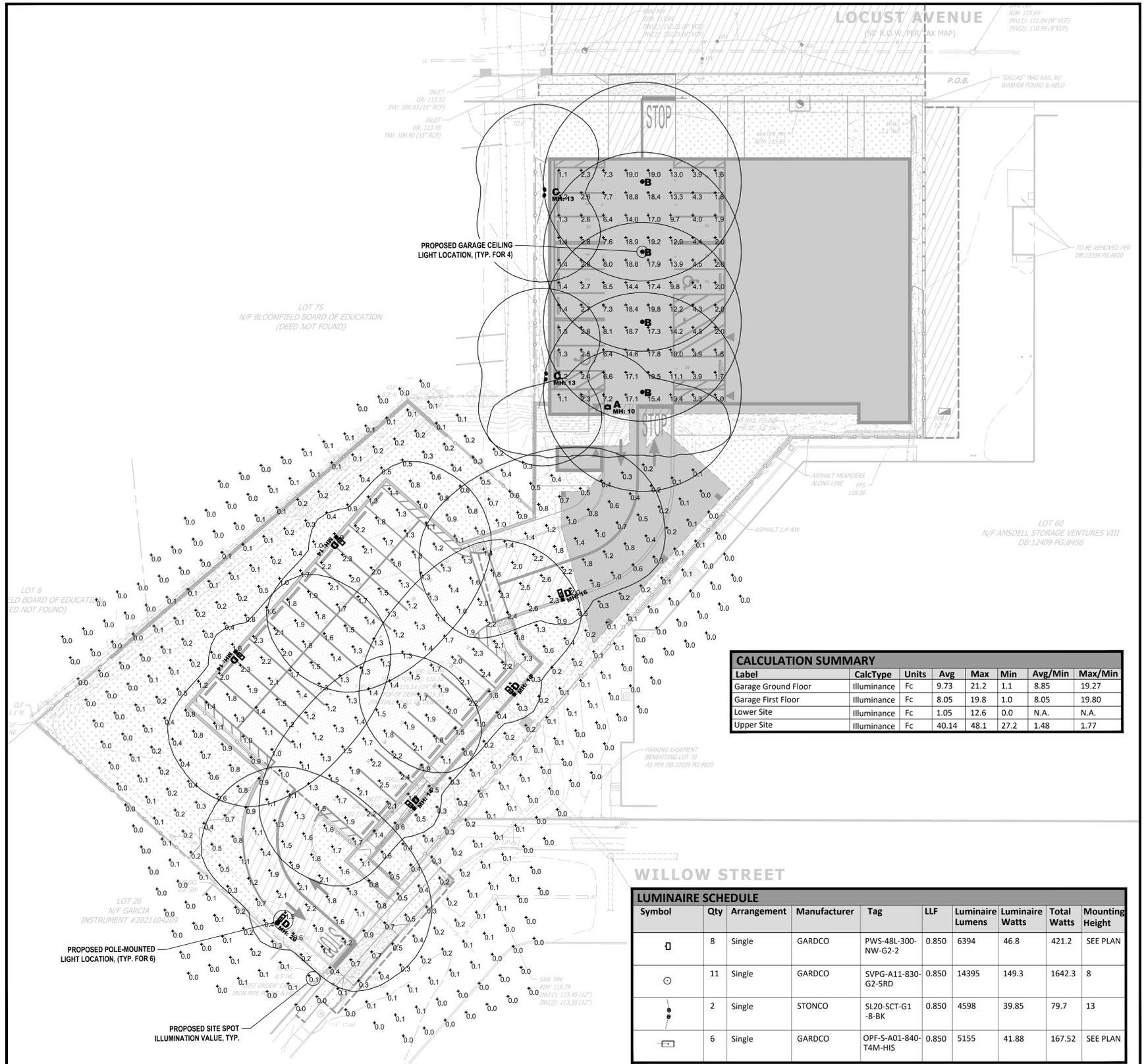


GROUND FLOOR

- #### 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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 - 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 PEYTOCHINOV, A.I.A., LEED AP (BD+C) OF AB DESIGN ATUDIO, 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 DB 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 SHOWN 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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FIRST FLOOR

CALCULATION SUMMARY

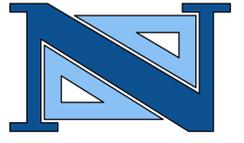
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Garage Ground Floor	Illuminance	Fc	9.73	21.2	1.1	8.85	19.27
Garage First Floor	Illuminance	Fc	8.05	19.8	1.0	8.05	19.80
Lower Site	Illuminance	Fc	1.05	12.6	0.0	N.A.	N.A.
Upper Site	Illuminance	Fc	40.14	48.1	27.2	1.48	1.77

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	SVPG-A11-830-G2-5RD	0.850	14395	149.3	1642.3	8
●	2	Single	STONCO	SL20-SCT-G1-8-BK	0.850	4598	39.85	79.7	13
⊞	6	Single	GARCO	OPF-S-A01-840-T4M-HIS	0.850	5155	41.88	167.52	SEE PLAN

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NO.	DATE	REVISIONS	DRAWN	DESIGNED	CHECKED
1	02/08/2024	REVISED PER NJDEP COMMENTS AND BOARD RESUBMISSION	J.J.L./L.A.R.	J.J.L.	J.J.D.



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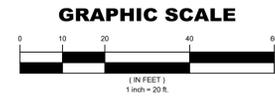
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LIGHTING PLAN
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

PROJECT NO: **BLDFPRV22.010** SHEET NO: **6.00**
DRAWN BY: J.J.L./L.A.R. CHECKED BY: D.J./J.J.D. DATE: OCTOBER 13, 2023
DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: 1"=20' PAGE: []
FIELD BOOK NO: []



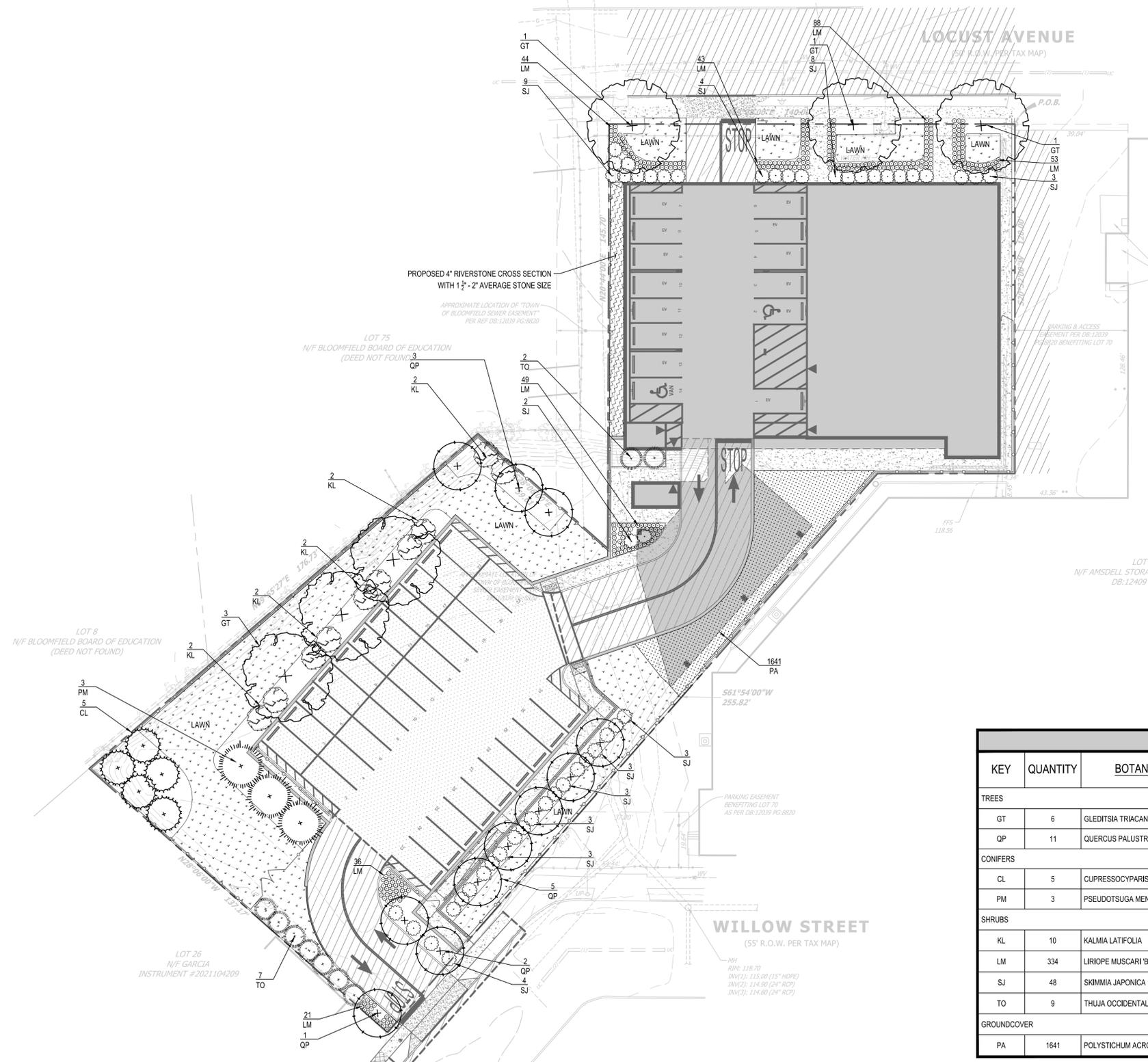
N.J.P.C.S.



APPLICANT	OWNER
IOANNIS GOLEMIS 8701 CHURCHILL ROAD, APT. 1501 NORTH BERGEN, NJ 07047	GOLEMIS REALTY LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07029

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 REGARDS TO SIZE, SPECIES VARIETY, ETC. WITHOUT WRITTEN PERMISSION OF THE PROJECT PROFESSIONAL. WRITTEN PROOF OF 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 HOLE. SEE DETAIL SHEET D-2 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. SOIL 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 5-10-5 FERTILIZER FOR ALL PLANT MATERIAL IN QUANTITIES AS PER MANUFACTURES RECOMMENDATIONS. THOROUGHLY MIX IN TOP 12" OF ALL PLANTING AREAS.
- ALL PLANTS ARE SHOWN SEMI-MATURE 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.



PLANTING SCHEDULE					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
GT	6	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2 1/2' - 3' cal.	B & B
QP	11	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR PIN OAK	2 1/2' - 3' cal.	B & B
CONIFERS					
CL	5	CUPRESSOCYPARIS LYLANDII 'EMERALD ISLE'	EMERALD ISLE LEYLAND CYPRESS	6' - 7' HT.	B&B
PM	3	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	7' - 8' HT.	B&B
SHRUBS					
KL	10	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3' - 4'	B&B
LM	334	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	#3 CAN	
SJ	48	SKIMMIA JAPONICA	JAPANESE SKIMMIA	18"-24"	B&B
TO	9	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBOVITAE	6' - 7' HT.	B&B
GROUND COVER					
PA	1641	POLYSTICHUM ACROSTICHODES	CHRISTMAS FERN	PINT	PLANT 12" O.C.

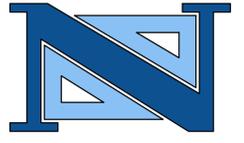
GENERAL NOTES

- 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 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.
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REVISIONS			DRAWN	DESIGNED	CHECKED
NO.	DATE	DESCRIPTION	J.J.L./L.A.R.	J.J.L.	J.J.D.
1	02/08/2024	REVISED PER NJDEP COMMENTS AND BOARD RESUBMISSION	J.J.L./L.A.R.	J.J.L.	J.J.D.



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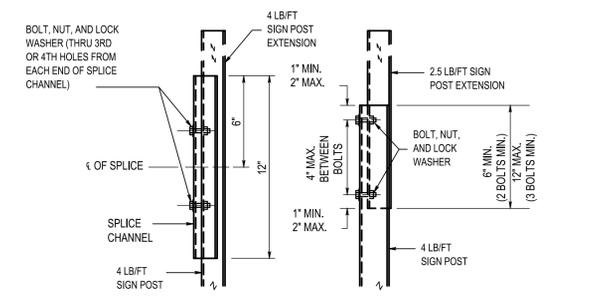
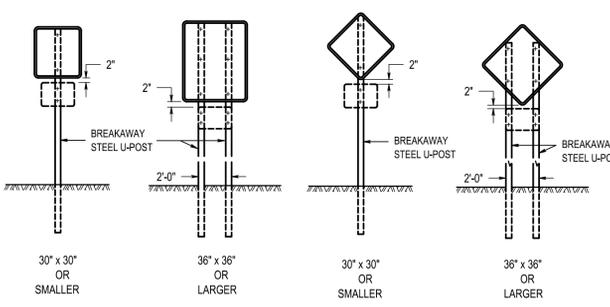
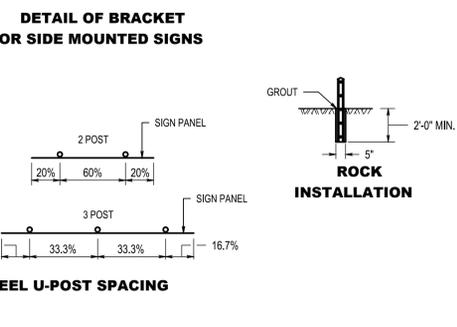
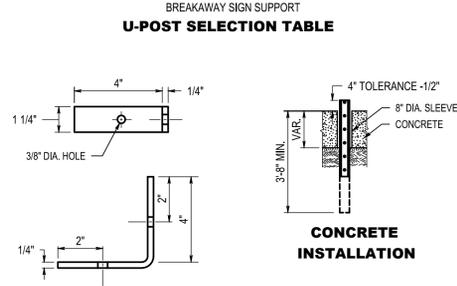
LANDSCAPE PLAN
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

DRAWN BY: J.J.L./L.A.R. CHECKED BY: D.J./J.J.D. PROJECT NO.: BLFDPRV22.010 SHEET NO.: 7.00
DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: 1"=20' FIELD BOOK NO.: DATE: OCTOBER 13, 2023

GENERAL NOTES:

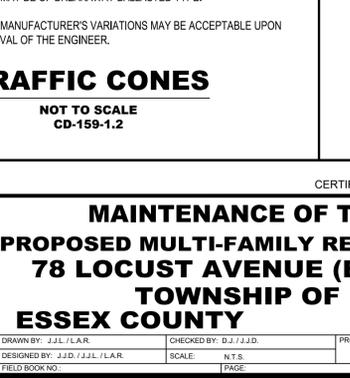
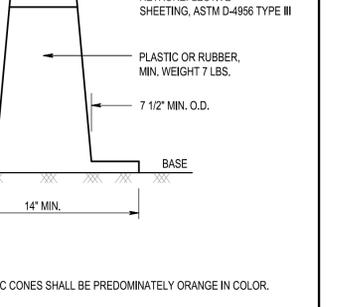
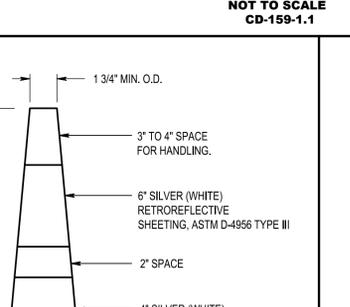
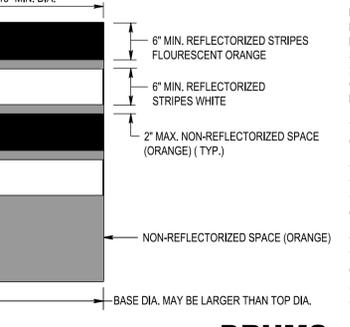
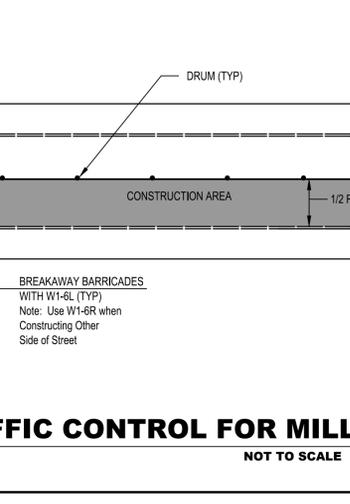
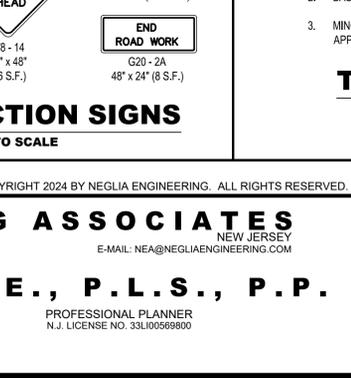
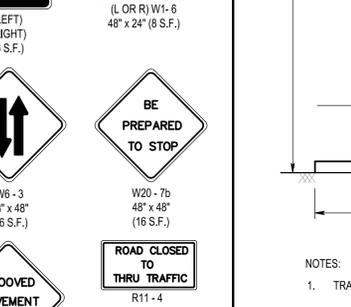
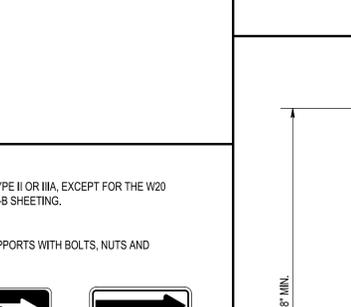
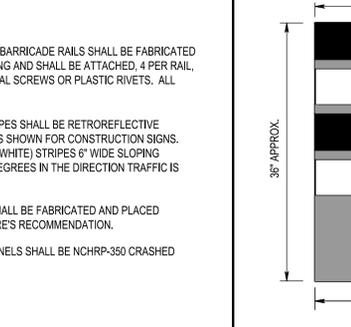
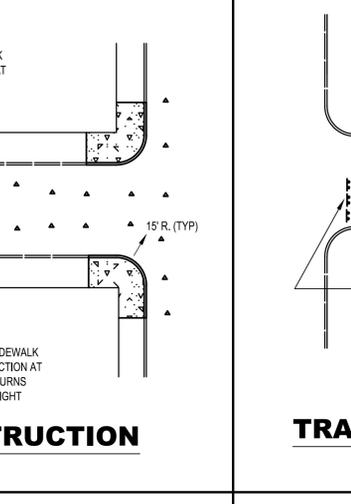
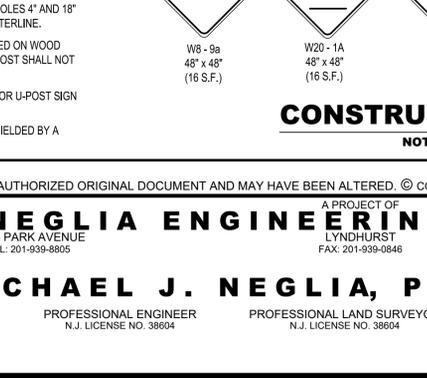
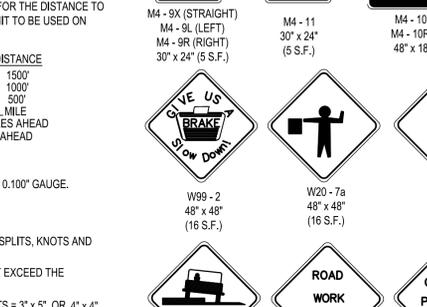
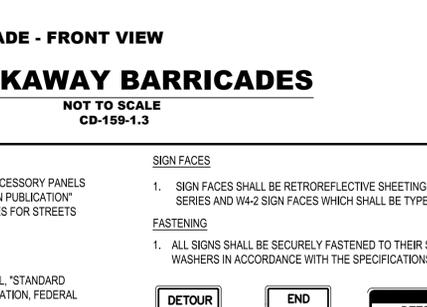
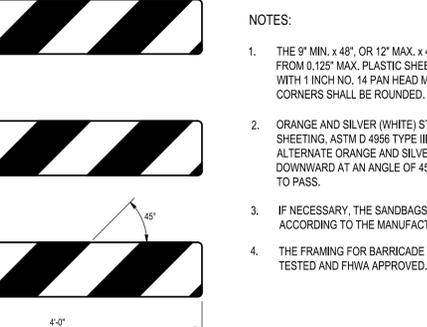
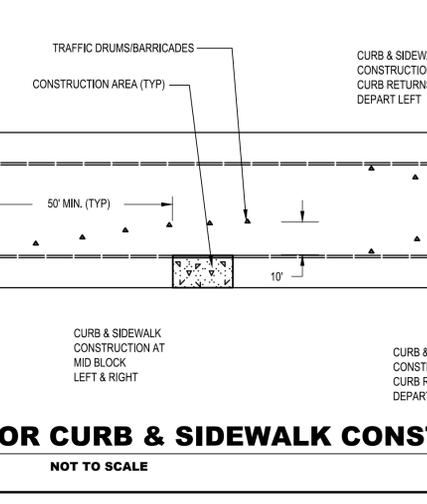
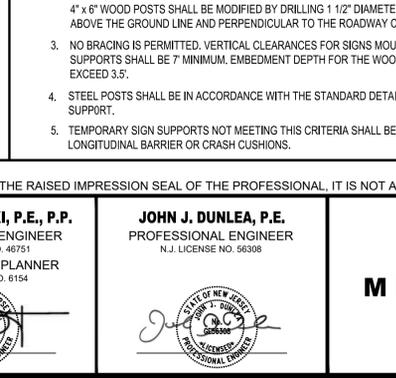
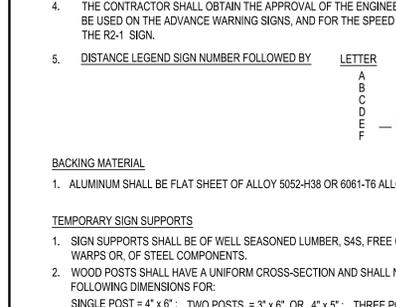
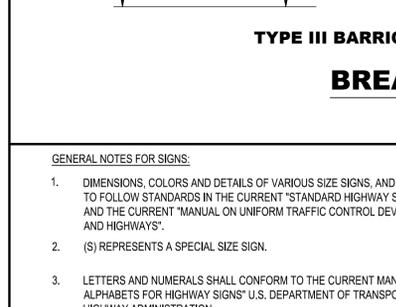
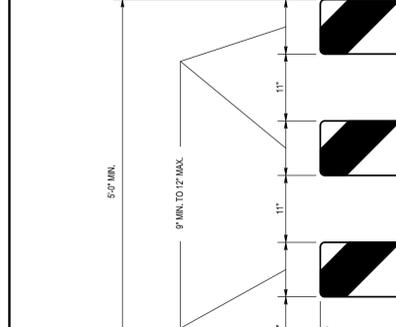
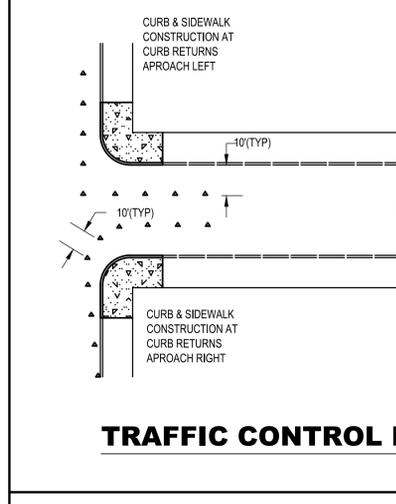
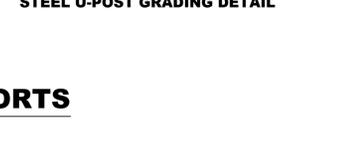
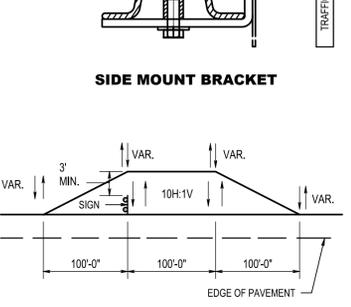
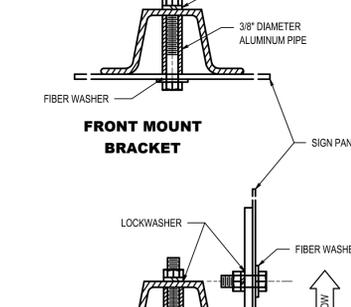
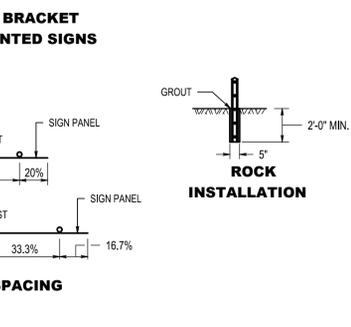
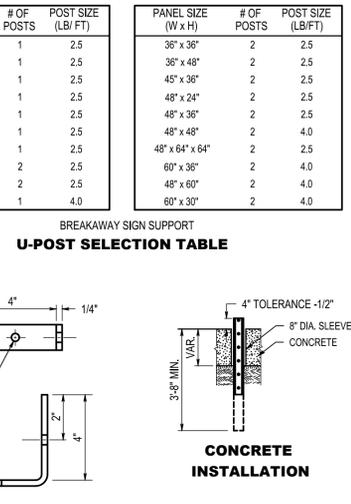
- ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND AS INDICATED BELOW.
- ALL SMALL SIGN SUPPORTS SHALL BE OF THE BREAKAWAY TYPE WITH EXCEPTION OF THOSE INSTALLED BEHIND GUIDE RAIL 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 FACING THE PREDOMINANT TRAFFIC FLOW. A MOUNTING BRACKET SHOULD BE USED ON SIDE MOUNTED SIGNS SUCH AS "ONE WAY" SIGNS INSTALLED IN MEDIANS.
- SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBER AS SHOWN ON THIS DETAIL.
- BOLTS 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 10H:1V 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 9 FEET.
 - FOR MULTIPOST INSTALLATIONS - THE MINIMUM DISTANCE BETWEEN THE EDGE OF PAVEMENT AND THE BOTTOM OF A MAIN SIGN PANEL MUST BE 7 FEET.
 - SECONDARY SIGN PANELS (LAND SERVICE HIGHWAYS) - THE MINIMUM DISTANCE BETWEEN THE EDGE OF 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 8 FEET AND THE SECONDARY SIGN PANEL A MINIMUM OF 5 FEET ABOVE THE EDGE OF PAVEMENT.
- WHERE GRADING OF 10H:1V OR FLATTER CANNOT BE OBTAINED, OR WHERE CURB OR BERM IS GREATER THAN 4 INCHES, 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 2A.19 OF THE MUTCD AS FOLLOWS:
 - FOR URBAN INSTALLATIONS - IN AREAS WHERE LATERAL OFFSETS ARE LIMITED, A MINIMUM LATERAL OFFSET OF 2 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 - 6 FEET MINIMUM DESIRABLE FROM EDGE OF SHOULDER, BUT 12 FEET MINIMUM DESIRABLE FROM EDGE OF TRAFFIC OR AUXILIARY LANE.
 - FOR INTERSTATE AND FREEWAY INSTALLATIONS - 6 FEET MINIMUM DESIRABLE FROM EDGE OF SHOULDER, BUT NOT LESS THAN 12 FEET FROM THE EDGE OF TRAFFIC OR AUXILIARY LANE.
 - FOR RAMP INSTALLATIONS - 6 FEET MINIMUM FROM EDGE OF ROAD.
 - WHERE BEHIND GUIDE RAIL - 4 FEET MINIMUM FROM BACK OF BEAM GUIDE RAIL ELEMENT TO SIGN POST.
- PERMANENT SIGN SUPPORTS SHOULD NOT BE INSTALLED ON SLOPES GREATER THAN 10H:1V, EXCEPT WHERE GRADING OF 10H:1V CANNOT BE OBTAINED OR THE SIGN SUPPORTS WILL BE BEHIND A TRAFFIC BARRIER. THE SLOPE SHALL EXCEED A MINIMUM OF 3 FEET BEYOND THE OUTSIDE EDGE OF SIGN (SEE GRADING DETAIL FOR SLOPE TREATMENT).
- EXTRUDED 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 STRADDLE GUIDE RAIL.
- TO EXTEND THE HEIGHT OF A SIGN POST, A MAXIMUM OF ONE SPLICE MAY BE MADE AND MUST BE A MINIMUM OF 9 FEET FROM THE GROUNDLINE TO CENTER LINE OF SPLICE.

PANEL SIZE (W x H)	# OF POSTS	POST SIZE (LB/FT)	PANEL SIZE (W x H)	# OF POSTS	POST SIZE (LB/FT)
18" x 18"	1	2.5	36" x 36"	2	2.5
18" x 24"	1	2.5	36" x 48"	2	2.5
24" x 24"	1	2.5	48" x 36"	2	2.5
24" x 30"	1	2.5	48" x 24"	2	2.5
24" x 36"	1	2.5	48" x 36"	2	2.5
30" x 24"	1	2.5	48" x 48"	2	4.0
30" x 30"	1	2.5	48" x 64" x 64"	2	2.5
36" x 12"	2	2.5	60" x 36"	2	4.0
36" x 36" x 36"	2	2.5	48" x 60"	2	4.0
30" x 36"	1	4.0	60" x 30"	2	4.0



REVISIONS

NO.	DATE	DESCRIPTION	DRAWN	DESIGNED	CHECKED
1	02/08/2024	REVISED PER NJDEP COMMENTS AND BOARD RESUBMISSION	J.L./L.A.R.	J.J.L.	J.J.D.



INLET PROTECTION STANDARDS

DEFINITION

A TEMPORARY BARRIER AND SETTLING FACILITY INSTALLED AT A STORM SEWER INLET.

PURPOSE

THE PURPOSE OF STORM SEWER INLET PROTECTION IS TO INTERCEPT AND RETAIN SEDIMENT, THUS PREVENTING THE ENTRANCE OF SEDIMENT INTO THE STORM SEWER SYSTEM.

CONDITIONS WHERE PRACTICE APPLIES

- CONTRIBUTING DRAINAGE AREA IS 3 ACRES OR LESS.
- A STORM SEWER OR THE OUTLET CHANNEL OF A STORM SEWER NEEDS PROTECTION FROM SEDIMENT.
- TRAFFIC WILL NOT DESTROY OR CAUSE CONSTANT MAINTENANCE OF THE STORM SEWER INLET PROTECTION.
- A TRAFFIC HAZARD WILL NOT BE CREATED.
- A FLOODING PROBLEM WILL NOT BE CREATED.

WATER QUALITY ENHANCEMENT

THE PRIMARY BENEFIT TO WATER QUALITY IS REMOVAL OF SEDIMENT FROM STORMWATER RUNOFF PRIOR TO ENTERING THE STORM SEWER SYSTEM. AS AN ADDED BENEFIT, OTHER FLOATABLE DEBRIS, SUCH AS VEGETATIVE MATTER AND LITTER, MAY ALSO BE FILTERED OUT OF THE RUNOFF.

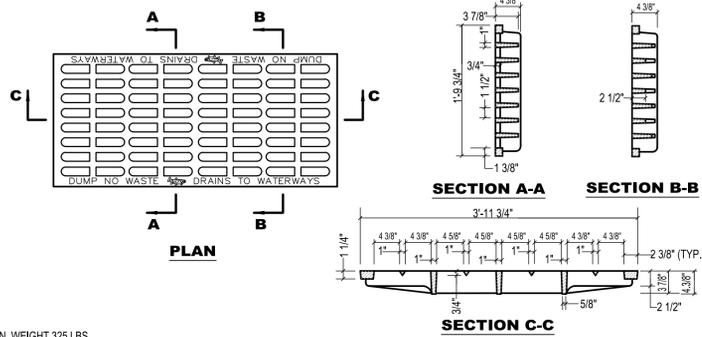
DESIGN CRITERIA

THE FOLLOWING APPLIES TO ALL METHODS OF STORM SEWER INLET PROTECTION:

- MUST SLOW THE STORM WATER, PROVIDE THE COARSE SEDIMENT PARTICLES A CHANCE TO SETTLE, AND PROVIDE AN AREA TO RETAIN THE PARTICLES THAT HAVE SETTLED.
- IN ALL CASES, THE INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET.
- THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.

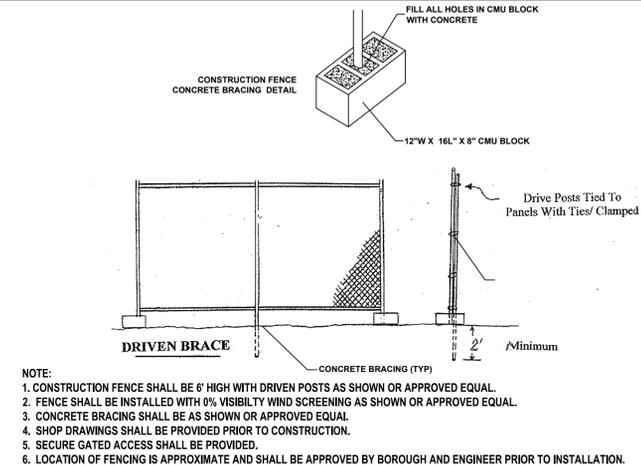


BICYCLE SAFE GRATE (CAST IRON)

NOT TO SCALE

MIN. WEIGHT 325 LBS.
NJDOT CD-602-1.8

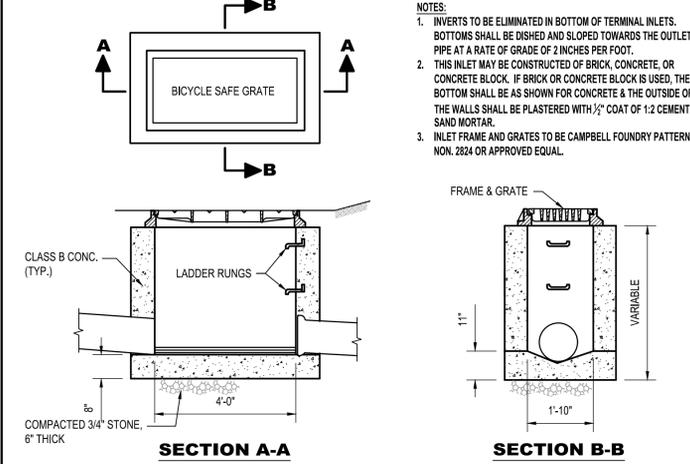
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DRIVEN POST CHAIN LINK CONSTRUCTION FENCE - 8' HIGH

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REVISIONS				
NO.	DATE	DESCRIPTION	DRAWN	CHECKED
1	02/08/2024	REVISED PER NJDEP COMMENTS AND BOARD RESUBMISSION	J.J.L./L.A.R.	J.J.L./J.J.D.



INLET TYPE "A"

NOT TO SCALE

NOTES:

ALL PERVIOUS ASPHALT AREAS MUST COMPLY WITH NEW JERSEY STORMWATER BEST MANAGEMENT PRACTICES MANUAL, GREEN INFRASTRUCTURE BMPs, CHAPTER 9.6: PERVIOUS PAVING SYSTEMS

SURFACE COURSE:

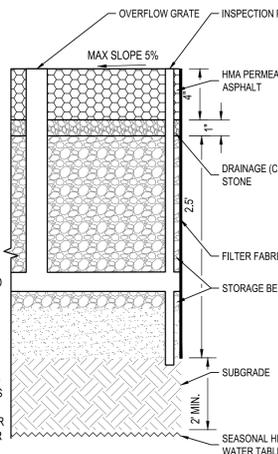
- THE SURFACE COURSE MUST BE DESIGNED TO SUPPORT, WITHOUT LATERAL MOVEMENT OF THE COMPONENTS, ANTICIPATED TRAFFIC, AND OTHER DESIGN LOADS, INCLUDING ADDITIONAL STRESS THAT MAY BE ANTICIPATED AT THE EDGES OF THE INSTALLATION.
- THE POROSITY OF THE SURFACE COURSE MUST BE BETWEEN 15% AND 25%.
- SEALANT, PRIME COAT, AND OTHER TREATMENTS THAT COULD REDUCE THE RATE OF INFILTRATION MAY NOT BE APPLIED TO THE SURFACE COAT.
- AFTER INSTALLATION MEASURES MUST BE TAKEN TO ENSURE THE SURFACE COURSE DOES NOT BECOME CLOGGED UNTIL ALL ASPECTS OF THE PROJECT ARE COMPLETED.

CHOKER COURSE:

- THE CHOKER COURSE MUST CONSIST OF CLEAN CRUSHED STONE WITH A SIZE WHOSE THICKNESS IS APPROPRIATE FOR THE DESIRED SURFACE COURSE AND DESIGN LOAD CONSIDERATIONS.

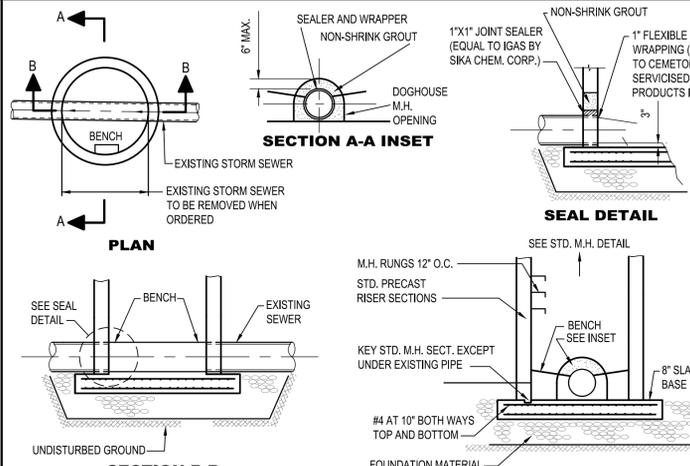
STORAGE BED:

- STORAGE BED AGGREGATE MUST BE CLEAN CRUSHED STONE AASHTO NO. 2 STONE. THE BOTTOM 4" OF THE STORAGE BED SHALL BE SAND.
- STORAGE BED AGGREGATE MUST BE PLACED IN LIFTS AND COMPACTED USING PLATE COMPACTORS. THE MAXIMUM RECOMMENDED LOOSE LIFT THICKNESS IS 6 INCHES.
- NO STANDING WATER MAY REMAIN IN THE STORAGE BED 72 HOURS MAY RENDER THE SYSTEM INEFFECTIVE AND MAY RESULT IN ANAEROBIC CONDITIONS, ODOR AND BOTH WATER QUALITY AND MOSQUITO BREEDING ISSUES.



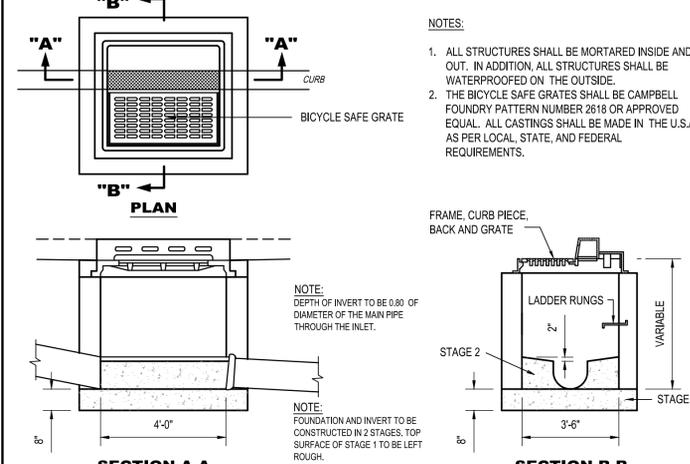
POROUS PAVEMENT SYSTEM

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DOGHOUSE MANHOLE

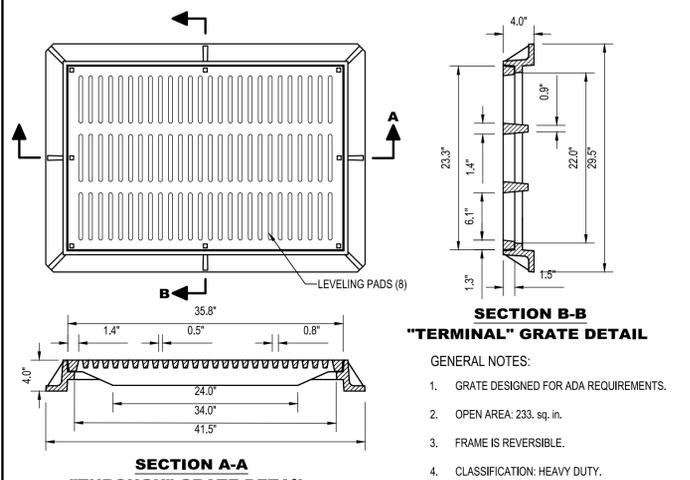
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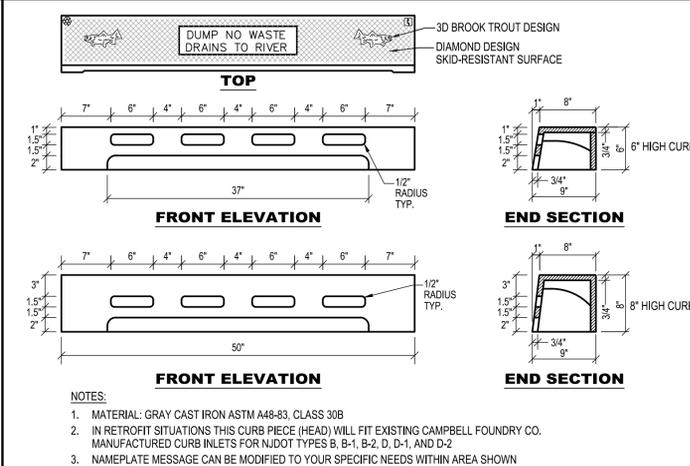
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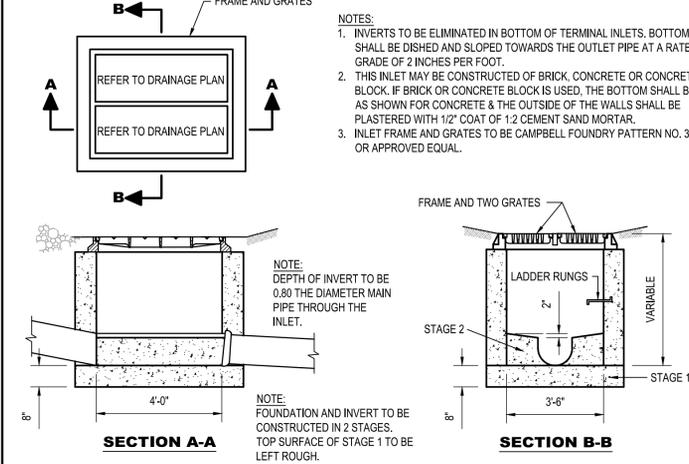
PEDESTRIAN GRATE 'A' INLET

NOT TO SCALE



CURB PIECE TYPE N-ECO

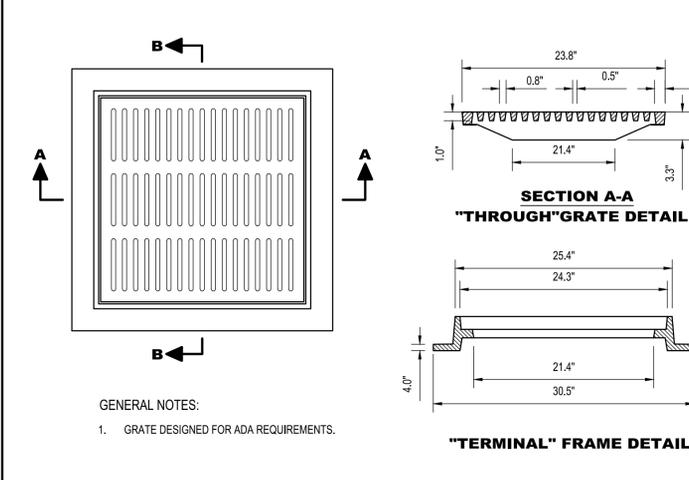
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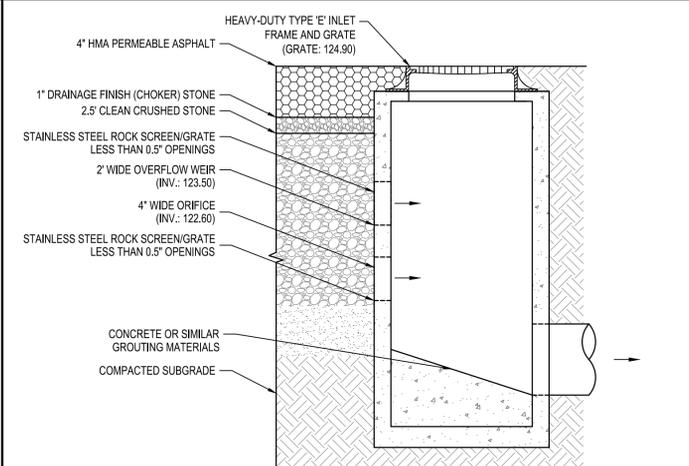
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PEDESTRIAN GRATE 24" X 24" INLET

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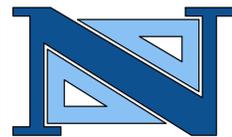


OUTLET CONTROL STRUCTURE (OCS-1)

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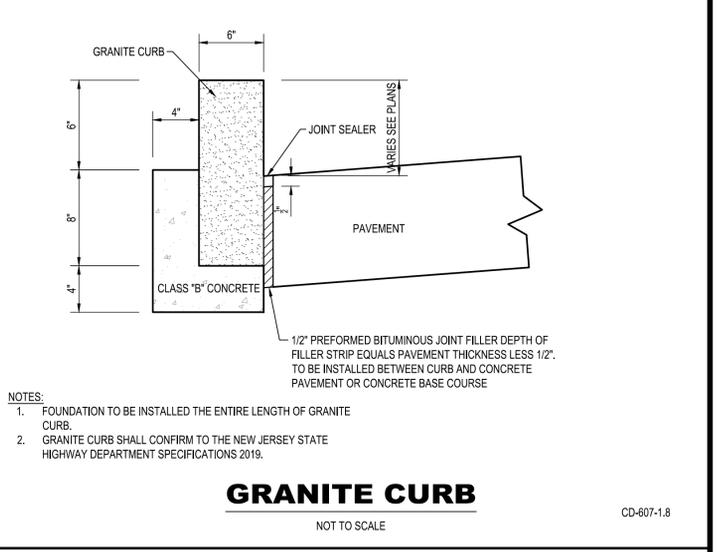
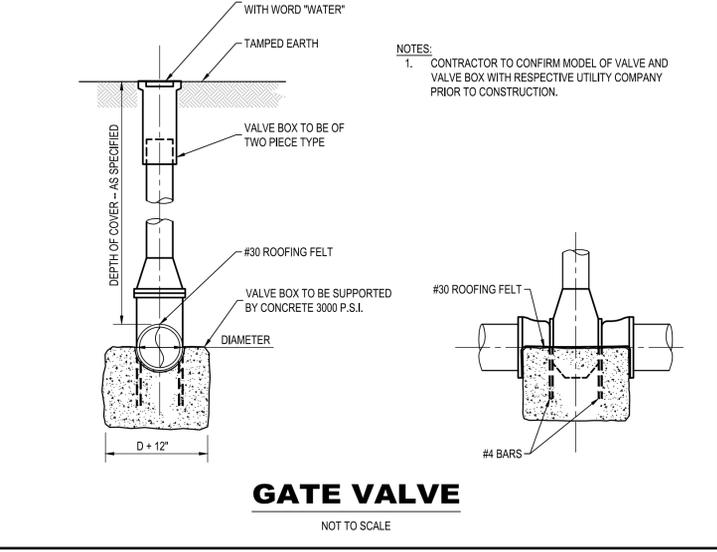
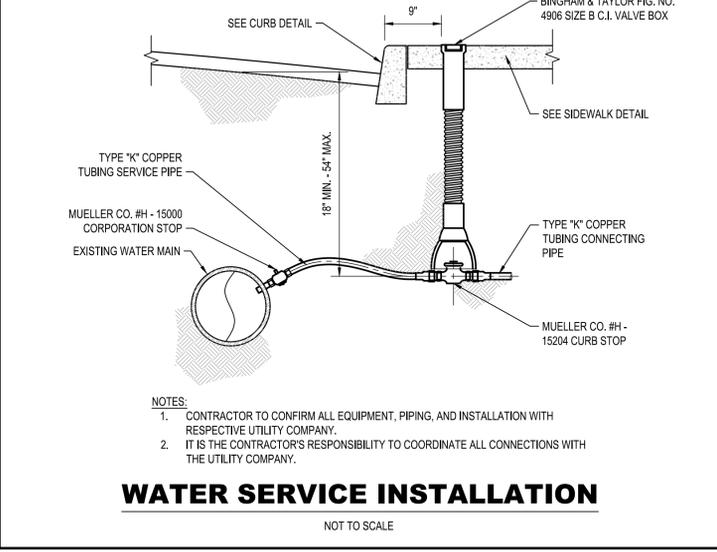
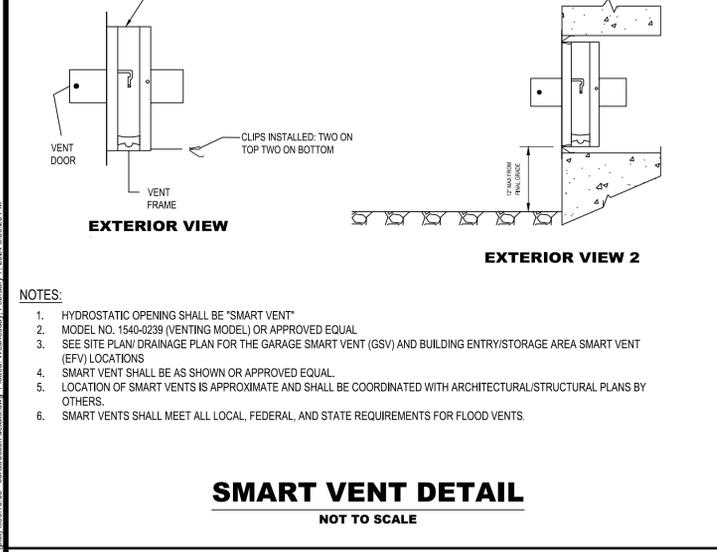
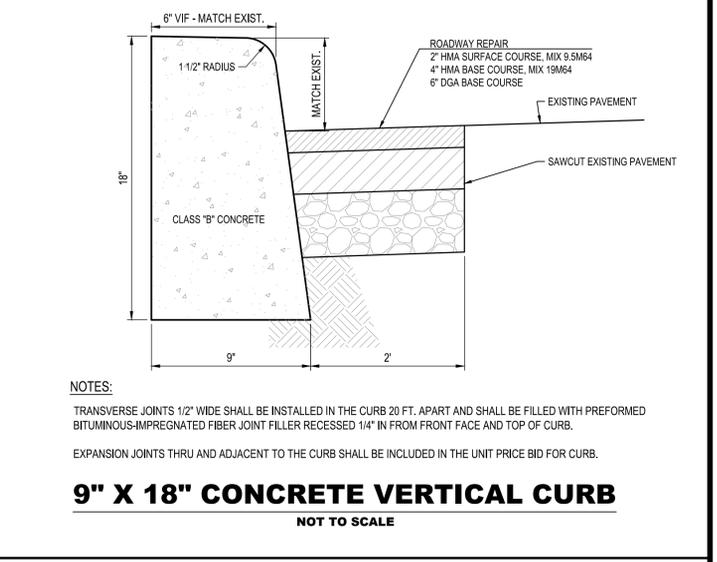
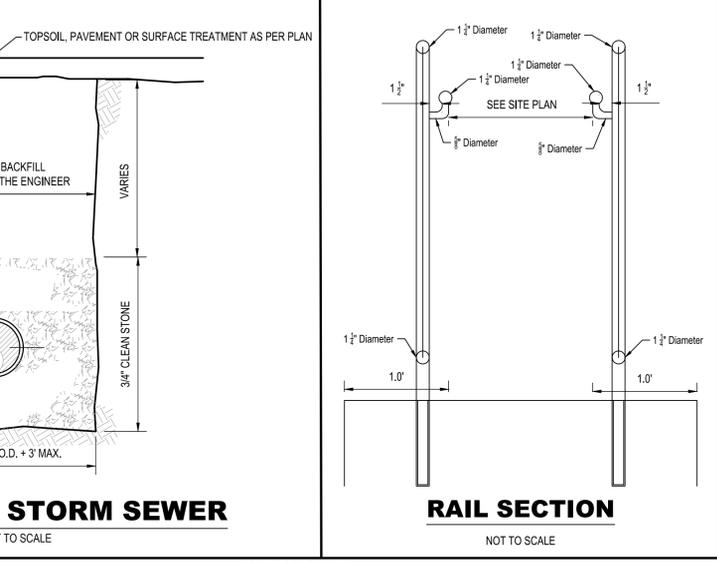
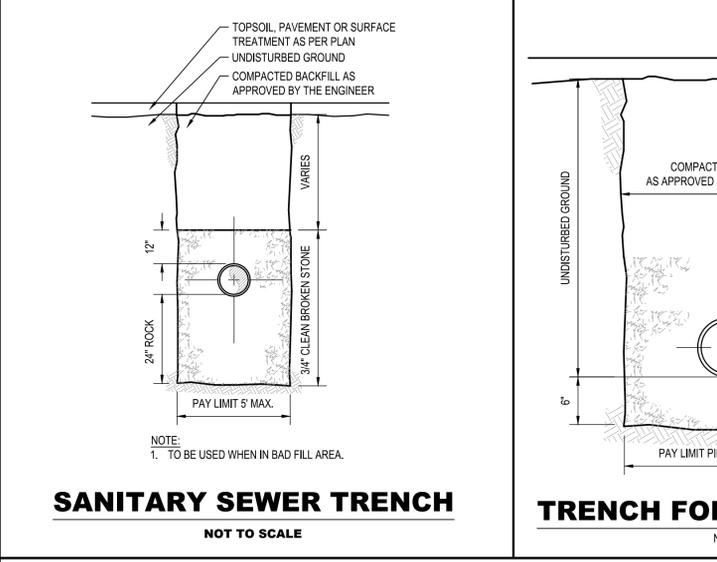
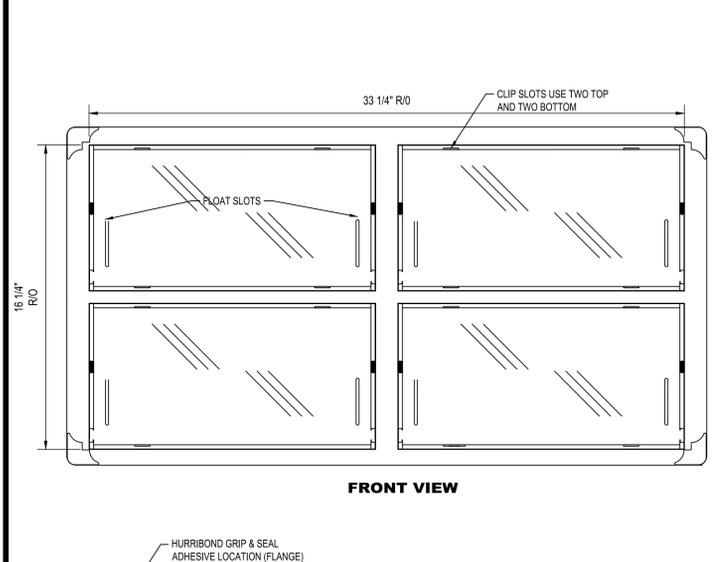
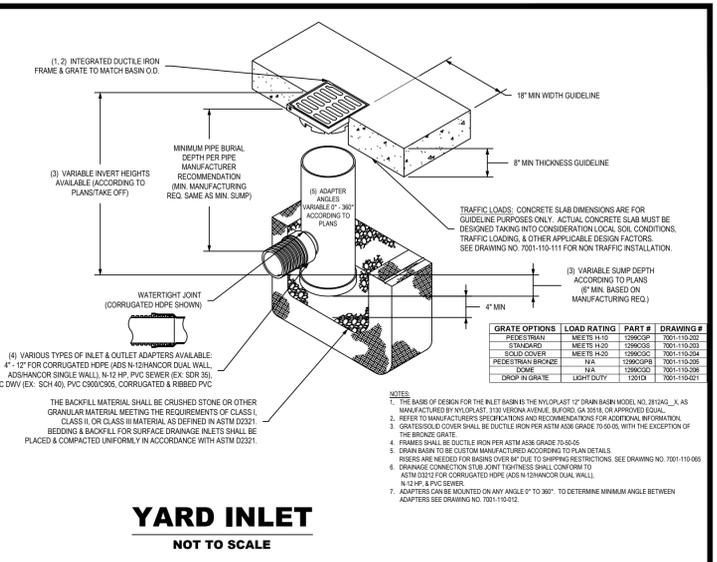
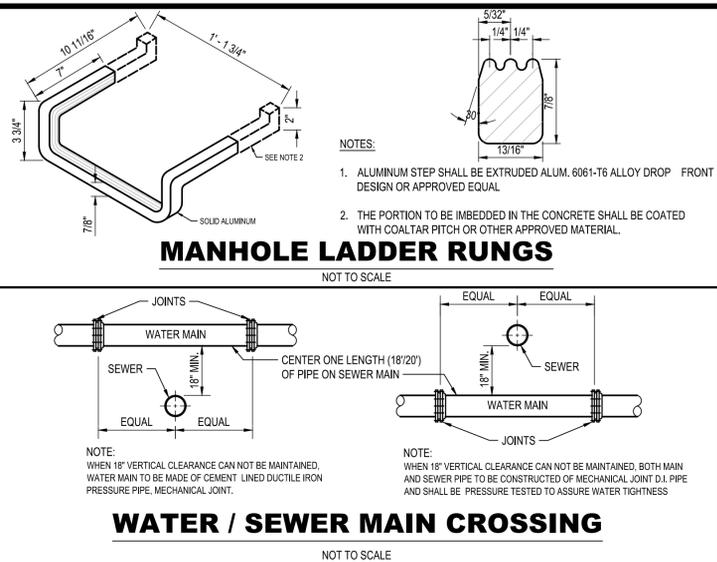
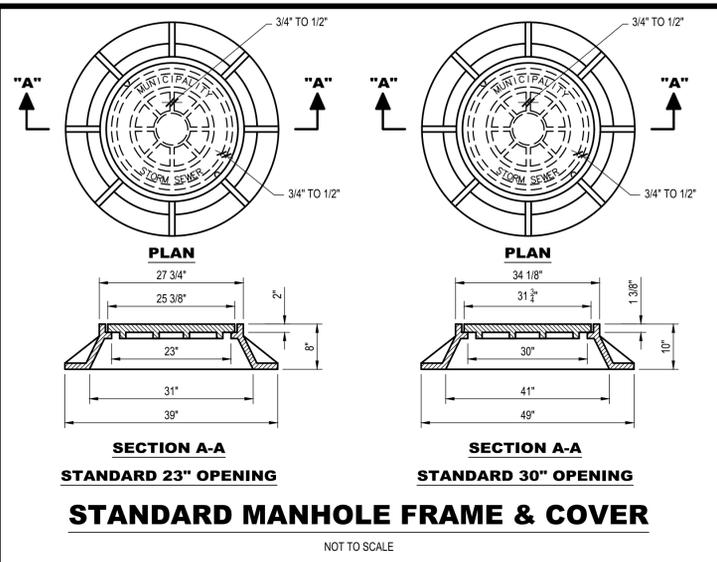
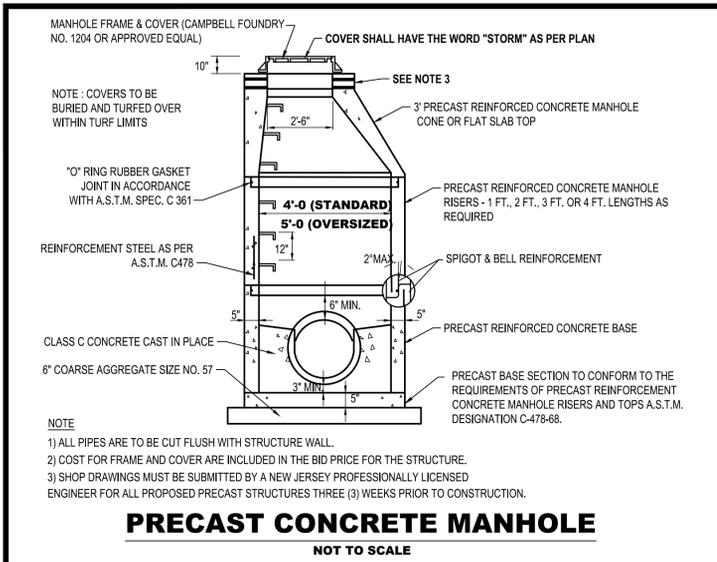
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CONSTRUCTION DETAILS I
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

DRAWN BY: J.J.L./L.A.R. CHECKED BY: D.J./J.J.D. PROJECT NO.: BLDFPRV22.010 SHEET NO.: 10.00
DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: N.T.S. FIELD BOOK NO.: [] DATE: OCTOBER 13, 2023



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NO.	DATE	REVISIONS	DRAWN	DESIGNED	CHECKED
1	02/08/2024	REVISED PER NJDEP COMMENTS AND BOARD RESUBMISSION	J.J.L./L.A.R.	J.J.L.	J.J.D.

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PROFESSIONAL PLANNER
N.J. LICENSE NO. 33105059800

CONSTRUCTION DETAILS II

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

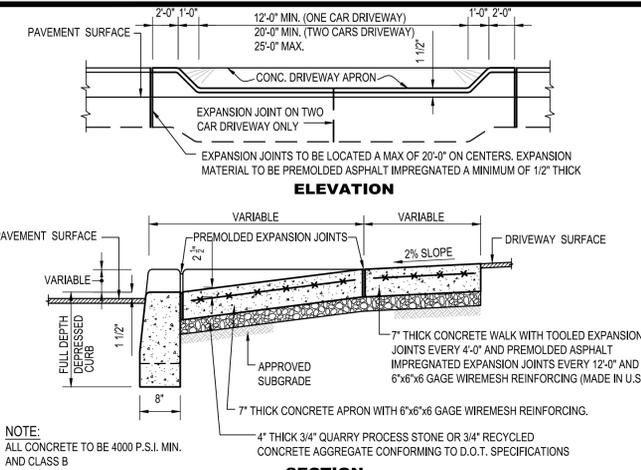
78 LOCUST AVENUE (BLOCK 129 - LOT 70)

TOWNSHIP OF BLOOMFIELD

ESSEX COUNTY

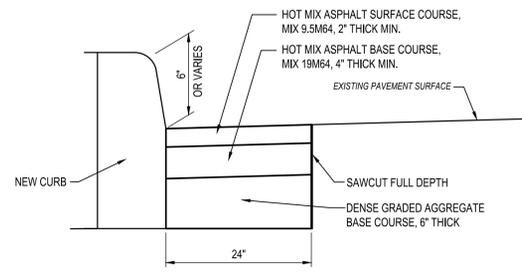
NEW JERSEY

DRAWN BY: J.J.L./L.A.R. CHECKED BY: D.J./J.J.D. PROJECT NO.: BLDFPRV22.010 SHEET NO.: 10.01
DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: N.T.S. FIELD BOOK NO.: DATE: OCTOBER 13, 2023



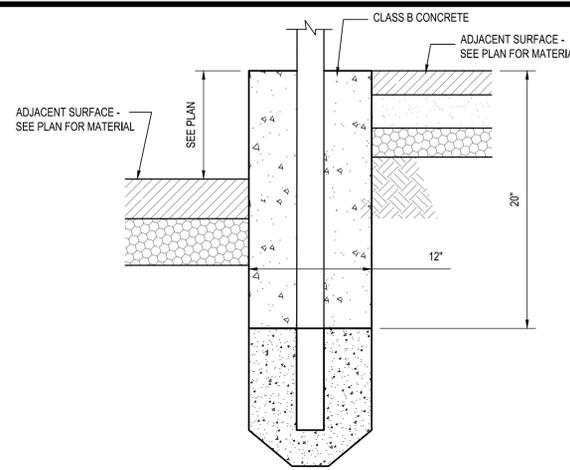
CONCRETE DRIVEWAY APRON & CURB

NOT TO SCALE



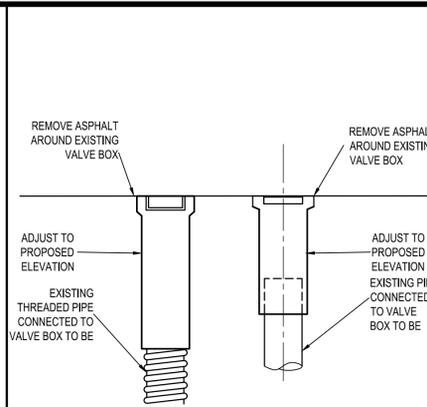
PAVEMENT REPAIR STRIP

NOT TO SCALE



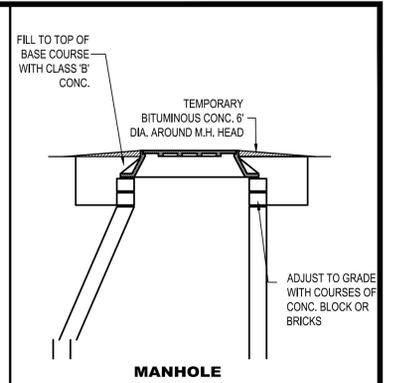
12" X 20" HIGH CONCRETE CURB WITH FENCE POST

NOT TO SCALE



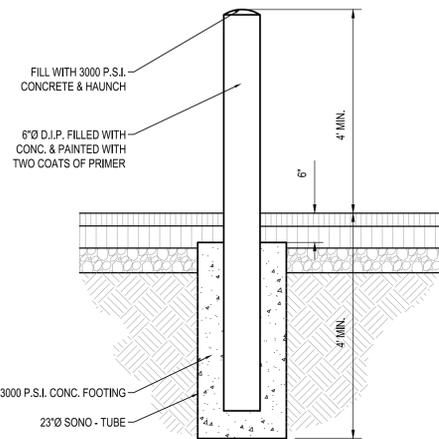
RESET VALVE BOX

NOT TO SCALE



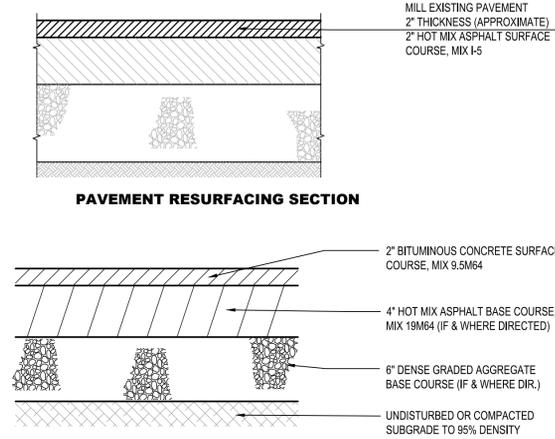
RESET MANHOLE

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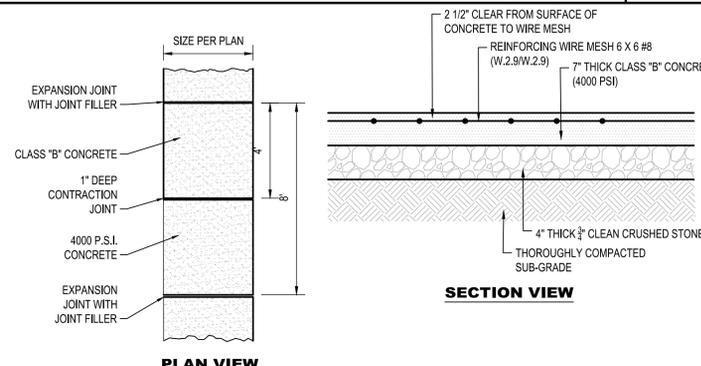
CONCRETE BOLLARD

NOT TO SCALE



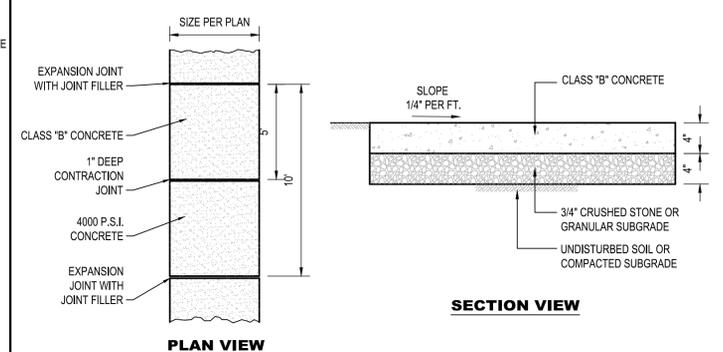
PAVEMENT SECTIONS

NOT TO SCALE



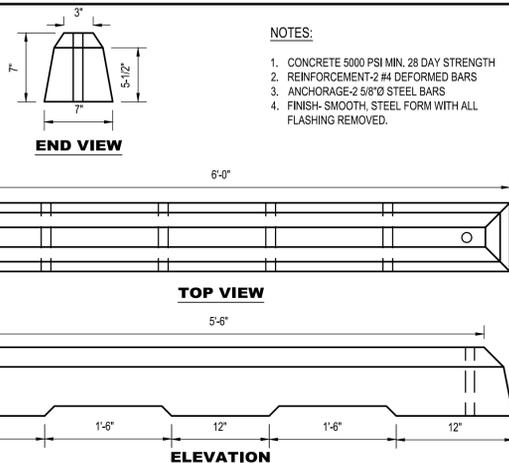
7" THICK REINFORCED CONCRETE SIDEWALK

NOT TO SCALE



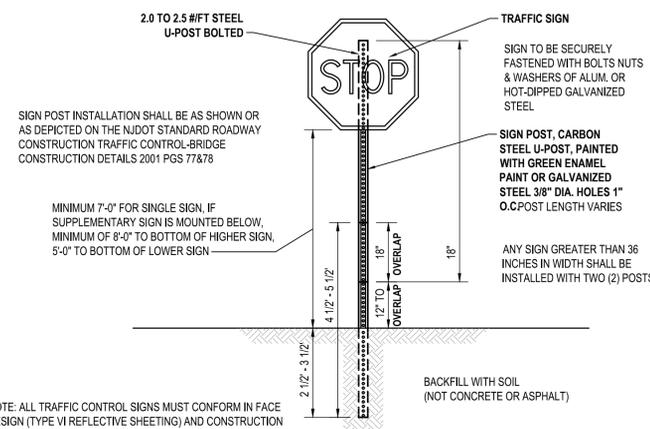
4" THICK CONCRETE SIDEWALK

NOT TO SCALE



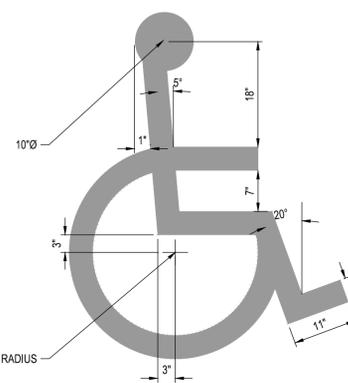
PRECAST CONCRETE WHEEL STOP

NOT TO SCALE



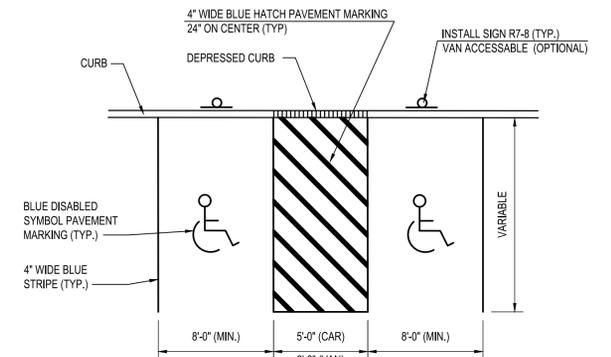
SITE SIGNAGE

NOT TO SCALE



PAVEMENT MARKINGS: HANDICAP SYMBOL

NOT TO SCALE



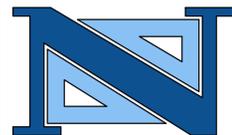
PAVEMENT MARKINGS: HANDICAP STALL

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NO.	DATE	DESCRIPTION	J.J.L./L.A.R.	J.J.L.	J.J.D.
1	02/08/2024	REVISED PER NJDEP COMMENTS AND BOARD RESUBMISSION	J.J.L./L.A.R.	J.J.L.	J.J.D.



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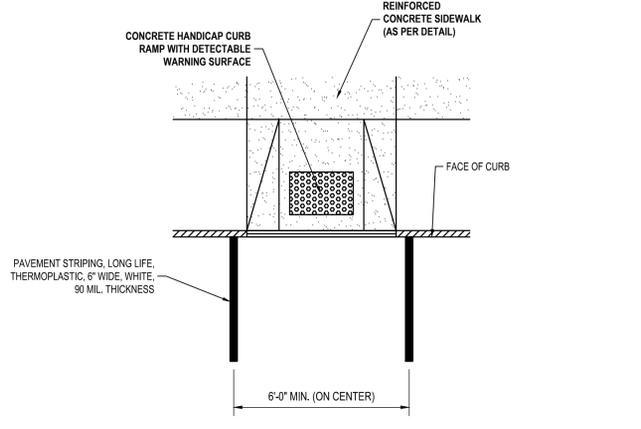
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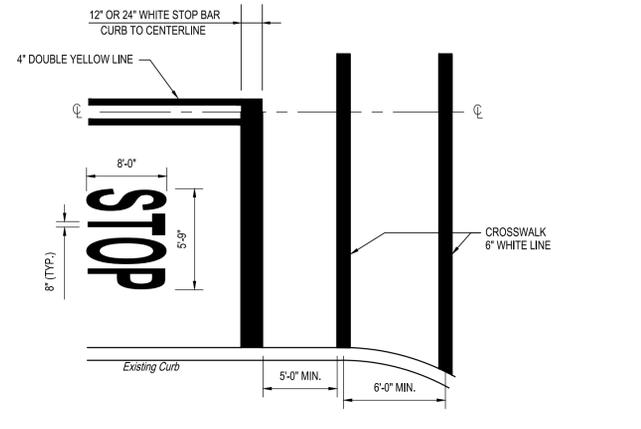
PROFESSIONAL ENGINEER N.J. LICENSE NO. 38604
PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 38604
PROFESSIONAL PLANNER N.J. LICENSE NO. 33L000569800

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

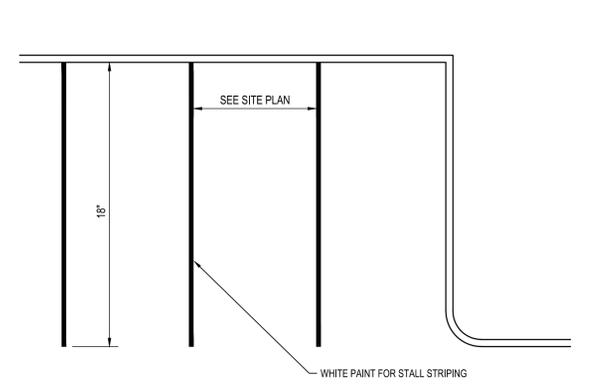
DRAWN BY: J.J.L./L.A.R. CHECKED BY: D.J./J.J.D. PROJECT NO.: BLFDPV22.010 SHEET NO.: 10.02
DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: N.T.S. FIELD BOOK NO.: DATE: OCTOBER 13, 2023



PAVEMENT MARKINGS: CROSSWALK
NOT TO SCALE

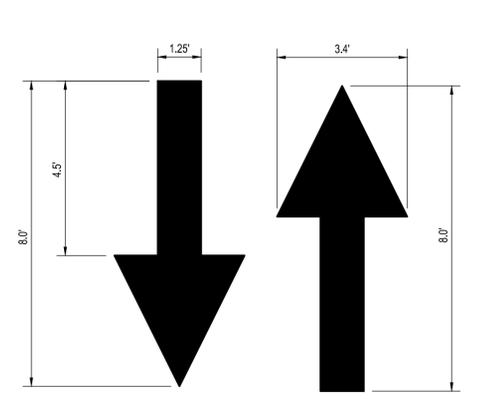


PAVEMENT MARKINGS: CROSSWALK & STOP BAR
NOT TO SCALE



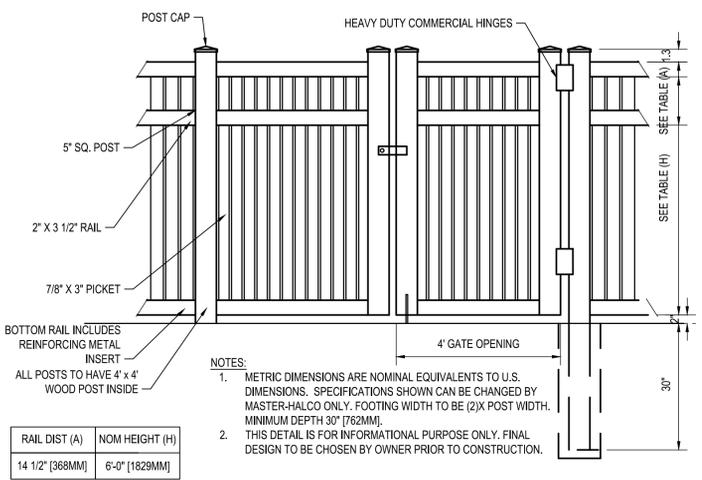
PARKING STALL STRIPING
NOT TO SCALE

NOTES:
ALL STRIPES TO BE 4" WIDE WHITE PAVEMENT PAINT.

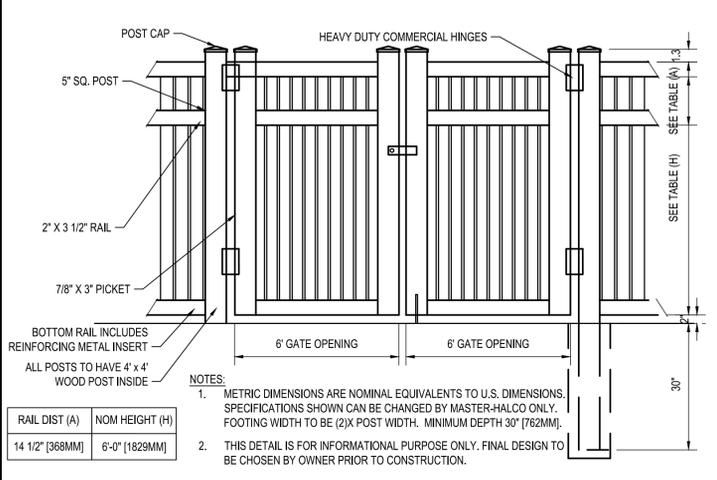


DIRECTIONAL PAVEMENT ARROW MARKINGS
NOT TO SCALE

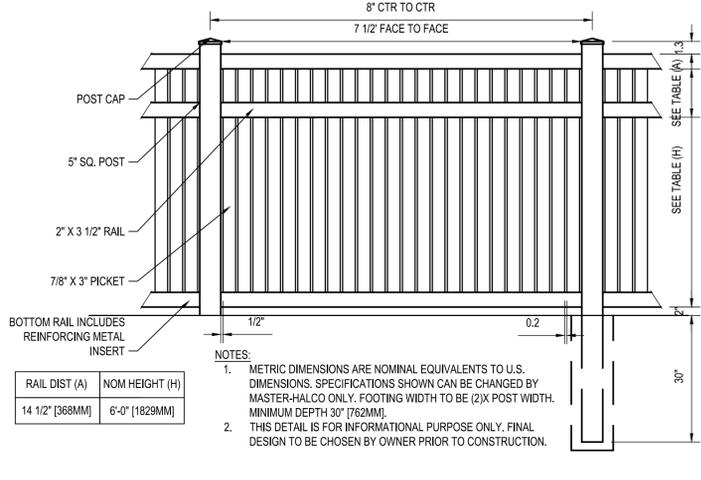
NOTE:
ALL STRIPES AND MARKINGS TO BE THERMOPLASTIC



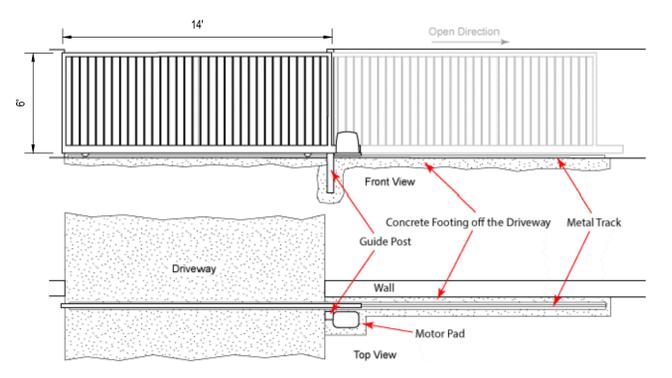
4' WIDE SOLID PVC GATE
NOT TO SCALE



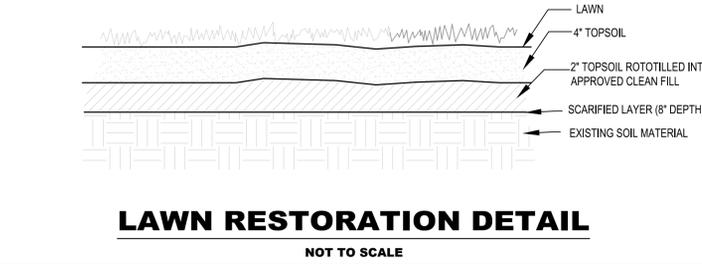
DOUBLE SOLID PVC GATE
NOT TO SCALE



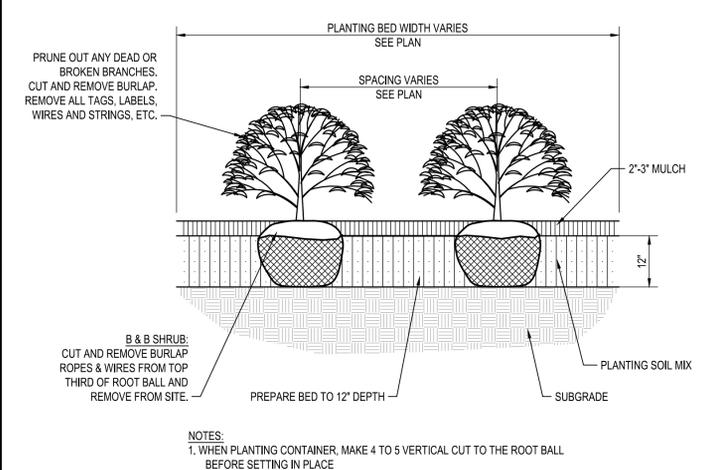
6' SOLID PVC FENCE
NOT TO SCALE



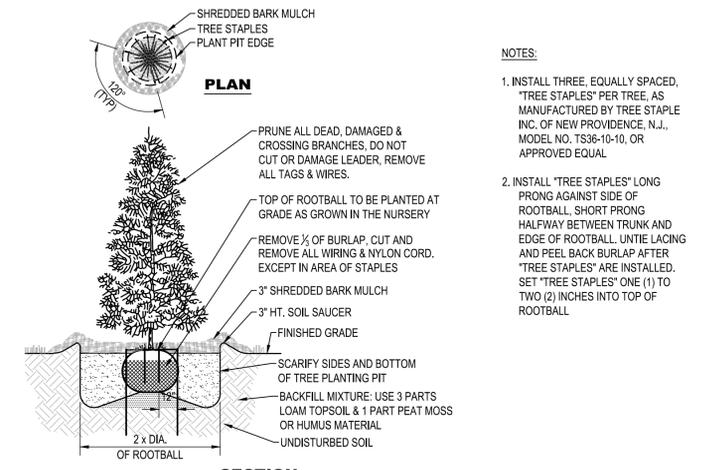
PVC FENCE ROLLING GATE
NOT TO SCALE



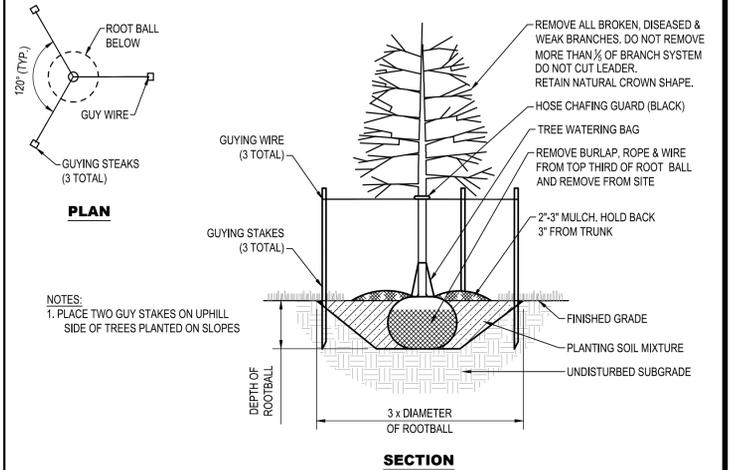
LAWN RESTORATION DETAIL
NOT TO SCALE



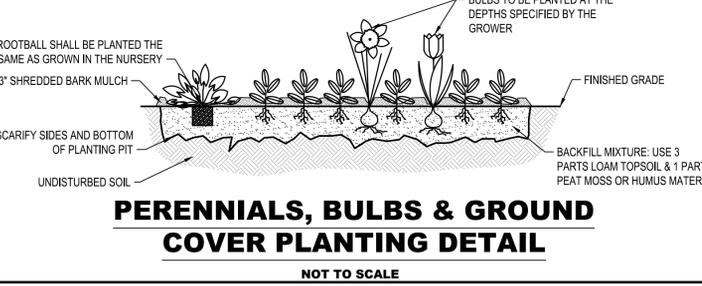
SHRUB PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE



DECIDUOUS TREE PLANTING
NOT TO SCALE

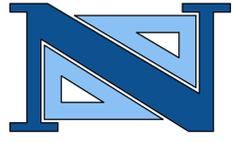


PERENNIALS, BULBS & GROUND COVER PLANTING DETAIL
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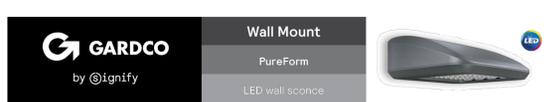
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CONSTRUCTION DETAILS IV
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
78 LOCUST AVENUE (BLOCK 129 - LOT 70)
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY
NEW JERSEY

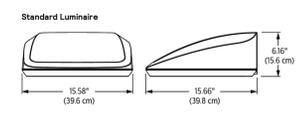
DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: N.T.S. SHEET NO.: 10.03
FIELD BOOK NO.: PAGE: PROJECT NO.: BLFDPV22.010 DATE: OCTOBER 13, 2023



Gardco PureForm LED wall sconce PFW with precision optics offers a sleek, low profile design that will complement a range of architectural styles. PureForm wall sconce provides up to 2,180 lumens to accommodate multiple mounting heights, and is available with Type 2, 3, 4, as well as our back light control optics. A full range of control options is available for additional energy savings. Optional emergency battery backup option is available for path-of-egress and is integral to the luminaire.

Ordering guide example: PFW-48L-600-NW-G2-2-UV-00F

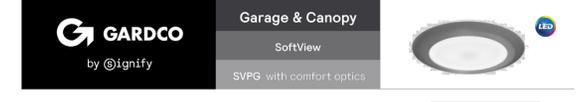
Part	Qty	Part Description	Options
PFW-48L-600-NW-G2-2-UV-00F	1	48" x 6" x 6" PureForm LED wall sconce, Type 2, UV-00F, 0-10V dimming, 2000K, 2000 lumens	



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)

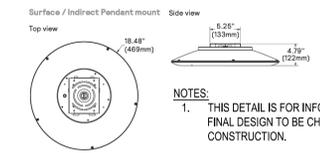
NOT TO SCALE



Gardco SoftView LED parking garage luminaires feature edge lit technology, providing visual comfort with minimal glare to enhance the user experience. An added uplight feature reduces the cave effect for an increased sense of security. SoftView features multiple optical distributions, lumen packages and mounting options providing you with the ideal solution for your garage lighting and low bay needs. Optional emergency battery backup available for path of egress lighting and is integral to the luminaire.

Ordering guide example: SVPG-A06-840-SRD-SUR-UVV-UBLT-L3-SP2-MG

Category	Configuration	Color	Package	Mounting	Options
SVPG-A06-840-SRD-SUR-UVV-UBLT-L3-SP2-MG	840 SDR	SRD	UVV	UBLT	L3-SP2-MG



NOTES:
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GARAGE CEILING LIGHT FIXTURE DETAIL (B)

NOT TO SCALE

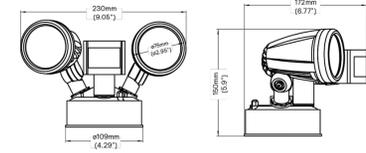


The Stonco LED Security Light is an economical solution delivering the right light required for commercial or residential applications. It's reliable LED technology, ensures maintenance-free installation and a long lifetime.

Ordering guide Example: SL20-80T-01-4-BK

Category	Color Temperature	Distribution	Options	Package	Finish
SL20-80T-01-4-BK	80T	01	01	4	BK

Product Specifications
General Description: LED Security Light combines economy with efficiency and is provided with LED technology that offers significant savings over traditional incandescent security luminaires. Ideal for security building entryways and walkways, it's a reliable LED technology, ensures maintenance-free installation and a long lifetime. LED Security Light can also be used throughout corridors for added security and illumination.
Mounting: Standard Luminaire provided with galvanized mounting bracket. Mounts directly over a 4" recessed box.
Listings: UL listed to the UL 1008 standard, suitable for Wet Locations. Suitable for use in ambient from -40° to 40°C (-22° to 104°F). Silicon Gel Seal. IP65 rated.
Finish: Standard finish color is Black (BK).
Limited Warranty: LED Wall Light luminaire features a 5 year limited warranty. See stonco.com/warranty for details.



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SECURITY LIGHT FIXTURE DETAIL (C)

NOT TO SCALE



Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Ordering guide Example: OFF-S-A01-840-14M-A01-100-RL50-L3-BZ

Luminaire	Configuration (over lumens)	Color Temperature	Distribution	Options	Package	Finish
OFF-S-A01-840-14M-A01-100-RL50-L3-BZ	A01	840	T4M	01	14M	BZ

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POLE-MOUNTED LIGHT FIXTURE DETAIL (D)

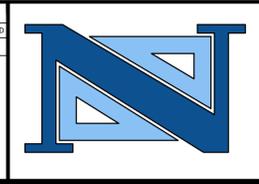
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NO.	DATE	DESCRIPTION	DRAWN	DESIGNED	CHECKED
1	02/08/2024	REVISED PER NJDEP COMMENTS AND BOARD RESUBMISSION	J.J.L./L.A.R.	J.J.L.	J.J.D.



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N.J. LICENSE NO. 46751
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N.J. LICENSE NO. 8154

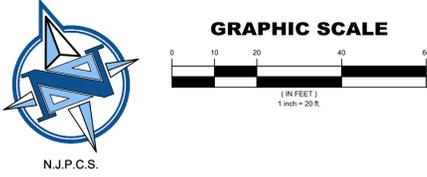


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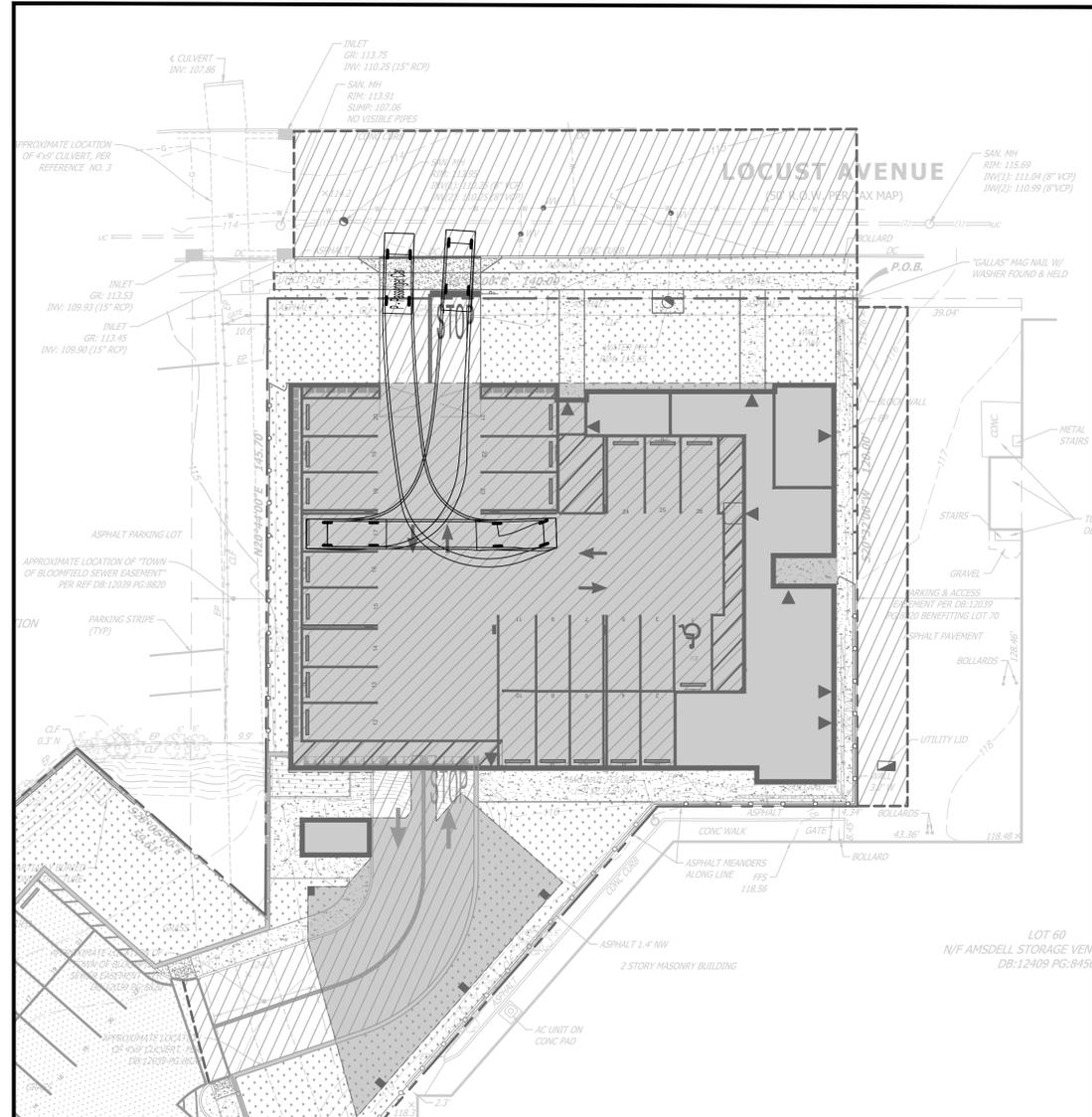
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LYNDHURST
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E-MAIL: NEA@NEGLIAENGINEERING.COM
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N.J. LICENSE NO. 38604
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 38604
PROFESSIONAL PLANNER
N.J. LICENSE NO. 33100569800

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

DRAWN BY: J.J.L./L.A.R. CHECKED BY: D.J./J.J.D. PROJECT NO.: BLFDPV22.010 SHEET NO.: 10.04
DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: N.T.S. FIELD BOOK NO.: DATE: OCTOBER 13, 2023



APPLICANT	OWNER
IOANNIS GOLEMIS 8701 CHURCHILL ROAD, APT. 1501 NORTH BERGEN, NJ 07047	GOLEMIS REALTY LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07029

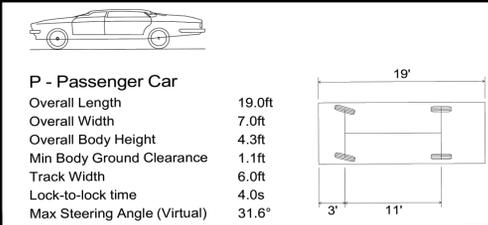


GROUND FLOOR

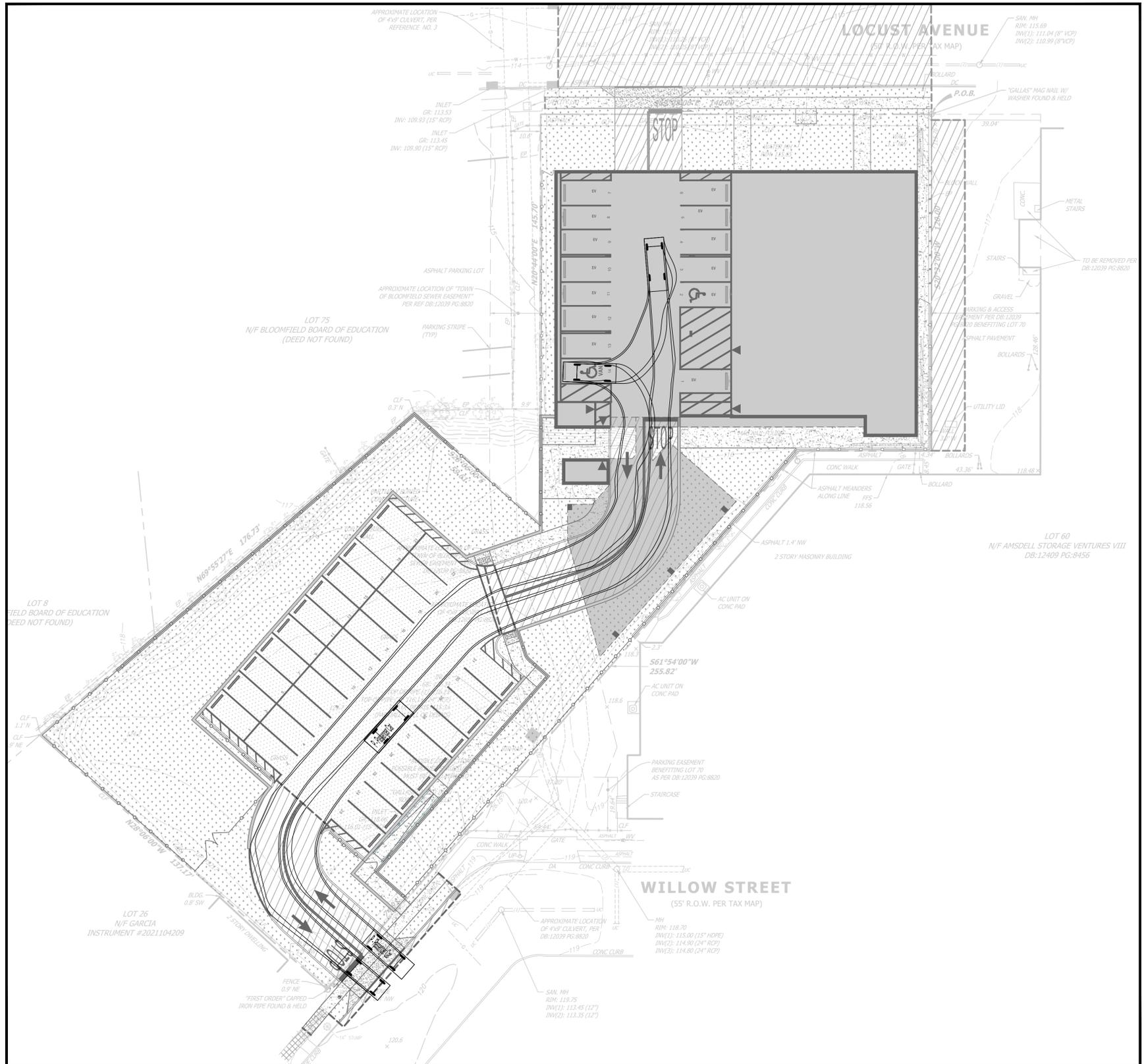
GENERAL NOTES

- 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.
- 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 PEYCHINOV, A.I.A., LEED AP (BD+C) OF AB DESIGN STUDIO, INC., PROVIDED ELECTRONICALLY ON SEPTEMBER 21, 2023.

PASSENGER CAR PROFILE



P - Passenger Car	
Overall Length	19.0ft
Overall Width	7.0ft
Overall Body Height	4.3ft
Min Body Ground Clearance	1.1ft
Track Width	6.0ft
Lock-to-lock time	4.0s
Max Steering Angle (Virtual)	31.6°

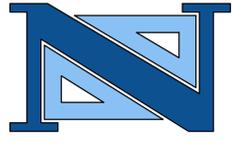


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REVISIONS				DRAWN	DESIGNED	CHECKED
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PROFESSIONAL PLANNER
N.J. LICENSE NO. 8154

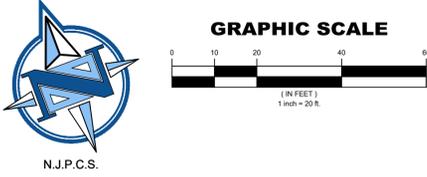
JOHN J. DUNLEA, P.E.
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N.J. LICENSE NO. 56308

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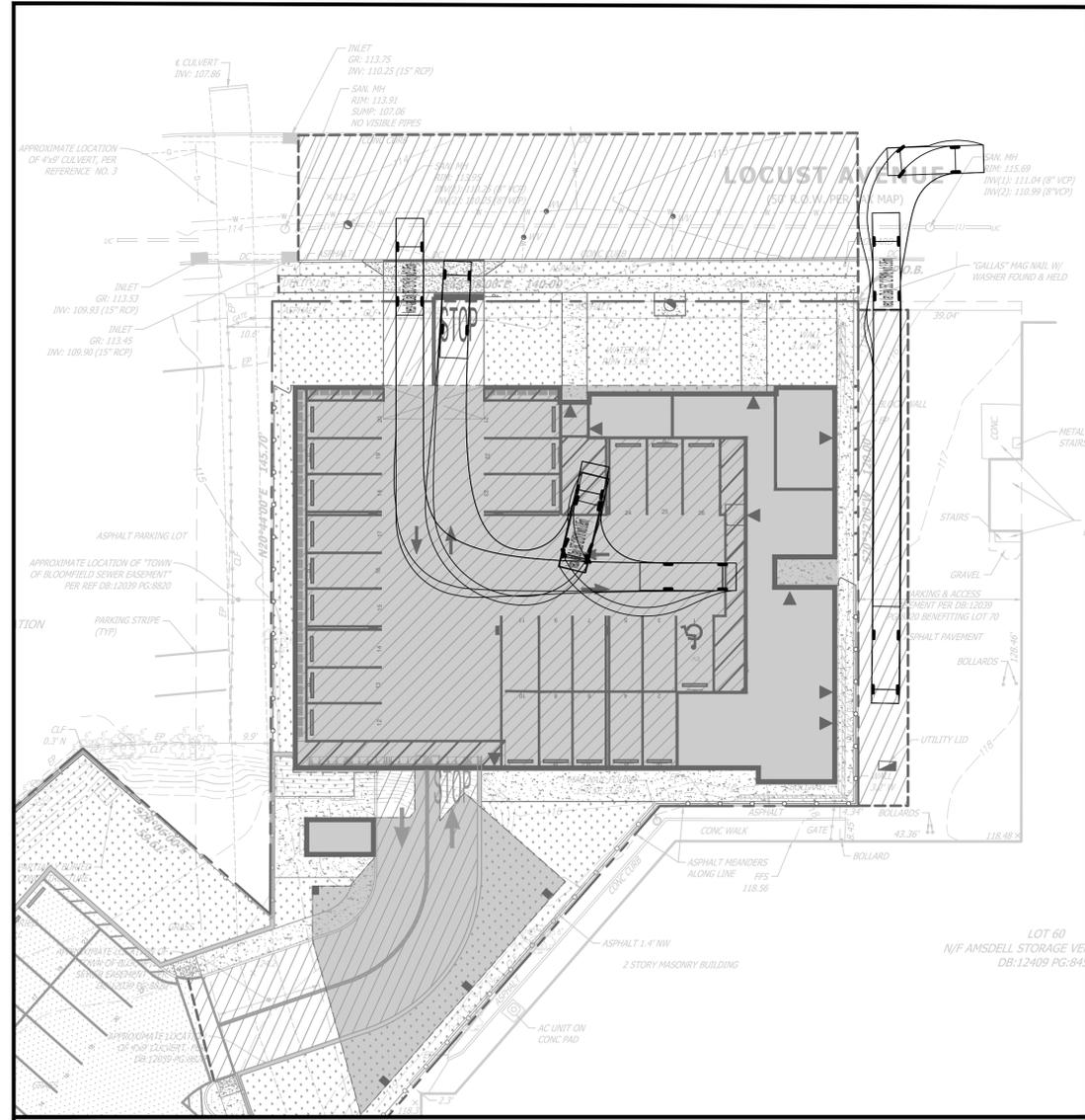
MICHAEL J. NEGLIA, P.E., P.L.S., P.P.
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PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 38604
PROFESSIONAL PLANNER
N.J. LICENSE NO. 33100569800

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

DRAWN BY: J.J.L./L.A.R. CHECKED BY: D.J./J.J.D. PROJECT NO: BLFDPV22.010 SHEET NO: 11.00
DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: 1"=20' DATE: OCTOBER 13, 2023
FIELD BOOK NO: PAGE:



APPLICANT	OWNER
IOANNIS GOLEMIS 8701 CHURCHILL ROAD, APT. 1501 NORTH BERGEN, NJ 07047	GOLEMIS REALTY LLC 500 PASSAIC AVENUE EAST NEWARK, NJ 07029

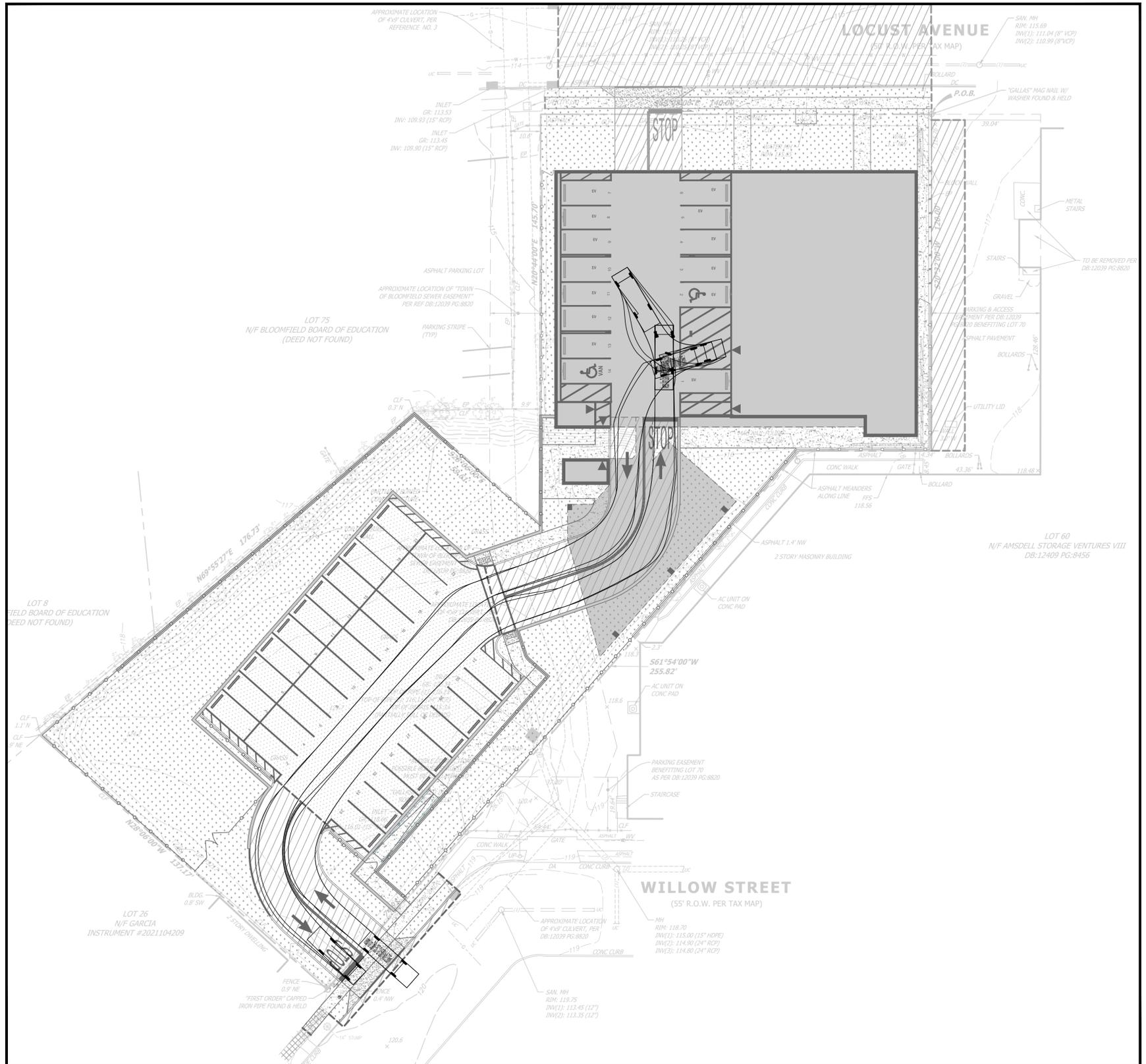
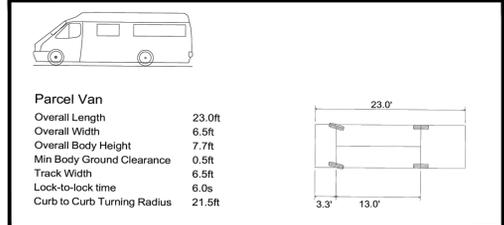


GROUND FLOOR

GENERAL NOTES

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PARCEL VAN PROFILE

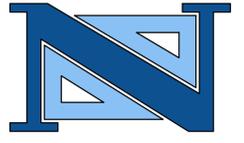


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N.J. LICENSE NO. 46751
PROFESSIONAL PLANNER
N.J. LICENSE NO. 8154

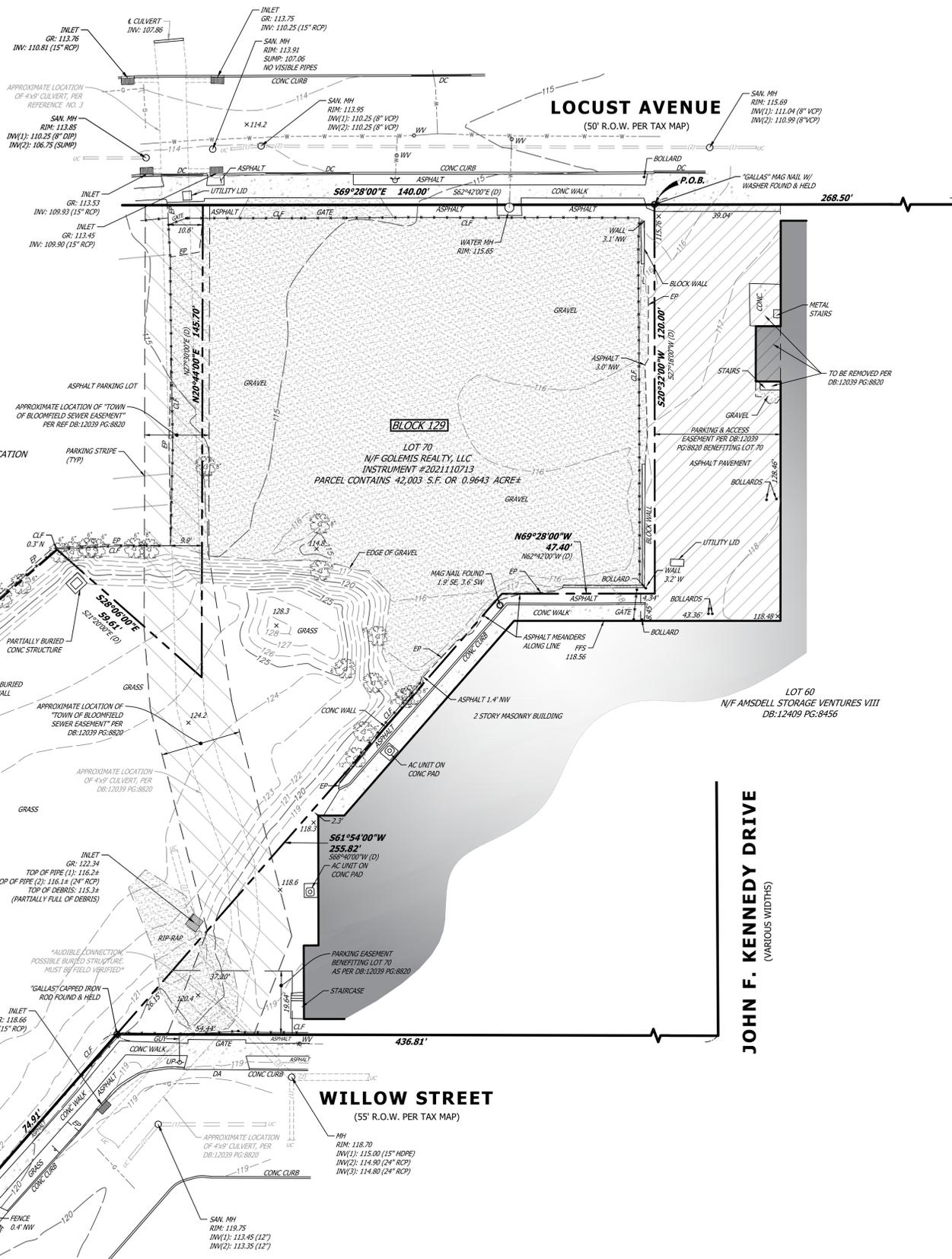
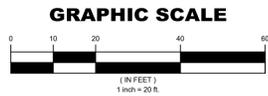
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N.J. LICENSE NO. 33100569800

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: J.J.L./L.A.R. CHECKED BY: D.J./J.J.D. PROJECT NO.: BLFDPV22.010 SHEET NO.: 11.01
DESIGNED BY: J.J.D./J.J.L./L.A.R. SCALE: 1"=20' DATE: OCTOBER 13, 2023
FIELD BOOK NO.: PAGE:



JOHN F. KENNEDY DRIVE
(VARIOUS WIDTHS)

JOHN F. KENNEDY DRIVE
(VARIOUS WIDTHS)

PLAN LEGEND:

	SURVEY CALL	S84°33'E (D)	DEED CALL
	INLETS		SIGNS
	TREES		UTILITY POLE
	SHRUB		WATER VALVE
	ROOF DRAIN		GAS VALVE
	DEPRESSED CURB		CLEAN-OUT
	DEPRESSED APRON		UNKNOWN VALVE
	EDGE OF PAVEMENT		LANDSCAPED AREA
	FIRE HYDRANT		CHAIN LINK FENCE
	HANDICAPPED SPACE		FINISHED FLOOR(SILL)
	ELECTRIC MARKOUT		SANITARY SEWER LINE
	FIBER OPTIC MARKOUT		STORM SEWER LINE
	GAS MARKOUT		TELEPHONE MARKOUT
	OVERHEAD WIRES		WATER MARKOUT
	UNKNOWN CONNECTION		ELECTRIC METER

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:**
- 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 AFFIDAVIT, RESALE OF THE PROPERTY OR ASSIGNMENT OF THE SURVEY TO ANY PERSON NOT SO NAMED.
 - SUBJECT TO EASEMENTS AND/OR 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.
 - UNDERGROUND UTILITIES IF DEPICTED 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.
 - 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.
 - 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.
 - THIS SURVEY HAS BEEN PREPARED BASED ON A TITLE COMMITMENT FILE NO. NCS-1066165-NJ PREPARED FOR FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2019.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(D).
 - 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 340130112G, WITH AN EFFECTIVE DATE OF APRIL 03, 2020, THE SUBJECT PARCEL LIES FULLY WITHIN ZONE AE, BASE FLOOD ELEVATION (NAVD1988) IS ELEV. (121.9) IN ACCORDANCE CROSS SECTION SHOWN ON FIRM.
 - FENCES & WALLS HAVE BEEN LOCATED AT THE BOTTOM OF THE STRUCTURE, AT THE TIME OF FIELD SURVEY.
 - THE MERIDIAN OF THIS SURVEY IS BASED ON THE NEW JERSEY PLANE COORDINATE SYSTEM NAD83(2011) AS ESTABLISHED USING GPS METHODS AND THE SMARTNET NETWORK.
 - ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88) AS ESTABLISHED USING GPS METHODS AND THE SMARTNET NETWORK.

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

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REVISIONS			DRAWN	DESIGNED	CHECKED
NO.	DATE	DESCRIPTION			



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N.J. LICENSE NO. 24GS03721300

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PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 38604
PROFESSIONAL PLANNER N.J. LICENSE NO. 33L00598900

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

DESIGNED BY: R.B.B./D.C. CHECKED BY: G.A.V. PROJECT NO.: BLFDPRV22.010 SHEET NO.: 1 OF 1
SCALE: 1" = 20' DATE: APRIL 11, 2022

v:\municipality\blmfield\blfdprv22.010 (78-88 locust avenue-mail family dprp)\drawing\blfdprv22.010-w.spc.dwg