

PRELIMINARY & FINAL MAJOR SITE PLAN

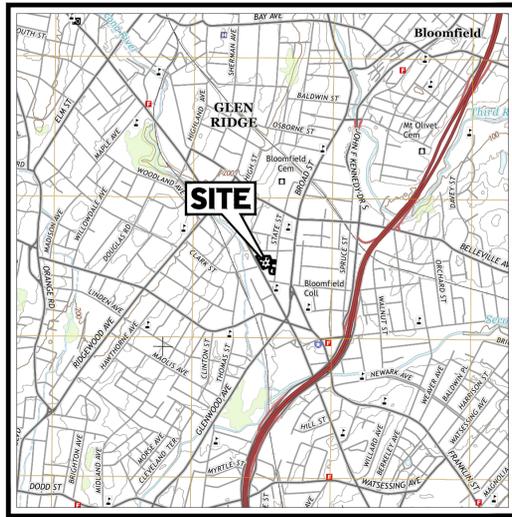
FOR

CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC

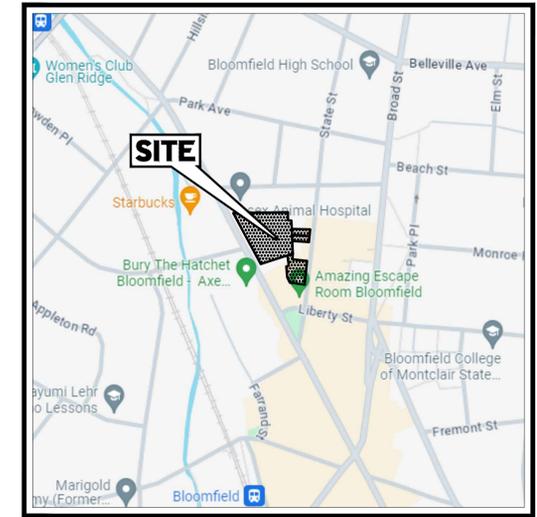
PROPOSED

MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE

MAP: 11 BLOCK: 244 LOTS: 10, 42 & 46
 675-699 BLOOMFIELD AVENUE (C.R. 605)
 14 & 34-40 STATE STREET
 BLOOMFIELD TOWNSHIP
 ESSEX COUNTY, NEW JERSEY



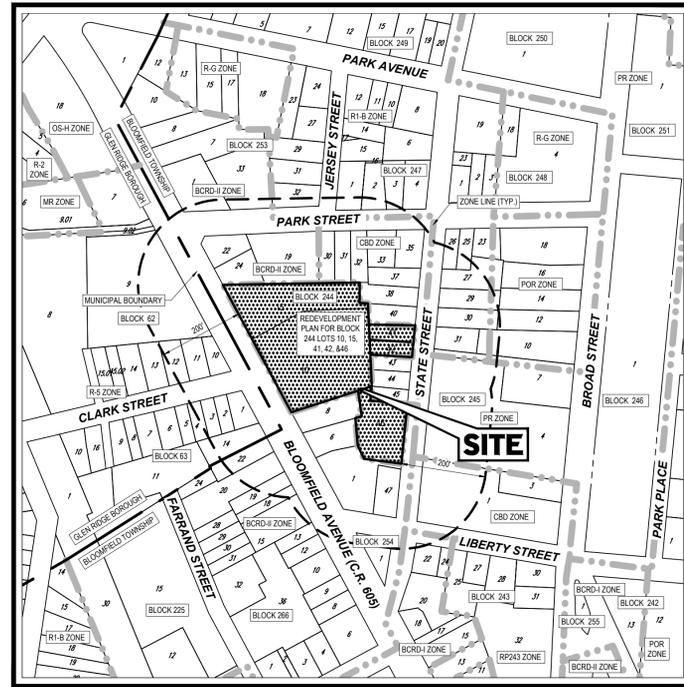
USGS MAP
 SCALE: 1" = 2,000'
 SOURCE: UNITED STATES GEOLOGICAL SURVEY



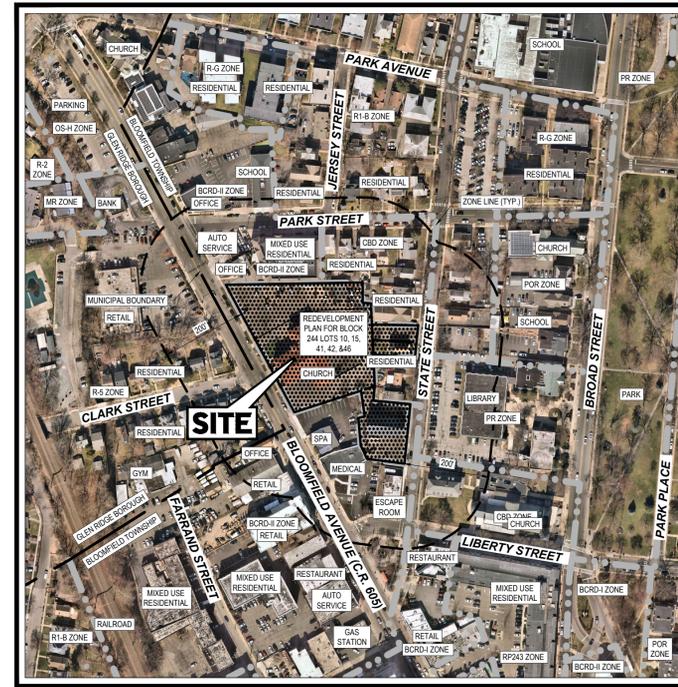
KEY MAP
 SCALE: 1" = 500'
 SOURCE: GOOGLE MAPS
BLOOMFIELD PROPERTY OWNERS LIST
 (WITHIN 200' RADIUS CERTIFIED BY DAVID LOIS, TAX ASSESSOR, DATED 05/15/2024)

ZONING TABLE			
ZONE: REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42, AND 46			
USE: MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE (PERMITTED)			
BLOCK 244 LOTS: 10, 42, & 46			
APPLICANT/ OWNER INFORMATION			
APPLICANT:	CBD BLOOMFIELD DEVELOPER, LLC 75 EISENHOWER PARKWAY, SUITE 190 ROSELAND, NJ 07068		
PROPERTY OWNER:	THE CHURCH OF THE SACRED HEART, BLOOMFIELD 76 BROAD STREET BLOOMFIELD, NJ 07003		
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
LOT AREA	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	NOT SPECIFIED	96,022 SF (2,225 AC)
MIN. FRONT YARD SETBACK FROM BLOOMFIELD AVENUE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	0'	4.5' (OVERHANG) (V)
MAX. FRONT YARD SETBACK FROM BLOOMFIELD AVENUE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	5'	5'
MIN. SETBACK FROM BLOCK 244 LOT 8	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	10'	10' (BUILDING) 4.8' (OVERHANG) (V)
MIN. SETBACK FROM BLOCK 244 LOT 38	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	10'	10.4' (BUILDING) 10.1' (OVERHANG)
MIN. SETBACK FROM BLOCK 244 LOT 40	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	20'	21.6' (BUILDING) 20.9' (OVERHANG)
MIN. SETBACK FROM BLOCK 244 LOTS 19, 24, 30, 31 & 32	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	20'	20.2' (BUILDING) 14.9' (OVERHANG)(V)
MIN. SETBACK FROM BLOCK 244 LOTS 43, 44, & 45	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	8' (GROUND FLOOR) 20' (SECOND FLOOR)	8' (GROUND FLOOR) 20' (SECOND FLOOR)
MIN. SETBACK FROM STATE STREET	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	100'	101.9'
MAX. GROUND FLOOR HEIGHT ADJACENT TO BLOCK 244 LOTS 43, 44, & 45	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	12'	12'
MAX. BUILDING HEIGHT	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	70' (8 STORIES)	69.60' (8 STORIES)
MAX. NUMBER OF UNITS	BLOOMFIELD CENTER DEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	200	200
MIN. FLOOR AREA FOR THE EVENT SPACE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	4,000 SF	4,289 SF
MAX. IMPERVIOUS LOT COVERAGE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	90% (87,230 SF)	87.8% (85,158 SF)
KEY = VARIANCE REQUIRED			
MIN. SETBACK FROM BLOCK 244 LOTS 43, 44, AND 45 IS 20', EXCEPT THAT THE GROUND FLOOR OF THE BUILDING MAY BE EXTENDED INTO THE SETBACK TO ACCOMMODATE STRUCTURED PARKING BUT IN NO EVENT SHALL THE SETBACK BE LESS THAN 8' NOR SHALL THE HEIGHT OF THE GROUND FLOOR EXCEED 12'			
BUILDING HEIGHT CALCULATION: FF TO ROOF ELEVATION (PER ARI) = 69.00' FF ELEVATION = 135.00' ROOF ELEVATION = 135.00' + 69.00' = 204.00' AVERAGE GRADE ELEVATION = 134.40' BUILDING HEIGHT = 204.00' - 134.40' = 69.60'			

- VARIANCE LIST**
- MINIMUM AISLE WIDTH FOR 90° PARKING.
 - MINIMUM PARKING AND DRIVEWAY SETBACK.
 - MINIMUM BUILDING SETBACK FROM BLOOMFIELD AVENUE.
 - MINIMUM BUILDING SETBACK FROM BLOCK 244 LOT 8.
 - MINIMUM BUILDING SETBACK FROM BLOCK 244 LOTS 19, 24, 30, 31 & 32.
 - MAXIMUM NUMBER OF COMPACT PARKING SPACES.
 - LIGHT FIXTURE SHIELDS.



TAX MAP
 SCALE: 1" = 200'
 SOURCE: BLOOMFIELD TOWNSHIP TAX MAPS



AERIAL MAP
 SCALE: 1" = 200'
 SOURCE: NEARMAP
 (AERIAL CAPTURED ON 03/03/2024)

APPROVAL BLOCK

TOWNSHIP PLANNING BOARD APPROVAL	
APPROVED BY THE PLANNING BOARD OF BLOOMFIELD TOWNSHIP.	
BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

PREPARED BY



I CERTIFY THAT I AM THE OWNER OF BLOCK 244 LOTS 10, 42 & 46 (F/K/A BLOCK 244, LOTS 10, 15, 41, 42, & 46) AND CONSENT TO THE FILING OF THE APPLICATION.
 [Signature] DATE: JUNE 29, 2024
 OWNER

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
226	15	BLOOMFIELD CENTER DEVELOPMENT LLC 41 CHURCH ST. MONTCLAIR, NJ 07042	244	32	STEVENS, ZADA G. & SAHEB 38 PARK STREET BLOOMFIELD, NJ 07003	245	30	ARHED, NAZIR A & MD 41 STATE ST. BLOOMFIELD, NJ 07003
226	15 X	BLOOMFIELD CENTER DEVELOPMENT LLC 41 CHURCH ST. MONTCLAIR, NJ 07042	244	33	KIKELLY, PATRICK J. 38 PARK STREET BLOOMFIELD, NJ 07003	245	31	BENCHO 2 INC. 451 LYNN ST. HARRINGTON PARK, NJ 07840
226	18	LAMBERSON REALTY, LLC 696 BLOOMFIELD AVE. BLOOMFIELD, NJ 07003	244	35	GONNELLA, MICHAEL & GUSEPINA 21 CYPRESS AVE. NORTH CALDWELL, NJ 07006	247	1	MOURAD, ANTONIO & ESMELINA 8 TRIMBER ROCK COURT CEDAR GROVE, NJ 07009
226	18 801	LAMBERSON REALTY, LLC 200 OUTFRONT 185 US HIGHWAY 46 FAIRFIELD, NJ 07004	244	37	GONZALEZ, FAUSTO A. 50 STATE STREET BLOOMFIELD, NJ 07003	247	2	PRICHARA, KIM & O'CONNOR, JULIE 33 PARK ST. BLOOMFIELD, NJ 07003
226	18 802	LAMBERSON REALTY, LLC 200 OUTFRONT 185 US HIGHWAY 46 FAIRFIELD, NJ 07004	244	38	FOURSEA, MARCOS A. & VICTORIA 271 SAGLE ROCK AVENUE ROSELAND, NJ 07068	247	3	NIGHLAND, ROBERT L. 31 PARK STREET BLOOMFIELD, NJ 07003
226	20	TEJ ENTERPRISES, LLC 718 PROMENADE DRIVE #802 BOCA RATON, FL 33443	244	40	FORTY-TWO STATE STREET INC 7 SANFORD AVENUE BELLEVILLE, NJ 07401	247	4	29 PARK STREET LLC 9 CEELEY CT ALLENDALE, NJ 07401
226	22	676-880 BLOOMFIELD AVE. ASSOC. 676 BLOOMFIELD AVENUE BLOOMFIELD, NJ 07003	244	41	CHURCH OF THE SACRED HEART 76 BROAD STREET BLOOMFIELD, NJ 07003	253	1	731 BLOOMFIELD AVE ASSOC. LLC 731 BLOOMFIELD AVENUE BLOOMFIELD, NJ 07003
226	23	UNKNOWN UNKNOWN GLEN RIDGE, NJ 07028	244	43	NOLAU, JOHN & DANE 32 STATE STREET BLOOMFIELD, NJ 07003	253	31	MEKA, S. S. & CO I.P.G. P.O. BOX 275 NUTLEY, NJ 07110
244	1	275 PACIFIC LLC 125 EISENHOWER DRIVE CRESSKILL, NJ 07008	244	44	TREANER, LINDA GAIL 30 STATE STREET BLOOMFIELD, NJ 07003	253	32	6 JERSEY LLC 6 JERSEY ST BLOOMFIELD, NJ 07003
244	6	WANG, SHENG G & MEI YU CHENG 40 MARRISON STREET CLIFTON, NJ 07013	244	45	AERO HOLDINGS, LLC 206 CLAREN DRIVE WEST ORANGE, NJ 07002	245	10	98 BROAD ST LLC 98 BROAD ST BLOOMFIELD, NJ 07003
244	8	BLOOMFIELD AVE INVESTORS LLC 1011 PEQUOT AVE SOUTHPORT, CT 06890	244	46	CHURCH OF THE SACRED HEART 76 BROAD STREET BLOOMFIELD, NJ 07003	245	12	102 BROAD ST, LLC 102 BROAD STREET BLOOMFIELD, NJ 07003
244	19	S & S AT PARK STREET, LLC P.O. BOX 875 NUTLEY, NJ 07110	244	47	STRAUS, HOWARD & MICHAEL A. & N.S. 2 MONMOUTH AVENUE #B3 FRESHFIELD, NJ 07728	245	14	BLOOMFIELD HEIGHTS, LLC 685 RIDGEWOOD AVE GLEN RIDGE, NJ 07028
244	22	ITEX, INC. 1880 RT 35 NORTH SOUTH AMBOY, NJ 08879	245	4	TOWNSHIP OF BLOOMFIELD MUNICIPAL PLAZA BLOOMFIELD, NJ 07003	245	25	MOSHER, COREY & MINOZZI, ANDRE 24 PARK ST BLOOMFIELD, NJ 07003
244	24	709 BLOOMFIELD LLC 19 N ROCKLEDGE DRIVE LIVINGSTON, NJ 07039	245	26	FILIPKO, GORAN 28 PARK STREET BLOOMFIELD, NJ 07003	226	13	SIENKA HOLDINGS LLC % M. MULLOY 53 MORNINGSIDE DRIVE LIVINGSTON, NJ 07039
244	30	MENDEVERA, RICARDO & VICTORIA 42 PARK STREET BLOOMFIELD, NJ 07003	245	28	PARK UNITED METHODIST CHURCH MUNICIPAL PLAZA BLOOMFIELD, NJ 07003	254	1	TOWNSHIP OF BLOOMFIELD MUNICIPAL PLAZA BLOOMFIELD, NJ 07003
244	31	GRECO, BRIAN & PRAZIER, MICHAELA 46 PARK ST BLOOMFIELD, NJ 07003	245	29	PARK UNITED METHODIST CHURCH 12 PARK STREET BLOOMFIELD, NJ 07003			

ALSO TO BE NOTIFIED:		ALSO TO BE NOTIFIED:	
TOWNSHIP OF BLOOMFIELD MUNICIPAL CLERK 1 MONROE PLAZA BLOOMFIELD, NJ 07003	CITY OF NEWARK WATER BUREAU 1204 MCCORMICK AVENUE IRVING, NJ 07035	VERNON PO BOX 152266 IRVING, NJ 07035	PASSAIC VALLEY SEWAGE COMMISSION 600 WILSON AVENUE NEWARK, NJ 07102
PISEG MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA T-6B NEWARK, NJ 07102	NORTH JERSEY DIST. WATER SUPPLY COM. 741 RINDWOOD AVENUE WOODBORO, NJ 07095	TRANSCONTINENTAL GAS PIPELINES COUNTY CLERK 485 DR. MARTIN LUTHER KING, JR. BLVD. NEWARK, NJ 07102	COUNTY OF ESSEX COUNTY CLERK 485 DR. MARTIN LUTHER KING, JR. BLVD. NEWARK, NJ 07102
NEW JERSEY TURNPIKE AUTHORITY PO BOX 5042, 541 MAIN STREET WOODBORO, NJ 07095	TOWNSHIP OF BLOOMFIELD 508 CABLE COMCAST 800 RAINBOW AVENUE UNION, NJ 07003	TOWNSHIP OF BLOOMFIELD 508 CABLE COMCAST 800 RAINBOW AVENUE UNION, NJ 07003	NORFOLK SOUTHERN RR CORPORATION 3 COMMERICAL PLACE NORFOLK, VA 23510
PASSAIC VALLEY WATER COMMISSION 105 MAIN AVENUE PO BOX 259 CLIFTON, NJ 07015			

GLEN RIDGE PROPERTY OWNERS LIST
 (WITHIN 200' RADIUS CERTIFIED BY ERIC DELINE, AICPP/P, SECRETARY, DATED 06/03/2024)

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
244	24	709 BLOOMFIELD LLC 19 N ROCKLEDGE DR LIVINGSTON, NJ 07039	63	3	DOLLE, BRIAN 6 CLARK ST GLEN RIDGE, NJ 07028	62	13	BAPTISTE, EDMER JEAN 15 CLARK ST GLEN RIDGE, NJ 07028
63	4	GASWIRTH, NICHOLAS C 7 CLARK ST GLEN RIDGE, NJ 07028	62	11	PROVOST, ANDREW A 7 CLARK ST GLEN RIDGE, NJ 07028	63	2	KWAKELAR, ROLF 4 CLARK ST GLEN RIDGE, NJ 07028
63	12	HEATHER L SHAW 11 CLARK ST GLEN RIDGE, NJ 07028	63	6	COREY, RYAN 12 CLARK ST GLEN RIDGE, NJ 07028	63	14	680 GLEN RIDGE LLC 676 BLOOMFIELD AVE BLOOMFIELD, NJ 07003
63	7	RUSSELL, CLAUDIA MIREYA 14 CLARK ST GLEN RIDGE, NJ 07028	244	22	INCOM ENTERPRISES 1860 STATE ROUTE 35 SOUTH AMBOY, NJ 08879	63	1	CLAPHAM, ANDREW 2 CLARK ST GLEN RIDGE, NJ 07028
226	22	676-880 BLOOMFIELD AVENUE ASSO 676 BLOOMFIELD AVE BLOOMFIELD, NJ 07003	63	11	NOT AVAILABLE FROM COUNTY 648 BLOOMFIELD AVE BLOOMFIELD, NJ 07003	244	19	NOT AVAILABLE FROM COUNTY PO BOX 6 CLARK ST ESSEX FELLS, NJ 07021
244	8	275 PACIFIC LLC 125 EISENHOWER DR CRESSKILL, NJ 07008	63	5	BEST, JAMES H & DIBRAN 10 CLARK ST GLEN RIDGE, NJ 07028	62	9	NOT AVAILABLE FROM COUNTY 8 FARMSTEAD RD NORTH CALDWELL, NJ 07008
62	14	AYAN, MELIKE 17 CLARK ST GLEN RIDGE, NJ 07028						



REVISIONS

REV	DATE	COMMENT	DRAWN BY



ISSUED FOR MUNICIPAL & AGENCY REVIEW BY APPROVAL

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PROJECT NO.: J210631
 DRAWN BY: YG/ATK
 CHECKED BY: JNL
 DATE: 06/12/2024
 CAD ID: J210631-CMDS-0C

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR
CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC
 PROPOSED MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE
 MAP: 11 BLOCK: 244 LOTS: 10, 42, & 46
 675-699 BLOOMFIELD AVENUE (C.R. 605)
 14 & 34-40 STATE STREET BLOOMFIELD TOWNSHIP ESSEX COUNTY, NEW JERSEY



B.A. BOHLER

PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 47421
 NEW YORK LICENSE NO. 08851-E-1
 PENNSYLVANIA LICENSE NO. 077266
 CONNECTICUT LICENSE NO. 26039
 DELAWARE LICENSE NO. 17111
 OHIO LICENSE NO. 78297

COVER SHEET

SHEET NUMBER:
C-101

ORG. DATE - 06/12/2024

G:\032\12\03\12\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\J210631-CMDS-0C-LAYOUT_C-101-COVER

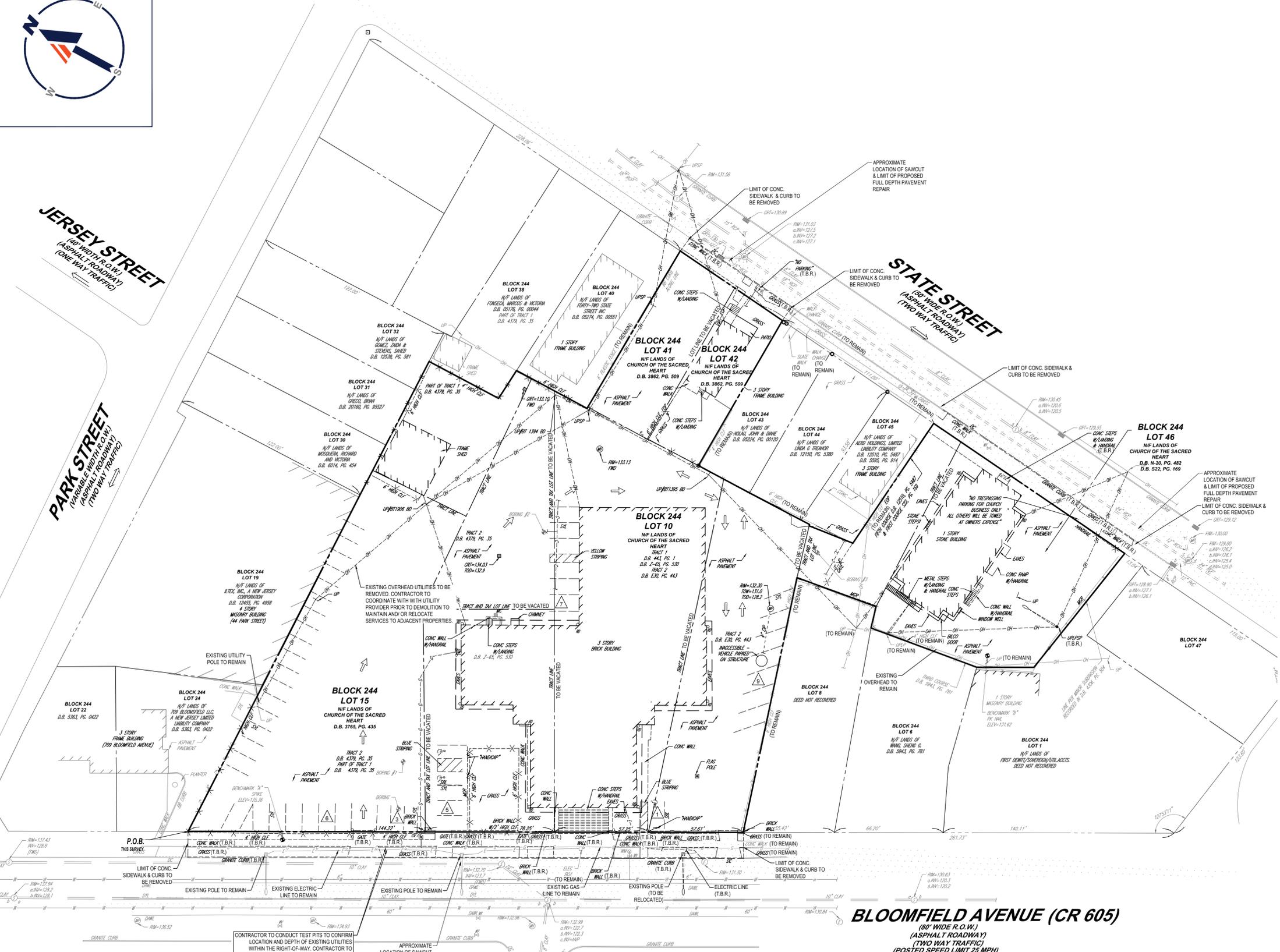


JERSEY STREET
(40' WIDE R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

PARK STREET
(PARALLEL WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

STATE STREET
(60' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

BLOOMFIELD AVENUE (CR 605)
(80' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
(POSTED SPEED LIMIT 25 MPH)



CONTRACTOR TO CONDUCT TEST PITS TO CONFIRM LOCATION AND DEPTH OF EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION IF CONFLICT EXISTS.

APPROXIMATE LOCATION OF SAWCUT & LIMIT OF PROPOSED FULL DEPTH PAVEMENT REPAIR

CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER PRIOR TO DEMOLITION OF OVERHEAD UTILITIES. SERVICES TO ADJACENT PROPERTIES TO BE MAINTAINED AND/OR RELOCATED PRIOR TO DEMOLITION OF UTILITY POLES AND ASSOCIATED SERVICES.

CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IMMEDIATELY WITH LOCATIONS OF UTILITIES IF CONFLICTS EXIST.

REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR SOIL EROSION NOTES AND MEASURES.

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

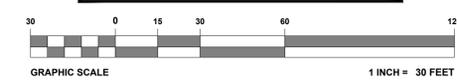
ALL EXISTING ON-SITE FEATURES WITHIN THE PROPERTY LINE ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING FEATURES OUTSIDE THE PROPERTY LINE ARE TO REMAIN UNLESS OTHERWISE NOTED.

T.B.R. = FEATURE TO BE REMOVED

ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

APPLICANT/ OWNER INFORMATION	
APPLICANT:	CBD BLOOMFIELD DEVELOPER, LLC 75 EISENHOWER PARKWAY, SUITE 190 ROSELAND, NJ 07068
PROPERTY OWNER:	THE CHURCH OF THE SACRED HEART, BLOOMFIELD 76 BROAD STREET BLOOMFIELD, NJ 07003



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: J210631
DRAWN BY: YGIATK
CHECKED BY: AJL
DATE: 06/12/2024
CAD ID: J210631-SPDD-0C

PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC
PROPOSED MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE
MAP: 11 | BLOCK: 244
LOTS: 10, 42, & 46
675-699 BLOOMFIELD AVENUE (C.R. 605)
14 & 34-40 STATE STREET
BLOOMFIELD TOWNSHIP
ESSEX COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 665-6300
Fax: (908) 724-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 246A28191700 & M6000122

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 474217
NEW YORK LICENSE NO. 088514-1
PENNSYLVANIA LICENSE NO. 0772466
CONNECTICUT LICENSE NO. 26039
DELAWARE LICENSE NO. 17111
OHIO LICENSE NO. 78297

SHEET TITLE:
DEMOLITION PLAN
SHEET NUMBER:
C-201
ORG. DATE - 06/12/2024

I:\BOHLER\NET\SHARED\PROJECTS\2024\1210631\CAD\DWG\SPDD\PLAN SET\DWG\1210631-SPDD-C-201.DWG; LAYOUT: C-201.DWG



GRAPHIC LEGEND

	PROPERTY LINE
	EXIST. CONTOUR & ELEVATION
	PROP. FINISH GRADE CONTOUR & ELEVATION
	EXIST. WATER
	PROP. WATER
	EXIST. GAS
	PROP. GAS
	EXIST. ELECTRIC/TELEPHONE
	PROP. ELECTRIC/TELEPHONE
	EXIST. ELECTRIC/TELEPHONE/CABLE
	PROP. ELECTRIC/TELEPHONE/CABLE
	EXIST. OVERHEAD WIRES
	PROP. OVERHEAD WIRES
	EXIST. STORM PIPE
	PROP. STORM PIPE
	EXIST. SANITARY PIPE
	PROP. SANITARY PIPE
	PROP. DIRECTION OF DRAINAGE FLOW ARROW
	EXIST. ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GRADE ELEVATION
	EXIST. TOP OF WALL ELEVATION
	PROP. GRADE ON HIGH SIDE OF WALL
	PROP. GRADE ON LOW SIDE OF WALL
	PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. AREA/YARD LIGHT
	PROP. AREA/YARD LIGHT
	EXIST. CLEAN OUT
	PROP. CLEAN OUT
	EXIST. INLET
	PROP. INLET
	EXIST. MANHOLE
	PROP. STORM MANHOLE
	EXIST. SANITARY MANHOLE
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. UTILITY VALVE
	PROP. UTILITY VALVE
	EXIST. UTILITY POLE
	PROP. UTILITY POLE
	EXIST. TRAFFIC SIGNAL
	PROP. TRAFFIC SIGNAL

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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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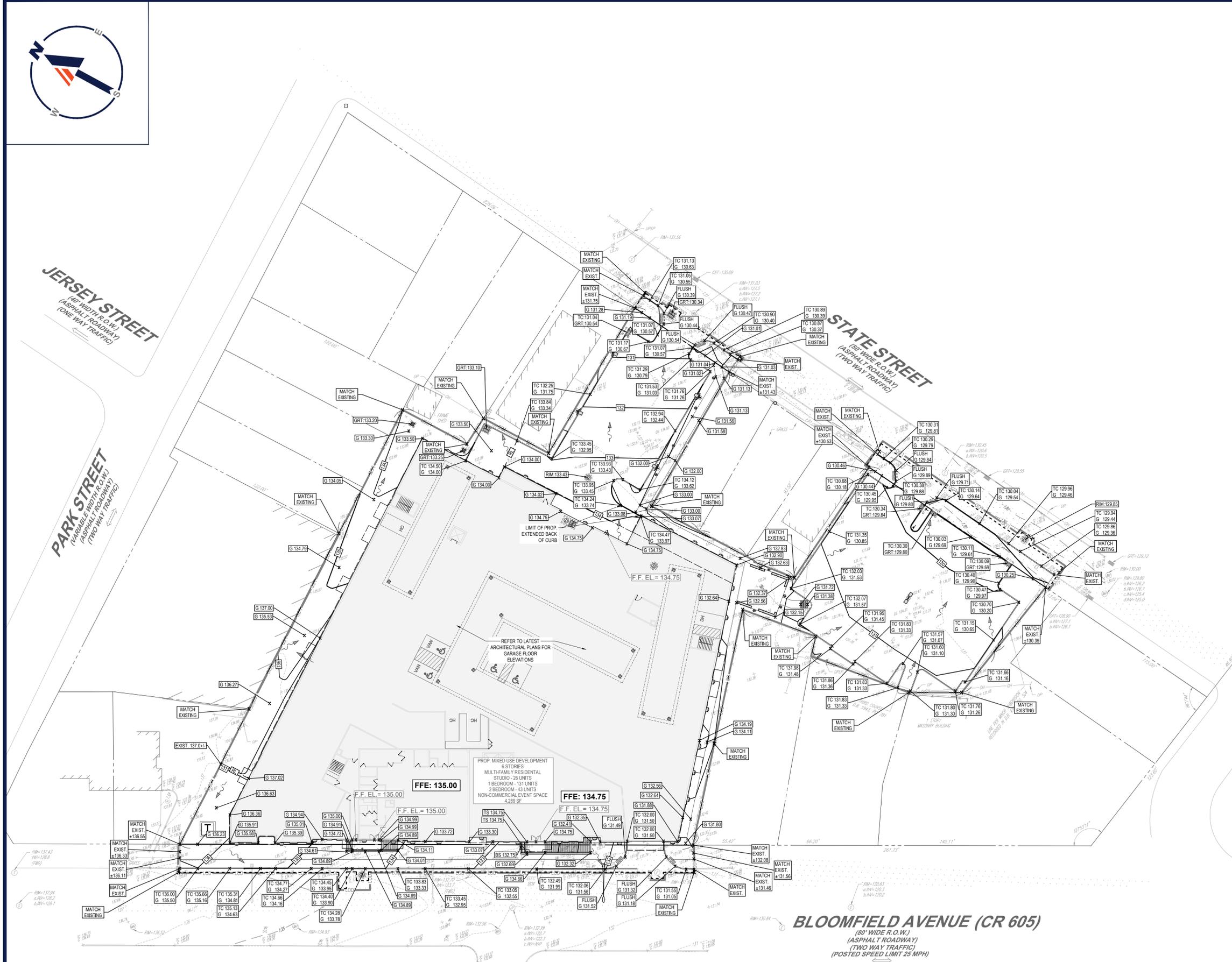
PROJECT No.: J210631
DRAWN BY: YG/ATK
DATE: 06/12/2024
CAD ID: J210631-GDUL-0C

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BLOOMFIELD TOWNSHIP
ESSEX COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 665-6300
Fax: (908) 724-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28191700 & MH000122

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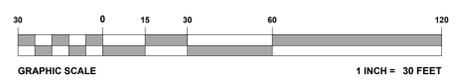
SHEET TITLE:
GRADING PLAN
SHEET NUMBER:
C-401
ORG. DATE - 06/12/2024



APPROX. EARTHWORK CALCULATION
CUT VOLUME: 4,222.30 CY
FILL VOLUME: 4,556.32 CY
NET FILL VOLUME: 334.02 CY

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY



APPLICANT/ OWNER INFORMATION

APPLICANT: CBD BLOOMFIELD DEVELOPER, LLC
75 EISENHOWER PARKWAY, SUITE 190
ROSELAND, NJ 07068

PROPERTY OWNER: THE CHURCH OF THE SACRED HEART,
BLOOMFIELD
76 BROAD STREET
BLOOMFIELD, NJ 07003

G:\02\12\0631\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\J210631-GDUL-0C-401-GRADING PLAN-061224.dwg



JERSEY STREET
(80' WIDE R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

PARK STREET
(75' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

STATE STREET
(80' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

BLOOMFIELD AVENUE (CR 605)
(80' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
(POSTED SPEED LIMIT 25 MPH)

GRAPHIC LEGEND
(U010102 - 03/12/12)

	PROPERTY LINE
	EXIST. CONTOUR & ELEVATION
	PROP. FINISH GRADE CONTOUR & ELEVATION
	EXIST. WATER
	PROP. WATER
	EXIST. GAS
	PROP. GAS
	EXIST. ELECTRIC/TELEPHONE
	PROP. ELECTRIC/TELEPHONE
	EXIST. ELECTRIC/TELEPHONE/CABLE
	PROP. ELECTRIC/TELEPHONE/CABLE
	EXIST. OVERHEAD WIRES
	PROP. OVERHEAD WIRES
	EXIST. STORM PIPE
	PROP. STORM PIPE
	EXIST. SANITARY PIPE
	PROP. SANITARY PIPE
	PROP. DIRECTION OF DRAINAGE FLOW ARROW
	EXIST. ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GRADE ELEVATION
	PROP. TOP OF WALL ELEVATION
	PROP. GRADE ON HIGH SIDE OF WALL
	PROP. GRADE ON LOW SIDE OF WALL
	PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. AREA/YARD LIGHT
	PROP. AREA/YARD LIGHT
	PROP. CLEAN OUT
	EXIST. INLET
	PROP. INLET
	EXIST. MANHOLE
	PROP. STORM MANHOLE
	PROP. SANITARY MANHOLE
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. UTILITY VALVE
	PROP. UTILITY VALVE
	EXIST. UTILITY POLE
	PROP. UTILITY POLE
	EXIST. TRAFFIC SIGNAL
	PROP. TRAFFIC SIGNAL



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PROJECT No.: J210631
DRAWN BY: YG/ATK
CHECKED BY: J.L.
DATE: 06/12/2024
CAD ID: J210631-GDUL-0C

PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC
PROPOSED MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE
MAP: 11 | BLOCK: 244
LOTS: 10, 42, & 46
675-699 BLOOMFIELD AVENUE (C.R. 605)
14 & 34-40 STATE STREET
BLOOMFIELD TOWNSHIP
ESSEX COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 688-6300
Fax: (908) 724-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 246A28191700 & MH000122

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PENNSYLVANIA LICENSE No. 077366
CONNECTICUT LICENSE No. 26039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:
C-501

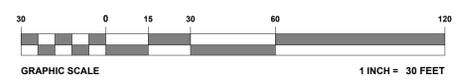
ORG. DATE - 06/12/2024

CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS PRIOR TO DEMOLITION OF ALL OVERHEAD UTILITIES. SERVICES TO ADJACENT PROPERTIES TO BE MAINTAINED OR RELOCATED PRIOR TO DEMOLITION OF UTILITY POLES AND ASSOCIATED SERVICES.

CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IMMEDIATELY WITH LOCATIONS OF UTILITIES IF CONFLICTS EXIST.

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY



G:\02\12\0631\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\J210631-GDUL-0C-...LA\OUT_C-501.UTL

APPLICANT/ OWNER INFORMATION

APPLICANT: CBD BLOOMFIELD DEVELOPER, LLC
75 EISENHOWER PARKWAY, SUITE 180
ROSELAND, NJ 07068

PROPERTY OWNER: THE CHURCH OF THE SACRED HEART,
BLOOMFIELD
76 BROAD STREET
BLOOMFIELD, NJ 07003

PROP. UNDERGROUND CABLE & TELECOMMUNICATION SERVICE LINE

PROP. UNDERGROUND ELECTRIC, CABLE & TELECOMMUNICATION SERVICE LINE

PROP. DROP CLEAN OUT
RIM=134.92
INV(IN)=130.31 (8')
INV(OUT)=128.31 (8')

PROP. DOMESTIC & FIRE WATER LINE
(TO BE SIZED BY MEP)

PROP. GAS SERVICE LINE

PROP. BUILDING CONNECTION
INV(OUT)=130.32 (8')

FFE: 135.00

PROP. 6 LF 8"Ø SDR-35 @ 0.30%

PROP. MIXED USE DEVELOPMENT
8 STORES
MULTI-FAMILY RESIDENTIAL
STUDIO - 26 UNITS
1 BEDROOM - 131 UNITS
2 BEDROOM - 43 UNITS
NON-COMMERCIAL EVENT SPACE
4,289 SF

FFE: 134.75

CONTRACTOR TO CONDUCT TEST PITS TO CONFIRM LOCATION AND DEPTH OF EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION IF CONFLICT EXISTS.

PROP. 18 LF 8"Ø SDR-35 @ 0.30%

PROP. EXTERNAL DROP MANHOLE 1
RIM=133.97
INV(IN)=129.26 (8')
INV(OUT)=124.90 (10')

PROP. UNDERGROUND ELECTRIC SERVICE LINE

PROP. RELOCATED LIGHT POLE

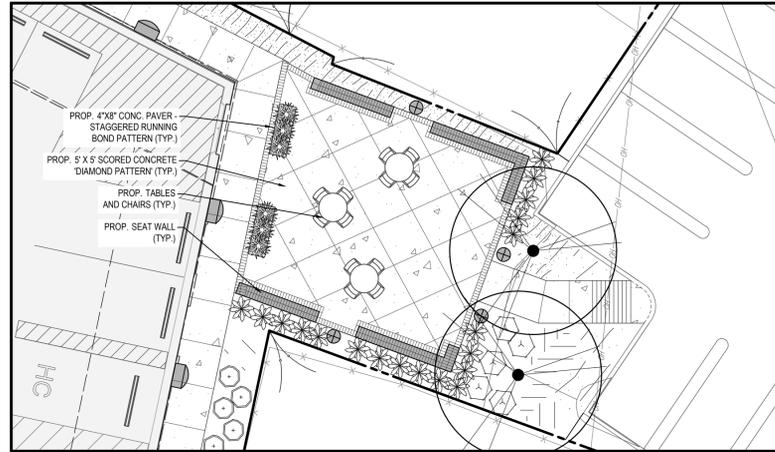
CONTRACTOR TO CONFIRM DEPTH OF EXISTING SANITARY MAIN PRIOR TO CONSTRUCTION. CONTRACT TO NOTIFY ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION IF CONFLICT EXISTS WITH PROPOSED IMPROVEMENTS.



JERSEY STREET
(40' WIDE R.O.W.)
(ASPHALT ROADWAY)
(ONE-WAY TRAFFIC)

PARK STREET
(40' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO-WAY TRAFFIC)

STATE STREET
(80' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO-WAY TRAFFIC)



OUTDOOR PATIO ENLARGEMENT INSET
SCALE: 1" = 10'

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
ARB	12	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	2.5' CAL.	B&B
EVERGREEN TREES					
JVES	11	JUNIPERUS VIRGINIANA 'CORCORCOR'	EMERALD SENTINEL EASTERN REDCEDAR	6-8"	B&B
PPG	6	PICEA PLUNGENS 'GLAUC'	COLORADO BLUE SPRUCE	6-8"	B&B
TOG	8	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8-10"	B&B
SHRUBS					
BMWG	18	BUXUS MICROPHYLLA 'JAPONICA WINTER GEM'	WINTER GEM JAPANESE BOXWOOD	48" MIN.	CONTAINER
CAH	10	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET (DWARF)	24-30"	CONTAINER
CSK	11	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	15-18"	CONTAINER
HMS	14	HYDRANGEA MACROPHYLLA 'BALLMER'	ENDLESS SUMMER HYDRANGEA	24-30"	CONTAINER
EVERGREEN SHRUBS					
IGC	35	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	48" MIN.	CONTAINER
IGS	9	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	48" MIN.	CONTAINER
VR	8	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	48" MIN.	B&B
GRASSES					
CAKF	48	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONTAINER
PB	16	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	CONTAINER
PERENNIALS					
HSD	27	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	CONTAINER 18" o.c.
LM	256	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONTAINER 18" o.c.
LMV	58	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 GAL.	CONTAINER 18" o.c.
NW	38	NEPETA X FASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	2 GAL.	CONTAINER 38" o.c.
SN2	16	SALVIA NEMOROSA 'NEW DIMENSION BLUE'	NEW DIMENSION BLUE SAGE	1 GAL.	CONTAINER 24" o.c.

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OR ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.



REVISIONS

REV	DATE	COMMENT	DRAWN BY



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PROJECT No.: J210631
 DRAWN BY: JY
 CHECKED BY: CM
 DATE: 06/12/2024
 CAD ID: J210631-LSCP-0C

PRELIMINARY & FINAL MAJOR SITE PLAN
 FOR
CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC
 PROPOSED MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE
 MAP: 11 | BLOCK: 244
 LOTS: 10, 42, & 46
 675-699 BLOOMFIELD AVENUE (C.R. 605)
 14 & 34-40 STATE STREET
 BLOOMFIELD TOWNSHIP
 ESSEX COUNTY, NEW JERSEY

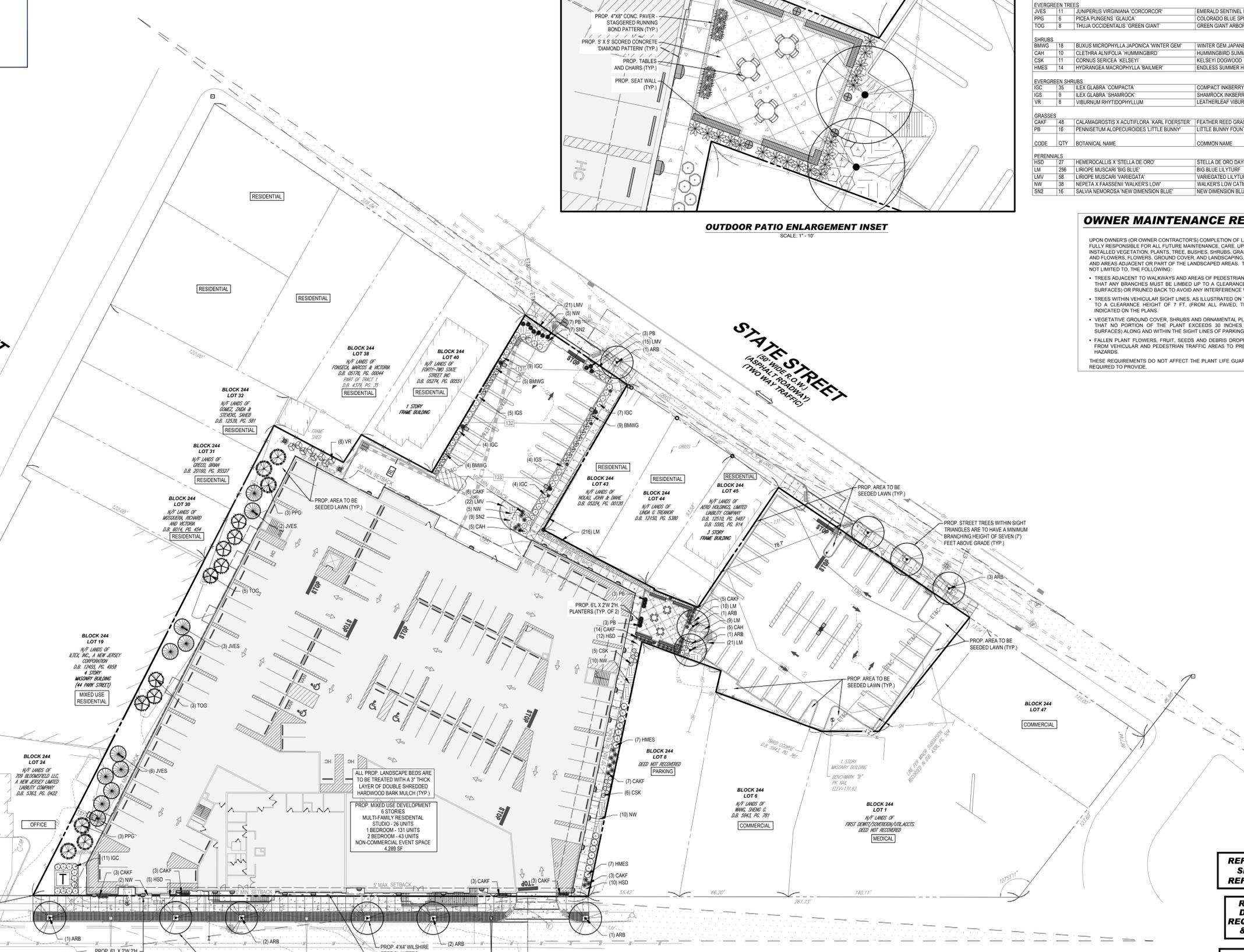


G.A. MASCOLA
 LICENSED LANDSCAPE ARCHITECT
 NEW JERSEY LICENSE NO. 214500126900

LANDSCAPE PLAN

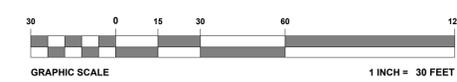
SHEET NUMBER:
C-701

ORG. DATE - 06/12/2024



APPLICANT OWNER INFORMATION
 APPLICANT: CBD BLOOMFIELD DEVELOPER, LLC
 75 EISENHOWER PARKWAY, SUITE 190
 ROSELAND, NJ 07068
 PROPERTY OWNER: THE CHURCH OF THE SACRED HEART,
 BLOOMFIELD
 76 BROAD STREET
 BLOOMFIELD, NJ 07003

BLOOMFIELD AVENUE (CR 605)
 (80' WIDE R.O.W.)
 (ASPHALT ROADWAY)
 (TWO-WAY TRAFFIC)
 (POSTED SPEED LIMIT 25 MPH)



G:\2024\12\10\1031\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\1031-LSCP-0C-PLAN\OUT_C-701-LSCP-0C.dwg

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	COLOR TEMP.	IES FILENAME	CATALOG #
⊙	4	B2	3'-4"	PERFORMANCE IN LIGHTING MIMIK 20 LINE SERIES LED BOLLARD (75% DIMMED)	SINGLE	1,520	0.900	3,000K	PIL-MMIK-20-M-730-BATTERY-071550.IES	071550 + 02404 (LINE BOLLARD - IRON GRAY)
⊙	4	B3	3'-4"	PERFORMANCE IN LIGHTING MIMIK 20 LINE SERIES LED BOLLARD	SINGLE	1,531	0.900	3,000K	PIL-MMIK-20-M-730-BATTERY-071570.IES	071570 + 02404 (LINE BOLLARD - IRON GRAY)
⊙	4	P3-S	20'	LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT W/ INTEGRAL LOUVER HOUSE SIDE SHIELD	SINGLE	5,260	0.900	3,000K	MRM-LED-07L-SIL-3-XXX-XXX-DIM-30-70CRI-BLK-ALB1CS (AIRLINK BLUE WIRELESS MOTION & PHOTOSENSOR CONTROLLER)	MRM-LED-07L-SIL-3-XXX-XXX-DIM-30-70CRI-BLK-ALB1CS (AIRLINK BLUE WIRELESS MOTION & PHOTOSENSOR CONTROLLER)
⊙	1	PSW-D	25'	LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT	BACK-TO-BACK	18,633 (Q2)	0.900	3,000K	MRM-LED-18L-SIL-5W-30-70CRI.IES	MRM-LED-18L-SIL-5W-30-70CRI.IES
⊙	1	W3	15'	LSI INDUSTRIES MIRADA (XWM) SERIES LED WALL SCONCE	SINGLE	6,800	0.900	3,000K	XWM-3-LED-06L-40.IES	XWM-3-LED-06L-30-XXX-BLK-DIM
⊙	12	WS2	7'	PERFORMANCE IN LIGHTING MIMIK 20 SERIES LED WALL SCONCE (30% DIMMED)	SINGLE	1,520	0.900	3,000K	PIL-MMIK-20-M-730-BATTERY-071550.IES	071550
⊙	16	WS3	7'	PERFORMANCE IN LIGHTING MIMIK 20 SERIES LED WALL SCONCE	SINGLE	1,531	0.900	3,000K	PIL-MMIK-20-M-730-BATTERY-071570.IES	071570
⊙	1	WS3-1	15'	PERFORMANCE IN LIGHTING MIMIK 20 SERIES LED WALL SCONCE	SINGLE	1,531	0.900	3,000K	PIL-MMIK-20-M-730-BATTERY-071570.IES	071570

NOTES: 1. EXISTING STREET LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.
 2. PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE BEEN MODELED FOR THIS DESIGN.
 3. ALL PROPOSED WS2 FIXTURES NOTED WITH A SINGLE ASTERISK (*) ON THE PLAN ARE TO BE DIMMED TO 30%.
 4. ALL PROPOSED WS3 FIXTURES NOTED WITH A DOUBLE ASTERISK (**) ON THE PLAN ARE TO BE DIMMED TO 75%.
 5. CONTRACTOR TO PROVIDE AIRLINK BLUE WIRELESS MOTION & PHOTOSENSOR CONTROLLERS FOR ALL LSI MIRADA AREA LIGHTS. CONTRACTOR TO PROVIDE AIRLINK BLUE TIME KEEPER CATALOG # ALBTK-120 AND MOUNT TO THE BUILDING.

LIGHTING NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLAN'S SPECIFIC NOTES.
- THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDELS (FC).
 5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNERS.
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR LIGHTING CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONTRACT DOCUMENTS. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES REQUIRED TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
- THE CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- THE ACTUAL LIGHTING LEVELS MUST BE VERIFIED IN THE FIELD AND FIXTURES ADJUSTED ACCORDINGLY, BY THE CONTRACTOR, TO ACHIEVE THE APPROVED LIGHT LEVELS.
- ILLUMINATION LEVELS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO INTERFERENCE FROM EXISTING AMBIENT LIGHTS WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
- ILLUMINATION LEVELS SHOWN ON THE PLAN WERE CALCULATED WITH LIGHTING DESIGN SOFTWARE AG32 BY LIGHTING ANALYST.

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 SUSTAINABLE DESIGN
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PRELIMINARY & FINAL MAJOR SITE PLAN
 FOR
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 PROPOSED MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE
 MAP: 11 | BLOCK: 244
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BOHLER
 BOHLER ENGINEERING NJ, LLC
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 Phone: (908) 665-5300
 Fax: (908) 724-4401
 www.BohlerEngineering.com
 NJ CERT. OF AUTHORIZATION NO. 24628191700 & M6000122

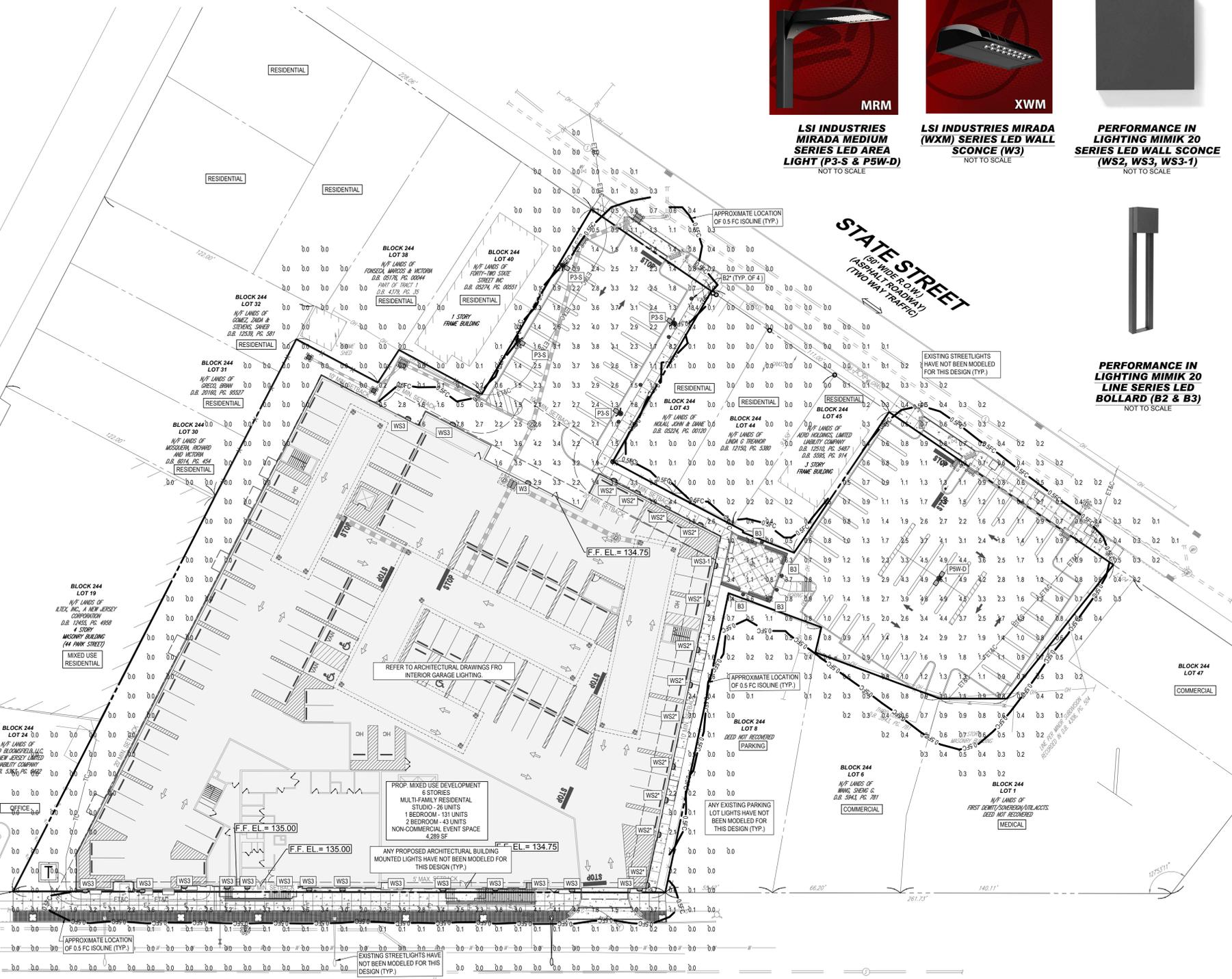
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 CONNECTICUT LICENSE No. 26039
 DELAWARE LICENSE No. 17111
 OHIO LICENSE No. 78297

SHEET NUMBER:
C-703
 ORG. DATE - 06/12/2024



JERSEY STREET
 (40' WIDE R.O.W.)
 (ASPHALT ROADWAY)
 (ONE WAY TRAFFIC)

PARK STREET
 (40' WIDE R.O.W.)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)



TOWNSHIP REQUIREMENTS

SECTION	REQUIREMENT	PROPOSED
REDEVELOPMENT PLAN SECTION IV.A LIGHTING	LIGHTING SHALL BE DARK-SKY COMPLIANT WITH ENERGY EFFICIENT FIXTURES THAT ARE DOWNCAST AND SHIELDED TO AVOID CREATING GLARE. LIGHTING SHOULD BE PROVIDED ALONG BUILDINGS AND PEDESTRIAN AREAS TO ENSURE SAFE ENVIRONMENT THROUGHOUT THE PLAN AREA. THE PLACEMENT OF BOTH BUILDING-MOUNTED AND POLE-MOUNTED LIGHTING SHOULD BE SENSITIVE TO NEIGHBORING PROPERTIES TO AVOID CREATING GLARE.	ALL PROPOSED SITE LIGHTING FIXTURES ARE DARK SKY COMPLIANT LED EFFICIENT FIXTURES. SHIELDS HAVE BEEN PROPOSED WHERE ALLOWABLE ON PERMETER LIGHT FIXTURES ADJACENT TO NEIGHBORING PROPERTIES TO AVOID CREATING GLARE (VARIANCE)
\$315-30.F.(2)(A)	ONLY SHIELDED LIGHT FIXTURES SHALL BE USED. ANY FIXTURE ABOVE 10' SHALL HAVE NO MORE THAN 10% OF ITS LIGHT DISTRIBUTION AT A VERTICAL ANGLE OF 90 ABOVE NADIR AND 2.5% AT AN ANGLE OF 90 ABOVE NADIR.	SHIELDED LIGHT FIXTURES HAVE BEEN UTILIZED WHERE ALLOWABLE. ONE LIGHT AT THE CENTER OF THE REAR PARKING AREA HAS NOT BEEN SHIELDED FOR ADEQUATE ILLUMINATION OF THE PARKING AREA AND TO AVOID LIGHTS NEAR RESIDENTIAL HOMES. ALL PROPOSED LIGHT FIXTURES MEET DARK SKY REQUIREMENTS AND HAVE AN UPLIGHT RATING OF 0 (WAIVER)
\$315-30.F.(2)(G)(4)	THE MAXIMUM HEIGHT OF FREESTANDING LIGHTS SHALL NOT EXCEED THE HEIGHT OF THE PRINCIPAL BUILDING OR 25 FEET, WHICHEVER IS LESS.	25' (COMPLIES)
\$315-30.F.(2)(G)(8)	MAXIMUM ILLUMINATION AT PROPERTY LINES SHALL BE 0.1 FOOT-CANDLE AT GRADE.	9.8 FC (WAIVER)
\$315-30.F.(2)(G)(2)	OUTDOOR PARKING FACILITIES: AVERAGE MAINTAINED ILLUMINATION AND UNIFORMITY RATIOS SHALL NOT EXCEED IESNA RECOMMENDATIONS. PARKING LOT - MINIMUM HORIZONTAL ILLUMINANCE - 0.5 FC PARKING LOT - MINIMUM VERTICAL ILLUMINANCE (5 FEET ABOVE GRADE) - 0.25 FC PARKING LOT - UNIFORMITY RATIO (MAX. TO MIN.) - 15:1	MINIMUM HORIZONTAL ILLUMINANCE: 2.54 FC MINIMUM VERTICAL ILLUMINANCE: 1.1 FC UNIFORMITY RATIO (MAX. TO MIN.): 8.50:1 (COMPLIES)
\$315-30.F.(2)(G)(3)	WALKWAYS: MINIMUM AVERAGE FOOTCANDLES SHALL BE AS FOLLOWS: (a) WALKWAYS, STAIRWAYS AND BIKEWAYS DISTANT FROM ROADWAYS: 0.2 (b) WALKWAYS, STAIRWAYS AND BIKEWAYS DISTANT FROM ROADWAYS: 0.2	2.69 FC (COMPLIES)

CALCULATION SUMMARY

LOCATION	UNITS	AVG.	MAX.	MIN.	AVG./MIN.	MAX./MIN.
EASTERN PROPERTY LINE (STATE ST)	FC	0.64	2.0	0.0	N.A.	N.A.
NORTHERN PROPERTY LINE	FC	0.05	0.4	0.0	N.A.	N.A.
SOUTHERN PROPERTY LINE	FC	0.70	3.8	0.1	7.00	38.00
WESTERN PROPERTY LINE (BLOOMFIELD AVE)	FC	4.74	9.8	0.0	N.A.	N.A.
PARKING AREA EAST	FC	1.83	5.1	0.6	3.05	8.50
PARKING AREA WEST	FC	2.54	4.3	0.9	2.62	4.78
SIDEWALK	FC	2.69	10.4	0.5	5.38	20.80

SITE LIGHTING CONTROLS SEQUENCE OF OPERATION IN COMPLIANCE WITH ASHRAE 90.1-2019

- EACH AREA LIGHT TO BE EQUIPPED WITH LSI'S AIRLINK BLUE, WHICH IS A WIRELESS BLUETOOTH MESH CONTROL SYSTEM.
- CONTROL SYSTEM IS TO BE ACCESSIBLE VIA IOS APP FOR PROGRAMMING.
- EACH SITE FIXTURE TO HAVE AN INTEGRAL MOTION AND PHOTO SENSOR MODULE TO PROVIDE MULTI-LEVEL CONTROL, BASED ON MOTION AND/OR DAYLIGHT.
- LIGHTING CONTROL SYSTEM WILL ALSO INCORPORATE THE AIRLINK BLUE TIME KEEPER 120 VOLT (ALBTK-120). THIS ADDS THE ABILITY TO SCHEDULE MULTIPLE EVENTS BASED ON TIME OF DAY OR ASTRONOMICAL CLOCK.
- ALL SITE LIGHTS TO TURN ON AT DUSK AND OFF AT DAWN, UNLESS OTHERWISE NOTED OR SPECIFIED ON THIS PLAN.
- LIGHTS TO REMAIN FULL BRIGHTNESS UNTIL 10 P.M., AT WHICH TIME THE LIGHTS WILL DIM TO 50% OUTPUT UNTIL DAWN.
- ANY MOTION DETECTED ON SITE AFTER 10 P.M. WILL KICK THE POWER UP TO 100% BRIGHTNESS. AFTER A DURATION OF 15 MINUTES WITH NO MOTION DETECTED, THE LIGHTS WILL DIM BACK TO THE DIMMED 50% STATE.
- MULTIPLE LIGHT FIXTURES TO BE GROUPED TOGETHER INTO ZONES BASED ON AREA AND TRAFFIC PATTERNS. MOTION DETECTION WILL ACTIVATE THE ENTIRE ZONE, NOT THE INDIVIDUAL FIXTURE, TO ENSURE UNIFORM COVERAGE IN THE AREA.

SITE LIGHTING IS TO BE CONTROLLED BY MOTION SENSORS AND DIMMED TO A 50% OUTPUT AFTER 10:00 P.M. DAILY, WHILE PROVIDING SECURITY LIGHTING

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO DETAIL SHEET FOR LIGHT POLE FOUNDATION DETAIL & LIGHT POLE SPECIFICATION

APPLICANT/ OWNER INFORMATION

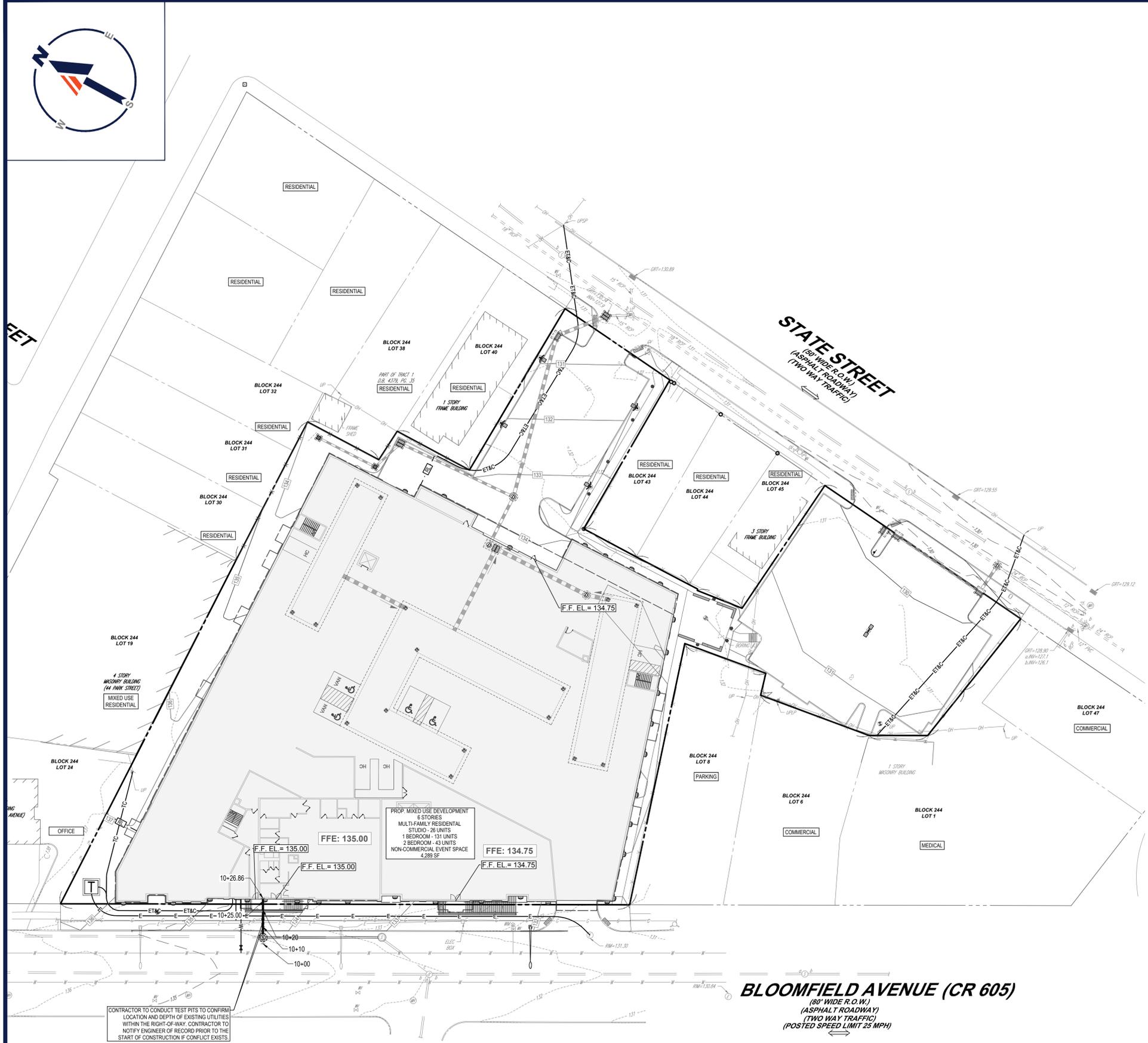
APPLICANT: CBD BLOOMFIELD DEVELOPER, LLC
 75 EISENHOWER PARKWAY, SUITE 190
 ROSELAND, NJ 07068

PROPERTY OWNER: THE CHURCH OF THE SACRED HEART,
 BLOOMFIELD
 76 BROAD STREET
 BLOOMFIELD, NJ 07003

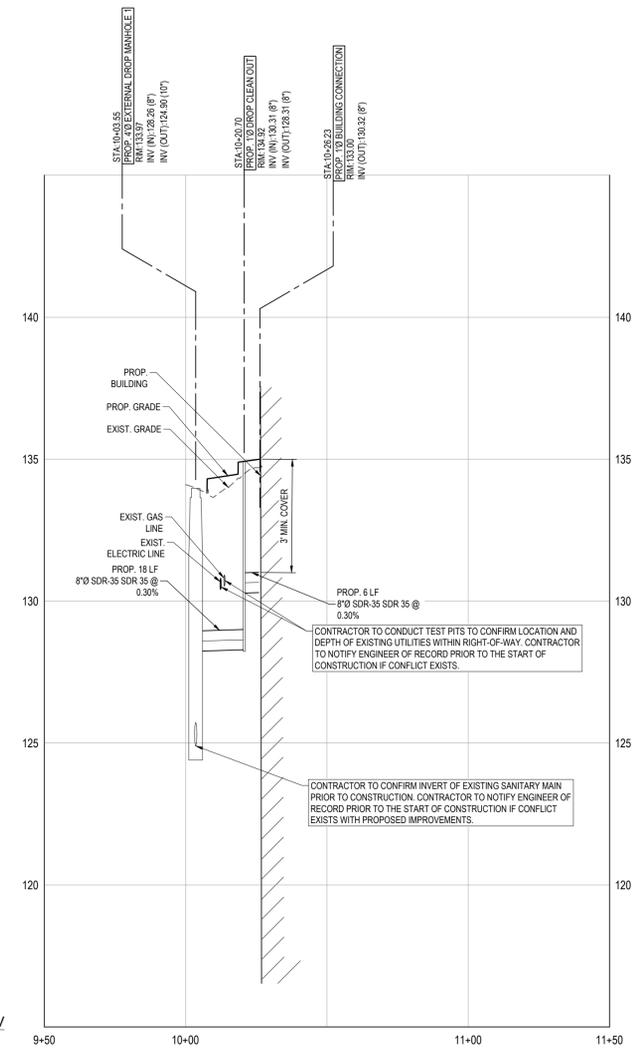
BLOOMFIELD AVENUE (CR 605)
 (80' WIDE R.O.W.)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)
 (POSTED SPEED LIMIT 25 MPH)



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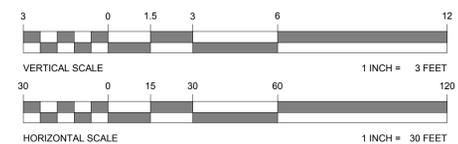
BLOOMFIELD AVENUE (CR 605)
 (80' WIDE R.O.W.)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)
 (POSTED SPEED LIMIT 25 MPH)



SANITARY PROFILE
 SCALE: 1"=30' HORIZONTAL
 1"=3' VERTICAL

CONTRACTOR TO CONDUCT TEST PITS TO CONFIRM LOCATION AND DEPTH OF EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION IF CONFLICT EXISTS.

CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IMMEDIATELY WITH LOCATIONS OF UTILITIES IF CONFLICTS EXIST.



APPLICANT/ OWNER INFORMATION	
APPLICANT:	CBD BLOOMFIELD DEVELOPER, LLC 75 EISENHOWER PARKWAY, SUITE 180 ROSELAND, NJ 07068
PROPERTY OWNER:	THE CHURCH OF THE SACRED HEART, BLOOMFIELD 76 BROAD STREET BLOOMFIELD, NJ 07003

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PROJECT NO.:	J210631
DRAWN BY:	YG/ATK
CHECKED BY:	JUL
DATE:	06/12/2024
CAD L.D.:	J210631-PSAN-0C

PROJECT:
PRELIMINARY & FINAL MAJOR SITE PLAN
 FOR
CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC
 PROPOSED MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE
 MAP: 11 | BLOCK: 244
 LOTS: 10, 42, & 46
 675-699 BLOOMFIELD AVENUE (C.R. 605)
 14 & 34-40 STATE STREET
 BLOOMFIELD TOWNSHIP
 ESSEX COUNTY, NEW JERSEY

BOHLER
 BOHLER ENGINEERING NJ, LLC
 30 INDEPENDENCE BLVD., SUITE 200
 WARREN, NJ 07059
 Phone: (908) 665-6300
 Fax: (908) 724-4401
 www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GAS161700 & MH000122

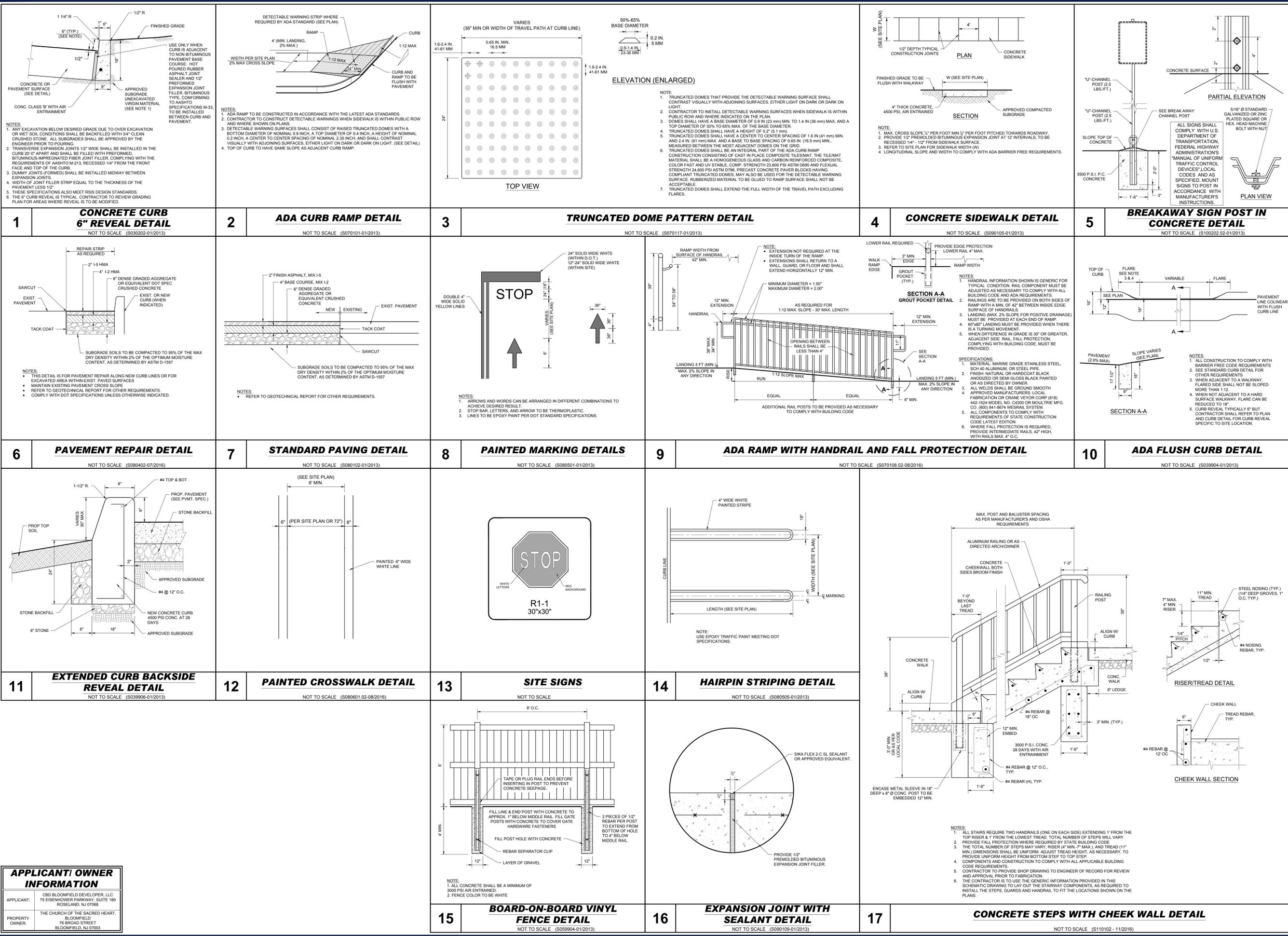
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 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 47421
 NEW YORK LICENSE NO. 088514-1
 PENNSYLVANIA LICENSE NO. 077366
 CONNECTICUT LICENSE NO. 26039
 DELAWARE LICENSE NO. 1711
 OHIO LICENSE NO. 78297

SHEET TITLE:
SANITARY SEWER PROFILE PLAN

SHEET NUMBER:
C-801

ORG. DATE - 06/12/2024

BOHLER ENGINEERING NJ, LLC PROJECT: 20240612010631 CAD: DRG: YG/ATK DATE: 06/12/24 LAYOUT: C-801 PSAN



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PROJECT No.: J210631
 DRAWN BY: YG/ATK
 CHECKED BY: AUL
 DATE: 06/12/2024
 CAD ID: J210631-CNDS-0C

PROJECT:
PRELIMINARY & FINAL MAJOR SITE PLAN
 FOR
CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC
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 www.BohlerEngineering.com
 NJ CERT. OF AUTHORIZATION NO. 246A28191700 & M6000122

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 NEW YORK LICENSE No. 08851-1
 PENNSYLVANIA LICENSE No. 077366
 CONNECTICUT LICENSE No. 26039
 DELAWARE LICENSE No. 17111
 OHIO LICENSE No. 78297

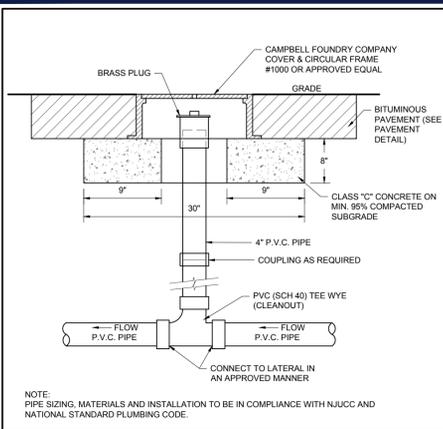
SHEET TITLE:
DETAIL SHEET
 SHEET NUMBER:
C-901
 ORG. DATE - 06/12/2024

APPLICANT/ OWNER INFORMATION

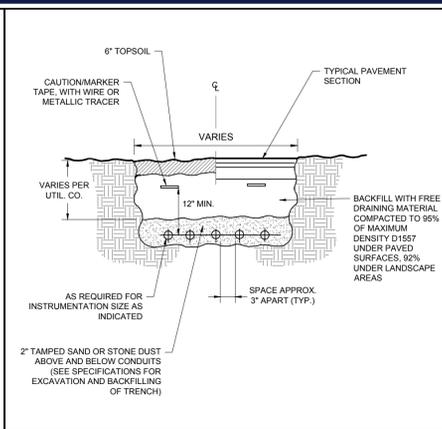
APPLICANT: CBD BLOOMFIELD DEVELOPER, LLC
 75 EISENHOWER PARKWAY, SUITE 190
 ROSELAND, NJ 07068

PROPERTY OWNER: THE CHURCH OF THE SACRED HEART,
 BLOOMFIELD
 76 BROAD STREET
 BLOOMFIELD, NJ 07003

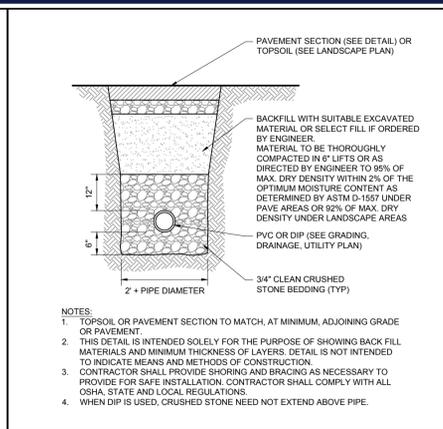
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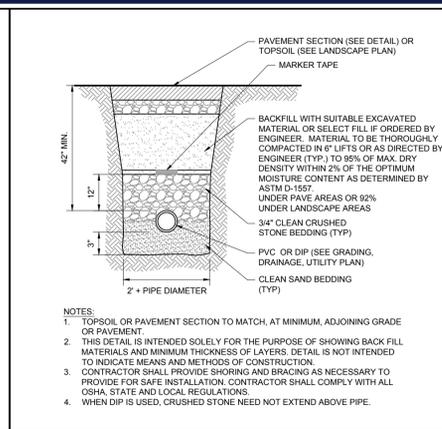
1 SEWER CLEANOUT WITHIN PAVED AREAS DETAIL
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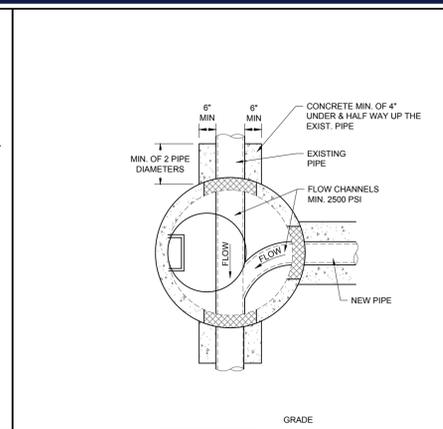
2 UNDERGROUND UTILITY CONDUIT DETAIL
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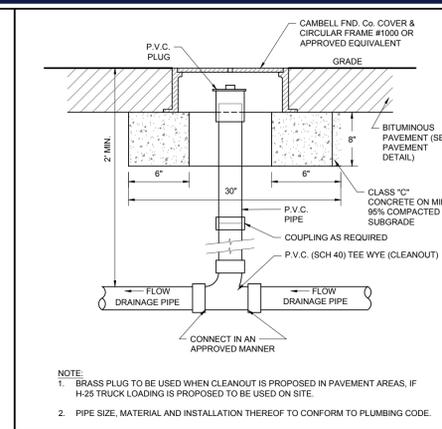
3 SANITARY TRENCH DETAIL
NOT TO SCALE (U039908-04/2019)



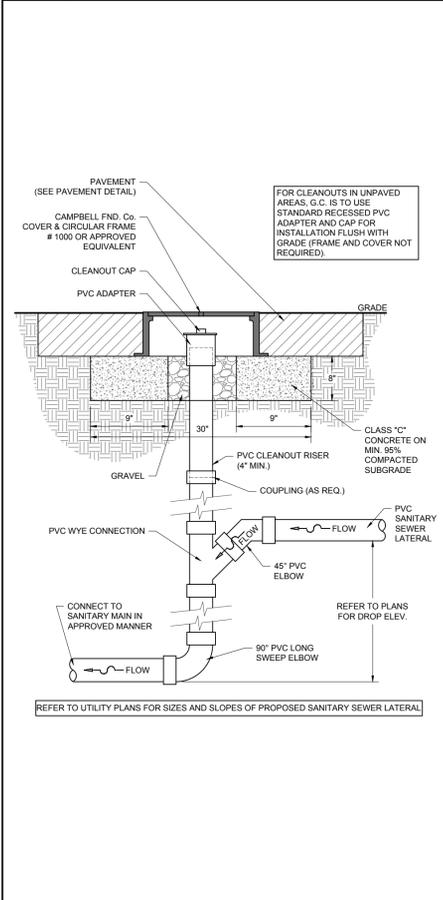
4 WATER PIPE INSTALLATION DETAIL
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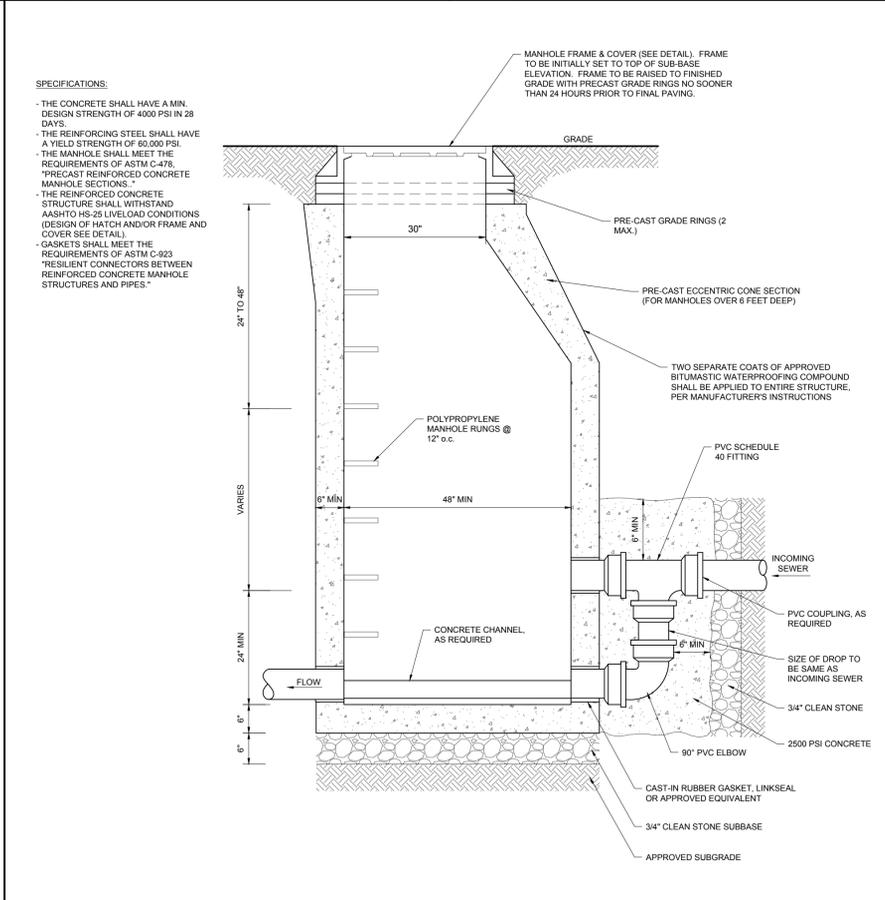
8 DOGHOUSE MANHOLE DETAIL
NOT TO SCALE (G020404-01/2013)



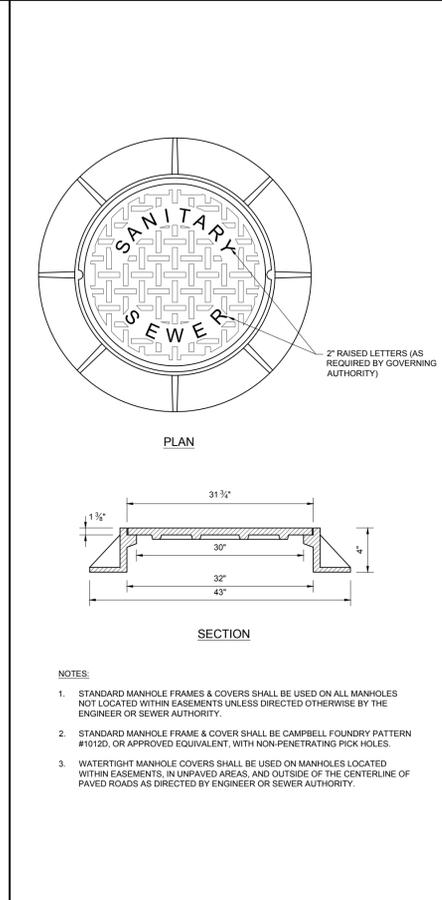
9 ROOF DRAIN CLEANOUT IMPERVIOUS SURFACES DETAIL
NOT TO SCALE (G020107-01/2013)



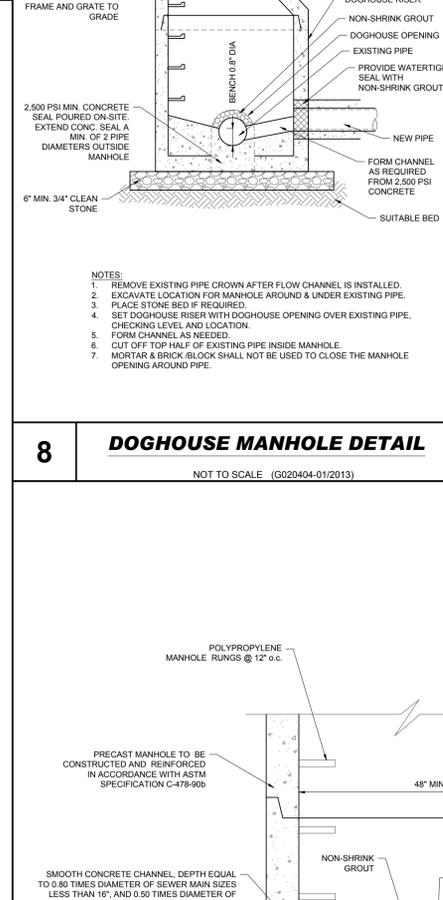
5 DROP CLEANOUT DETAIL
NOT TO SCALE (U030103-01/2013)



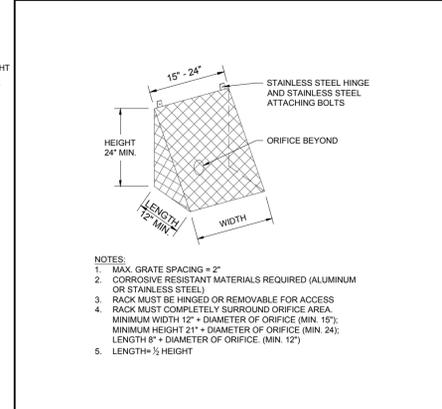
6 SANITARY DROP MANHOLE DETAIL
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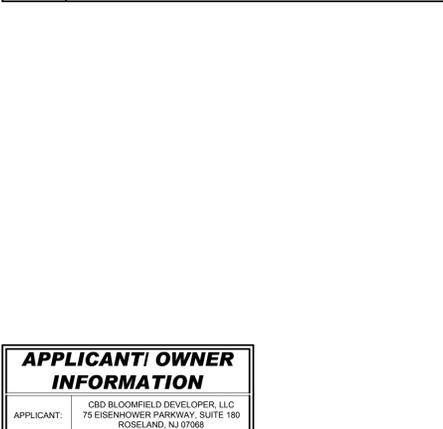
7 SANITARY MANHOLE FRAME & COVER DETAIL
NOT TO SCALE (U030204-01/2013)



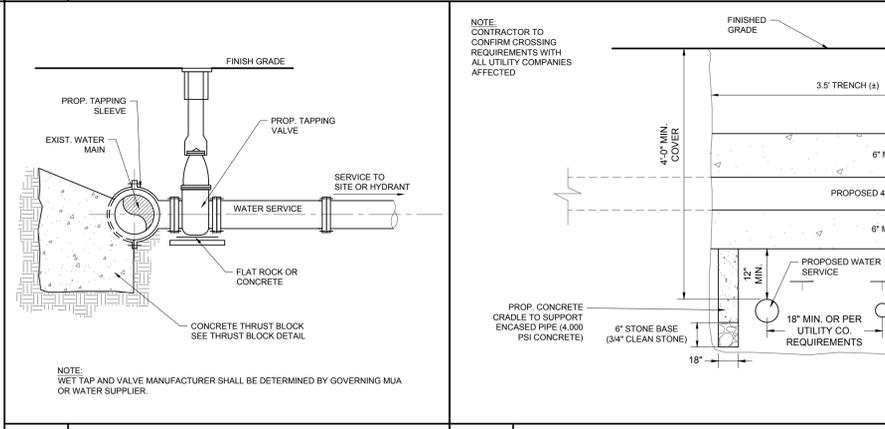
13 SANITARY DOGHOUSE MANHOLE WITH TIE DOWN DETAIL
NOT TO SCALE (U039205-01/2013)



10 TRASH RACK DETAIL
NOT TO SCALE (G020305-01/2013)



11 WET TAP DETAIL
NOT TO SCALE (U049907-01/2013)



12 UTILITY CROSSING DETAIL
NOT TO SCALE (U059901-01/2013)

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PROJECT: **PRELIMINARY & FINAL MAJOR SITE PLAN**
FOR
CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC
PROPOSED MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE
MAP: 11 | BLOCK: 244
LOTS: 10, 42, & 46
675-699 BLOOMFIELD AVENUE (C.R. 605)
14 & 34-40 STATE STREET
BLOOMFIELD TOWNSHIP
ESSEX COUNTY, NEW JERSEY

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BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
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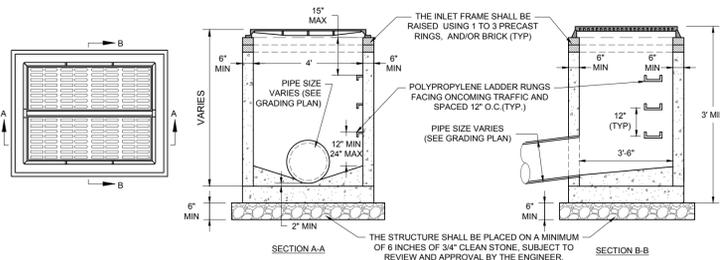
SHEET TITLE: **DETAIL SHEET**
SHEET NUMBER: **C-902**
ORG. DATE - 06/12/2024

APPLICANT/ OWNER INFORMATION

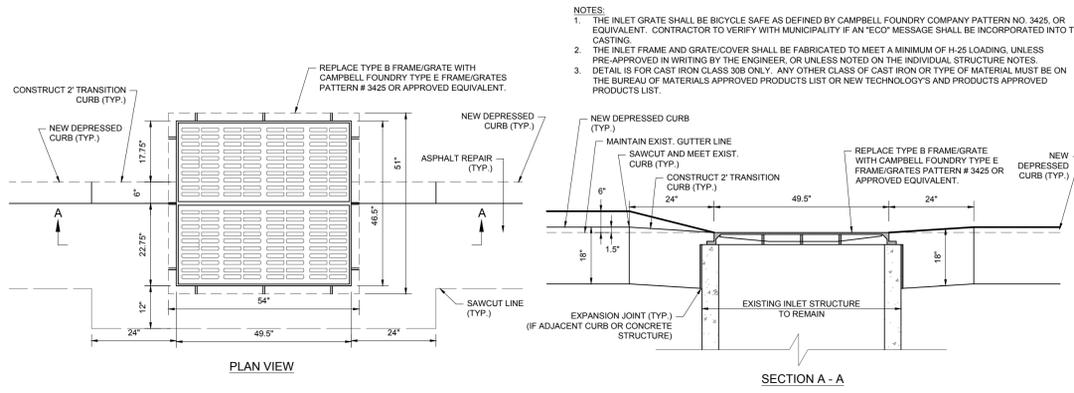
APPLICANT: CBD BLOOMFIELD DEVELOPER, LLC
75 EISENHOWER PARKWAY, SUITE 190
ROSELAND, NJ 07068

PROPERTY OWNER: THE CHURCH OF THE SACRED HEART,
BLOOMFIELD
76 BROAD STREET
BLOOMFIELD, NJ 07003

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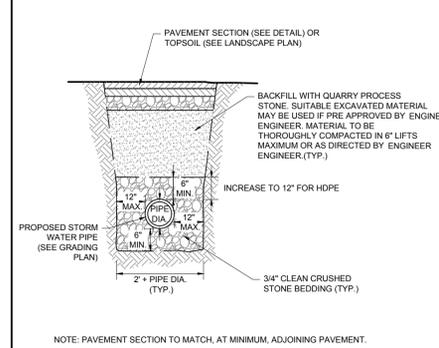


- NOTES:**
1. THE TYPE 'E' INLET CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, NPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
 2. THE INLET GRATE SHALL BE BICYCLE SAFE AS DEFINED BY CAMPBELL FOUNDRY COMPANY PATTERN NO. 3425, OR EQUIVALENT. CONTRACTOR TO VERIFY WITH MUNICIPALITY IF AN "ECO" MESSAGE SHALL BE INCORPORATED INTO THE CASTING.
 3. THE INLET FRAME AND GRATE/COVER SHALL BE FABRICATED TO MEET A MINIMUM OF H-25 LOADING, UNLESS NOTED ON THE INDIVIDUAL STRUCTURE NOTES.
 4. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
 5. A 3000 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
 6. DETAIL IS FOR CAST IRON CLASS 308 ONLY. ANY OTHER CLASS OF CAST IRON OR TYPE OF MATERIAL MUST BE ON THE BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR NEW TECHNOLOGYS AND PRODUCTS APPROVED PRODUCTS LIST.
 7. LADDER RUNGS SHOULD NOT BE INSTALLED OVER PIPE OPENINGS.



CONVERSION OF 'B' INLET TO 'E' INLET DETAIL

NOT TO SCALE (G020314-01/2013)

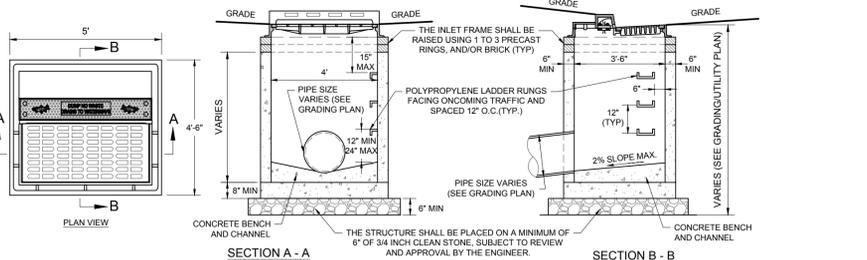


STORM TRENCH & PAVEMENT RESTORATION DETAIL

NOT TO SCALE (G02907-04/2019)

TYPE 'E' INLET DETAIL

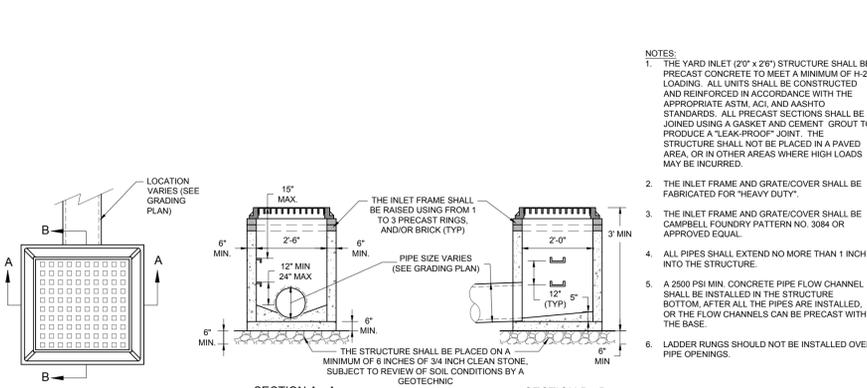
NOT TO SCALE (G020310-01/2013)



- NOTES:**
1. THE TYPE 'B' INLET CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, NPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
 2. THE INLET GRATE SHALL BE BICYCLE SAFE AS DEFINED BY CAMPBELL FOUNDRY COMPANY PATTERN NO. 2018, OR EQUIVALENT. CONTRACTOR TO VERIFY WITH MUNICIPALITY THE TYPE OF ECO CURB PIECE AND GRATE TO BE USED.
 3. THE INLET FRAME AND GRATE/COVER SHALL BE FABRICATED TO MEET A MINIMUM OF H-25 LOADING, UNLESS PRE-APPROVED IN WRITING BY THE ENGINEER, OR UNLESS NOTED ON THE INDIVIDUAL STRUCTURE NOTES.
 4. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
 5. A 3000 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
 6. THE CLEAR SPACE IN THE CURB OPENING (OR EACH INDIVIDUAL CLEAR SPACE, IF THE CURB OPENING HAS 2 OR MORE CLEAR SPACES) MUST HAVE AN AREA OF NO MORE THAN 7 SQUARE INCHES OR BE NO GREATER THAN 2 INCHES ACROSS THE SMALLEST DIMENSION.
 7. STORM DRAIN INLET LABEL SHOULD READ "DUMP NO WASTE, DRAINS TO WATERWAYS" OR OTHERWISE APPROVED BY THE ENGINEER. FISH LOGOS SHALL ALSO BE INCLUDED ON BOTH SIDES OF THE LABEL.
 8. DETAIL IS FOR CAST IRON CLASS 308 ONLY. ANY OTHER CLASS OF CAST IRON OR TYPE OF MATERIAL MUST BE ON THE BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR NEW TECHNOLOGYS AND PRODUCTS APPROVED PRODUCTS LIST.
 9. INSIDE DIMENSIONS ARE NOMINAL AND ARE SUBJECT TO MODIFICATION BY PRECASTER AS NECESSARY TO ACCOMMODATE ACTUAL PIPE SIZES AND ALIGNMENT. STRUCTURES LARGER THAN THAT SHOWN SHALL HAVE A SLAB TOP WHICH SHALL MEET THE SAME LOADING REQUIREMENTS.
 10. LADDER RUNGS SHOULD NOT BE INSTALLED OVER PIPE OPENINGS.

TYPE 'B' INLET WITH ECO CURB PIECE DETAIL

NOT TO SCALE (G020308.01-01/2013)



YARD INLET 2'-0" x 2'-6" DETAIL

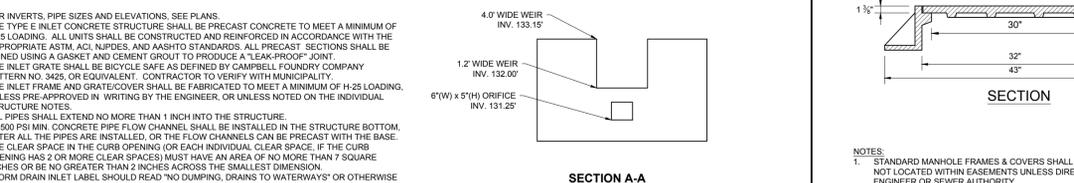
NOT TO SCALE (G020311-01/2013)

- NOTES:**
1. THE YARD INLET (2'0" x 2'6") STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, NPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT. THE STRUCTURE SHALL NOT BE PLACED IN A PAVED AREA, OR IN OTHER AREAS WHERE HIGH LOADS MAY BE INCURRED.
 2. THE INLET FRAME AND GRATE/COVER SHALL BE FABRICATED FOR "HEAVY DUTY".
 3. THE INLET FRAME AND GRATE/COVER SHALL BE CAMPBELL FOUNDRY PATTERN NO. 3084 OR APPROVED EQUAL.
 4. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
 5. A 2500 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
 6. LADDER RUNGS SHOULD NOT BE INSTALLED OVER PIPE OPENINGS.

APPLICANT/ OWNER INFORMATION

APPLICANT: CBD BLOOMFIELD DEVELOPER, LLC
75 EISENHOWER PARKWAY, SUITE 180
ROSELAND, NJ 07068

PROPERTY OWNER: THE CHURCH OF THE SACRED HEART,
BLOOMFIELD
76 BROAD STREET
BLOOMFIELD, NJ 07003



OUTLET STRUCTURE WITH MANHOLE AND 'E' INLET DETAIL

SCALE: 1"= 2' (G020502.02 - 9/2016)

- NOTES:**
1. FOR INVERTS, PIPE SIZES AND ELEVATIONS, SEE PLANS.
 2. THE TYPE 'E' INLET CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, NPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
 3. THE INLET GRATE SHALL BE BICYCLE SAFE AS DEFINED BY CAMPBELL FOUNDRY COMPANY PATTERN NO. 3425, OR EQUIVALENT. CONTRACTOR TO VERIFY WITH MUNICIPALITY.
 4. THE INLET FRAME AND GRATE/COVER SHALL BE FABRICATED TO MEET A MINIMUM OF H-25 LOADING, UNLESS PRE-APPROVED IN WRITING BY THE ENGINEER, OR UNLESS NOTED ON THE INDIVIDUAL STRUCTURE NOTES.
 5. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
 6. A 2500 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
 7. THE CLEAR SPACE IN THE CURB OPENING (OR EACH INDIVIDUAL CLEAR SPACE, IF THE CURB OPENING HAS 2 OR MORE CLEAR SPACES) MUST HAVE AN AREA OF NO MORE THAN 7 SQUARE INCHES OR BE NO GREATER THAN 2 INCHES ACROSS THE SMALLEST DIMENSION.
 8. STORM DRAIN INLET LABEL SHOULD READ "NO DUMPING, DRAINS TO WATERWAYS" OR OTHERWISE APPROVED BY THE ENGINEER. FISH LOGOS SHALL ALSO BE INCLUDED ON BOTH SIDES OF THE LABEL.
 9. DETAIL IS FOR CAST IRON CLASS 308 ONLY. ANY OTHER CLASS OF CAST IRON OR TYPE OF MATERIAL MUST BE ON THE BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR NEW TECHNOLOGYS AND PRODUCTS APPROVED PRODUCTS LIST.
 10. UNLESS INDICATED OTHERWISE ALL CONSTRUCTION TO COMPLY WITH DOT SPECIFICATIONS.
 11. TYPICAL DETAIL IS INTENDED FOR PIPE SIZES 30" DIAM. OR SMALLER FOR PIPE 30" OR LARGER AN OVERSIZE INLET WITH SLAB TOP WILL BE REQUIRED. SHOP DRAWING SHALL BE PROVIDED TO ENSURE THE APPROVAL PRIOR TO FABRICATION.
 12. WHEN PRE-CAST, PRECASTER TO PROVIDE SHOP DRAWING FOR REVIEW BY ENGINEER PRIOR TO FABRICATION.
 13. ALL STRUCTURAL CONCRETE TO BE MIN. 4000 PSI.

STORM MANHOLE FRAME & COVER DETAIL

NOT TO SCALE (G020410-01/2013)



STORM MANHOLE DETAIL

NOT TO SCALE (G020407-04/2019)

- NOTES:**
1. THE STANDARD MANHOLE CONCRETE STRUCTURE MUST BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
 2. THE INLET FRAME AND GRATE/COVER SHALL BE CAMPBELL FOUNDRY PATTERN NO. #1012B, OR APPROVED EQUAL, WITH NON-PENETRATING PICK HOLES.
 3. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
 4. SUITABLE EXCAVATED SOIL MAY BE USED AS BACKFILL IN NON-STRUCTURALLY SUPPORTING AREAS OR AS DIRECTED BY THE MUNICIPAL ENGINEER. AREAS SUPPORTING ANY STRUCTURE SHALL BE BACKFILLED USING DENSE GRADED AGGREGATE OR AS DIRECTED BY THE ENGINEER.
 5. THE INSIDE DIAMETER IS A MINIMUM DIMENSION. INSIDE DIAMETER TO BE ADJUSTED AS NECESSARY TO ACCOMMODATE STORM PIPE SIZES AND ALIGNMENT.

REVISIONS

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PROJECT NO.: J210631
DRAWN BY: YG/ATK
DATE: 06/12/2024
CAD ID: J210631-CNDS-0C

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR
CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC
PROPOSED MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE
MAP: 11 | BLOCK: 244
LOTS: 10, 42, & 46
675-699 BLOOMFIELD AVENUE (C.R. 605)
14 & 34-40 STATE STREET
BLOOMFIELD TOWNSHIP
ESSEX COUNTY, NEW JERSEY

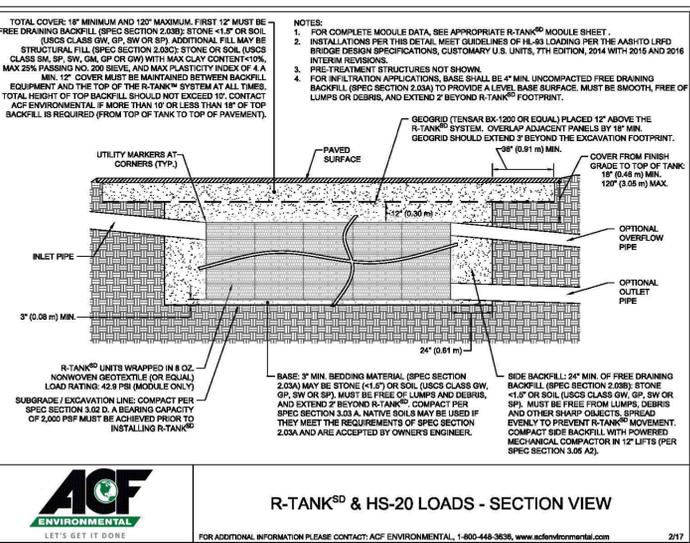
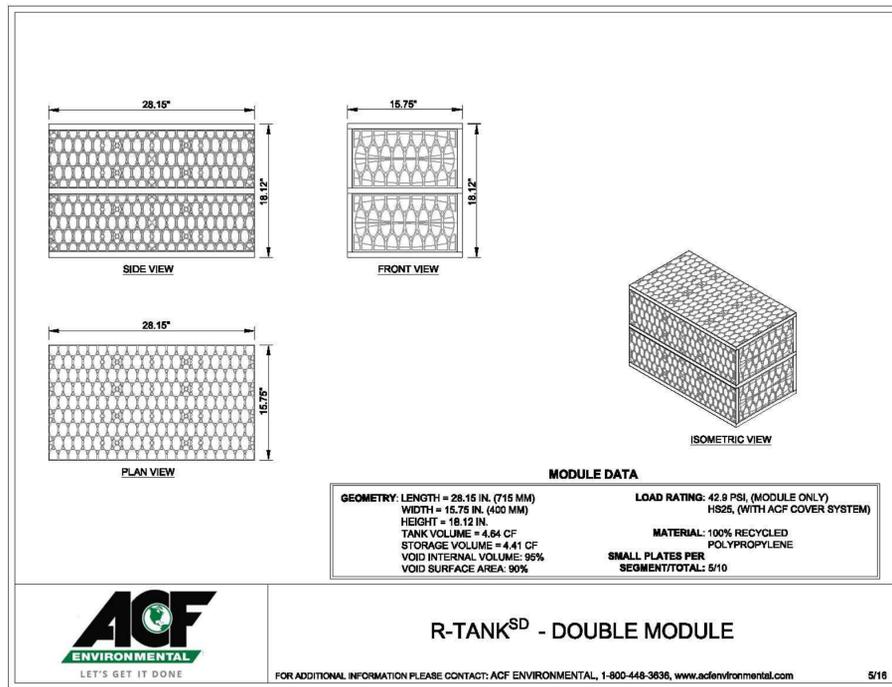
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BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 685-8300
Fax: (908) 724-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24G28191700 & MH000122

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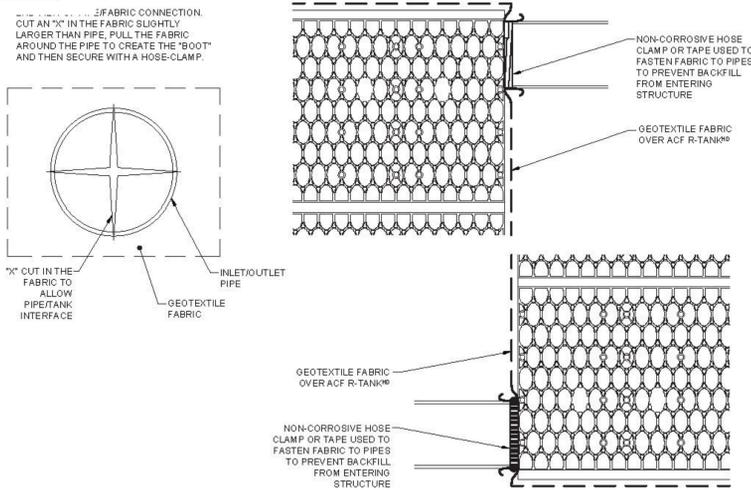
DETAIL SHEET

SHEET NUMBER:
C-903
ORG. DATE - 06/12/2024

G:\032\1210831\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\J210631-CNDS-0C-...-LA\04101-C-903.DWG



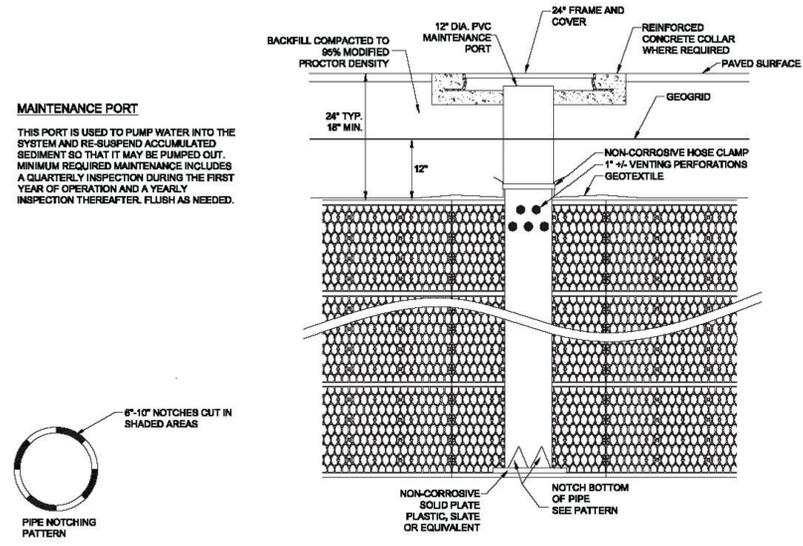
Inlet / Outlet Pipe Connections



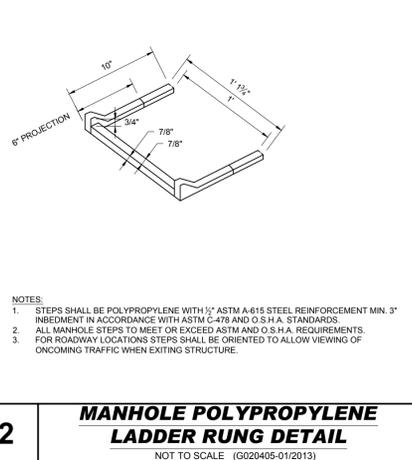
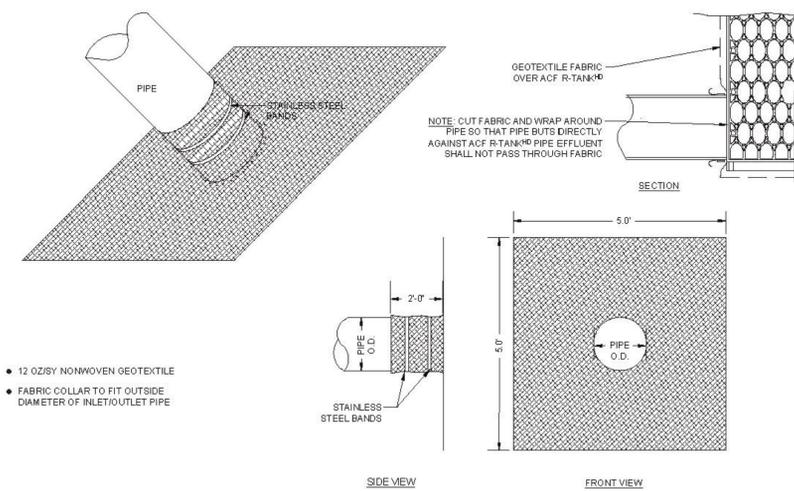
ACF ENVIRONMENTAL R-TANK XD BASIN DETAIL

NOT TO SCALE (SOURCE: ACF ENVIRONMENTAL)

Maintenance Port



Pipe Boot



MANHOLE POLYPROPYLENE LADDER RUNG DETAIL

NOT TO SCALE (G020405-01/2013)

APPLICANT/ OWNER INFORMATION

APPLICANT:	cbd bloomfield developer, llc 75 EISENHOWER PARKWAY, SUITE 190 ROSELAND, NJ 07068
PROPERTY OWNER:	THE CHURCH OF THE SACRED HEART, BLOOMFIELD 76 BROAD STREET BLOOMFIELD, NJ 07003

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CHECKED BY: AJL
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PRELIMINARY & FINAL MAJOR SITE PLAN

FOR
CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE

MAP: 11 | BLOCK: 244
LOTS: 10, 42, & 46
675-699 BLOOMFIELD AVENUE (C.R. 605)
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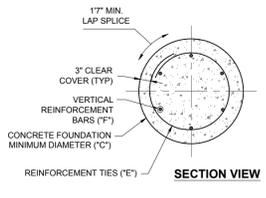
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SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-904

ORG. DATE - 06/12/2024



LIGHT POLE FOUNDATION SCHEDULE	
MAXIMUM HEIGHT ABOVE GRADE "A" **	25'-0"
ASSUMED AVERAGE POLE DIAMETER "B"	8"
# OF FIXTURES	DOUBLE
MINIMUM FOUNDATION DIAMETER "C"	24"
MINIMUM FOUNDATION DEPTH "D"	6'-4"
REINFORCING TIES "E"	#3 TIES @ 12" C-C (6) #6 BARS EQUALLY SPACED
VERTICAL HOOKED REINFORCEMENT "F"	EQUALLY SPACED

LIGHT POLE FOUNDATION NOTES

- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS. COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ENSURE NO CONFLICTS ARISE BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IN WRITING.
- THE CONTRACTOR IS TO HAVE A GEOTECHNICAL ENGINEER, LICENSED IN THE PROJECT'S STATE, ON SITE TO INSPECT FILL, MONITOR FILL COMPACTION AND TO VERIFY SUBGRADE ALLOWABLE BEARING CAPACITY AND SOIL DESIGN CRITERIA PRIOR TO CONSTRUCTION IN ACCORDANCE TO THE DESIGN ASSUMPTIONS STATED. UNSUITABLE MATERIALS FOUND MUST BE REMOVED OR BE REMEDIATED AS PER THE DIRECTION OF THE ON SITE GEOTECHNICAL ENGINEER.
- IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE INDICATED, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
- CONTRACTOR IS RESPONSIBLE TO ENSURE THAT APPROPRIATE SELECT BACKFILL IS USED, AND THOROUGHLY COMPACTED TO 98% MAX. DENSITY ASTM D 698.
- STRUCTURAL CONCRETE AND CONCRETING PRACTICES SHALL CONFORM WITH ACI-318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - DETAILS ARE TO BE IN ACCORDANCE WITH ACI-318, "MANUAL OF STANDARD PRACTICE - DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" FORM WORK SHALL CONFORM ACI-347 "GUIDE TO FORM WORK FOR CONCRETE", UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS.
- CONCRETE MUST BE NORMAL WEIGHT STONE AGGREGATE WITH THE STATED MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. HISTORICAL DATA OR LABORATORY TESTS FOR THE PRELIMINARY DESIGN MIX IS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. THE WATER-CEMENT RATIO FOR THE PROPOSED MIX DESIGN MUST ACHIEVE AN AVERAGE 28-DAY STRENGTH OF 1,200 PSI GREATER THAN THE REQUIRED STRENGTH ON LABORATORY TEST RESULTS.
- CONCRETE IS TO HAVE A SLUMP NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
- EXPOSED CONCRETE IS TO BE AIR ENTRAINED, 6% (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
- CONCRETE TO BE CONSOLIDATED IN PLACE USING AN INTERNAL VIBRATOR.
- REINFORCING STEEL BARS SHALL BILLET STEEL, ASTM A615, GRADE 60. ALL REINFORCEMENT TO BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS TO BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES TO BE PLASTIC TIPPED. ALL ACCESSORIES MUST BE GALVANIZED.
- ALL SPLICES OF REINFORCING BARS NOT INDICATED ARE TO BE LTS AS PER THE REINFORCING SPLICE SCHEDULE OR 40 BAR DIAMETERS. DISCONTINUOUS ENDS OF CONTINUOUS BARS ARE TO BE STANDARD HOOKS.
- IF CAVING OF DRILLED HOLES ARE ENCOUNTERED, CONTRACTOR SHALL PROVIDE BENTONITE SLURRY IN PERMANENT CASINGS FOR DRILLED CONCRETE PIER FOUNDATIONS.
- CONCRETE MUST ATTAIN 80% OF THE DESIGN STRENGTH OR CURE FOR A MINIMUM OF 7-DAYS PRIOR TO THE INSTALLATION OF THE LIGHT POLES OR ALL LIGHT POLES ARE TO BE SUITABLY BRACED AGAINST WIND LOADS DURING THE ABOVE MENTIONED TIMEFRAME.
- ALL ELECTRICAL COMPONENTS TO COMPLY WITH N.E.C.
- VERIFY WITH LOCATIONS SHOWN ON LIGHTING PLAN.
- CONTRACTOR IS TO RECORD ON A CLEAN COPY OF THE LIGHTING PLANS. THE LOCATION OF CONDUIT SUPPLYING POWER TO LIGHTS. A COMPLETED COPY OF THIS RECORD PLAN IS TO BE PROVIDED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
- UPON ACCEPTANCE OF THE COMPLETED WORK BY THE OWNER, THE OWNER IS RESPONSIBLE FOR APPROPRIATE MAINTENANCE OF THE LIGHTING SYSTEM.



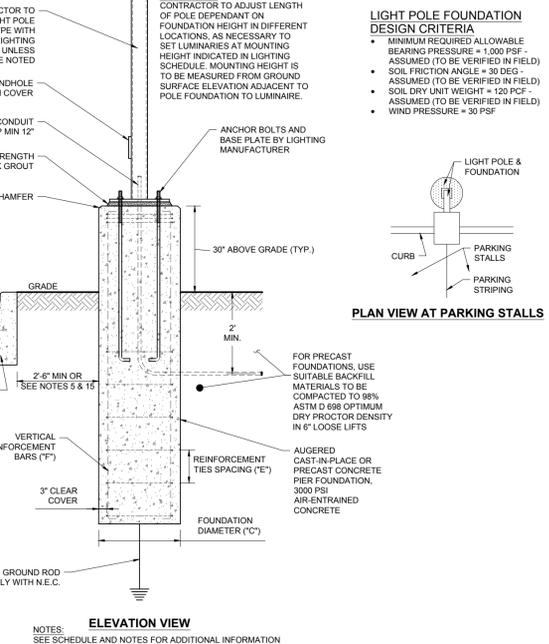
QUICK LINKS
[Ordering Guide](#) | [Configurations](#) | [Dimensions](#) | [EPA](#)

FEATURES & SPECIFICATIONS

- Pole Shaft**
 - Steel round poles are 4" or 5" in diameter.
 - Pole shaft is electro-welded ASTM-A500 Grade C Steel Tubing with a minimum yield strength of 46,000 psi.
 - On Tenon Mount steel poles, tenon is high-strength pipe. Tenon N option is 2-3/8" O.D. x 4-3/4" tall. Tenon 4N option is 4" O.D. x 4-7/8" tall.
- Ground Lug**
 - Ground lug is standard.
- Duplex Receptacle**
 - Weatherproof duplex receptacle is optional.
- Ground Fault Circuit Interrupter**
 - Self-testing ground fault circuit interrupter is optional.
- Finishes**
 - Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty.
 - When the top-of-the-line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.
- Base**
 - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
 - Two-piece square base cover is optional. Decorative base cover is also available.
- Anchor Bolts**
 - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
 - Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.
- Hand-Hole**
 - Standard hand-hole location is 12" above pole base.
 - Poles 18' and above have a 3x6 reinforced hand hole.
- Pole Height**
 - Select Pole Height
 - Select MPH to match wind speed in the application area (See windspeed maps).
 - Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
 - Consult factory for special wind load requirements and banner brackets.
- Pole Vibration Damper**
 - A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
 - Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.
- Listings**
 - UL Listed
 - BAA/TAA Compliant
- Determining The Luminaire/Pole Combination For Your Application:**
 - Select luminaire from luminaire offering information.
 - Select bracket configuration if required
 - Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

**CONTRACTOR TO COORDINATE LIGHT POLE SPECIFICS W/ MANUFACTURER
 LIGHT POLE COLOR TO MATCH FIXTURE: BLACK**

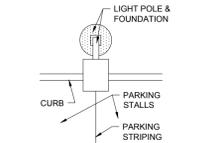
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LIGHT POLE FOUNDATION DESIGN CRITERIA

- MINIMUM REQUIRED ALLOWABLE BEARING PRESSURE = 1,000 PSF - ASSUMED TO BE VERIFIED IN FIELD)
- SOIL FRICTION ANGLE = 30 DEG - ASSUMED TO BE VERIFIED IN FIELD)
- SOIL DRY UNIT WEIGHT = 120 PCF - ASSUMED TO BE VERIFIED IN FIELD)
- WIND PRESSURE = 30 PSF

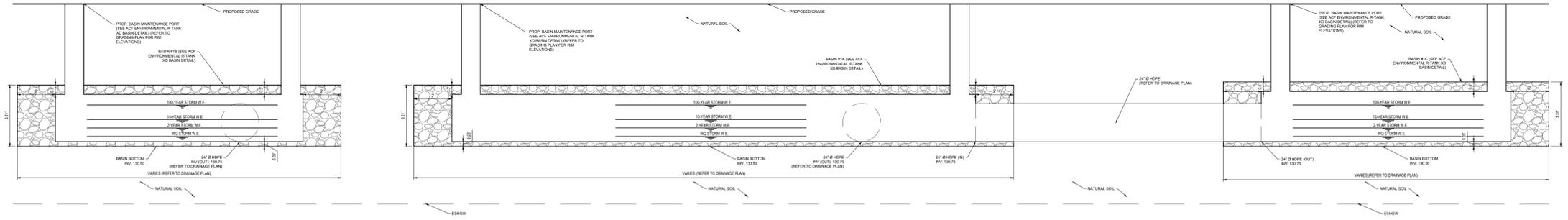
PLAN VIEW AT PARKING STALLS



ALL PROPOSED LIGHT POLE FOUNDATIONS ARE TO BE A MINIMUM HEIGHT OF 30\"/>

1 30" HIGH EXPOSED BASE LIGHT POLE FOUNDATION DETAIL
 NOT TO SCALE (1020102 - 04/2019) (MODIFIED)

2 LIGHT POLE SPECIFICATION
 NOT TO SCALE (SOURCE: LSI INDUSTRIES, INC)



SPECIFICATION TABLE						
INFILTRATION BASIN #	BASIN BOTTOM	ESHGW	WQ STORM	2-YEAR STORM	10-YEAR STORM	100-YEAR STORM
1	130.50	NRCS DEPTH TO WATER TABLE: 125.50 (at 5-FREQ) NOT ENCOUNTERED @ 124.00 (SFP-1)	131.25	131.79 (NOAA ATLAS 14) 131.80 (CURRENT ADJ.) 131.99 (FUTURE ADJ.)	132.27 (NOAA ATLAS 14) 132.30 (CURRENT ADJ.) 132.49 (FUTURE ADJ.)	132.88 (NOAA ATLAS 14) 132.95 (CURRENT ADJ.) 133.26 (FUTURE ADJ.)

3 UNDERGROUND INFILTRATION BASIN CROSS SECTION DETAIL
 NOT TO SCALE

APPLICANT/ OWNER INFORMATION	
APPLICANT:	CBD BLOOMFIELD DEVELOPER, LLC 75 EISENHOWER PARKWAY, SUITE 190 ROSELAND, NJ 07068
PROPERTY OWNER:	THE CHURCH OF THE SACRED HEART, BLOOMFIELD 76 BROAD STREET BLOOMFIELD, NJ 07003

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VICTOR STANLEY®
Create a timeless moment.™

* ALL DIMENSIONS ARE IN INCHES *

3" O.D. TUBULAR STEEL
1-5/16" TUBULAR STEEL RING
SEE VIEW A
WELDS ARE GRIND SMOOTH AND POLISHED BEFORE FINISH IS APPLIED
CLEARANCE FOR 1/2" ANCHOR BOLT
19-5/8"
19-5/8"
7"
12-1/4"
3-1/2"
GROUND LEVEL

AVAILABLE OPTIONS:
POWDER COATING
1) STANDARD COLORS, 2) OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
MOUNTING
STANDARD IN-GROUND AND SURFACE (AS SHOWN)

NOTES:
1. DIMENSIONS NOT TO SCALE. DO NOT SCALE DIMENSIONS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL (BUTTERPLATE), ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED IN ONE HOT TO FILL CYCLES AND BUILT COATING FOLLOWS. COATED PARTS ARE THEN FULLY CURED TO MEET MANUFACTURER'S SPECIFICATIONS. THE FINISH OF THE RESULTING FINISH AVERAGE 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL THEY ARE IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY APPLIED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT AMBIENT CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 800°F (430°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE REMOVAL OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FITS OVER THAT GALVANIZED SURFACE WITH EXCELLENT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH. THIS DESIGN AND TECHNOLOGY FINISH IS KNOWN AS GALVANNEAL. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

BRBS-103
CYCLES ENTRY™
SIDE RACK
SHOW: STANDARD SURFACE MOUNT

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REV. 3/11/22 DRAW T.F.T. 2022-197

1 BIKE RACK SPECIFICATION

NOT TO SCALE (SOURCE: VICTOR STANLEY)

APPLICANT OWNER INFORMATION

APPLICANT: CBD BLOOMFIELD DEVELOPER, LLC
75 EISENHOWER PARKWAY, SUITE 180
ROSELAND, NJ 07068

PROPERTY OWNER: THE CHURCH OF THE SACRED HEART,
BLOOMFIELD
76 BROAD STREET
BLOOMFIELD, NJ 07003

3 LIGHT POLE FOUNDATION DETAIL

NOT TO SCALE (SOURCE: TOURNESOL SITEWORKS)

APPROVAL:
Signature authorizes Tournesol Siteworks to manufacture the product as shown

48"
(43")
(43") 48"
2 1/2"
1 3/4"
DETAIL B

PLAN

36"
44"
SIDE

ELEVATION

SECTION A-A

PLANTER IS DESIGNED FOR NO MORE THAN 80 LBS PER CUBIC FOOT SATURATED SOIL DENSITY. GREATER LOADS MUST BE SPECIFIED AND ALTERNATIVES FOR FILL MUST BE INSTALLED. ALTERNATE FILL EXAMPLES ARE:
1) LOWER 18" DEPTH FILL OF #1-#2 EPS FOAM
2) LOWER 18" DEPTH OF VERISCELL (15 LAYERS OF EVC-30)
3) OPTIONAL FALSE BOTTOM 18" FROM TOP (INQUIRE FOR PRICING)

NOTES: UNLESS OTHERWISE SPECIFIED
1) MATERIAL: FIBERGLASS REINFORCED PLASTIC (FRP)
NOMINAL WALL THICKNESS 1/8" - 3/16"
2) ALL DIMENSIONS ARE NOMINAL, ACTUAL SIZE MAY VARY.

COLOR: _____
TEXTURE: _____

Tournesol Siteworks
2930 Faber Street,
Union City, CA 94587
DRAWN: MLC 11/2/2016
SIZE: C DWG NO: WR-4800-SUB
ALL DIMENSIONS IN INCHES SCALE: 1/10 MATERIAL: FRP SHEET 1 OF 1

TITLE: WILSHIRE WR-4800

2 TREE PLANTER SPECIFICATION

NOT TO SCALE (SOURCE: TOURNESOL SITEWORKS)

APPROVAL:
Signature authorizes Tournesol Siteworks to manufacture the product as shown

72"
(69")
(21") 24"
DETAIL B

PLAN

24"
ELEVATION

SECTION

PARTIAL BULKHEAD (SUPPORT OF SIDE WALLS)
EMBEDDED REINFORCEMENT (SUPPORT OF SIDE WALLS)

NOTES: UNLESS OTHERWISE SPECIFIED
1) MATERIAL: FIBERGLASS REINFORCED PLASTIC (FRP)
NOMINAL WALL THICKNESS 1/8" - 3/16"
2) ALL DIMENSIONS ARE NOMINAL, ACTUAL SIZE MAY VARY.

COLOR: _____
TEXTURE: _____

Tournesol Siteworks
2930 Faber Street,
Union City, CA 94587
DRAWN: WAY 2/18/2011
SIZE: C DWG NO: WR-722424-SUB
ALL DIMENSIONS IN INCHES SCALE: 1/10 MATERIAL: FRP SHEET 1 OF 1

TITLE: WILSHIRE WR-722424

4 LIGHT POLE FOUNDATION DETAIL

NOT TO SCALE (SOURCE: TECO BLOC)

RAFFINATO 90 & 180 mm
DESCRIPTION: Wall TEXTURE: Polished (on a single-side only)

PALLET OVERVIEW 90 mm & 180 mm

Specifications per pallet	Imperial	Metric
90 mm Cubing	23.08 ft ³	2.14 m ³
	78.15 lin ft	23.82 lin m
Approx. Weight	1 948 lbs	884 kg
Minimum radius	8.5 ft	2.6 m
Number of rows	3	
Coverage per row	7.69 ft ²	0.71 m ²
Linear coverage per row	26.05 lin ft	7.94 lin m

Unit dimensions	in	mm	Units/pallet
Height	3 3/4	90	60 units
Depth	9 3/4	248	
Length 1	15 3/4	397	
Length 2	14 1/4	362	

COMPATIBLE CAPS
See page 140 for product compatibility.

NOTES
See page 140 for product compatibility.
Polished is made-to-order, minimum order of 500 sq. ft. Deposit required.
*Shale Grey is available in Canada only.

Specifications per pallet	Imperial	Metric
180 mm Cubing	23.08 ft ³	2.14 m ³
	39.07 lin ft	11.91 lin m
Approx. Weight	1 936 lbs	878 kg
Minimum radius	8.5 ft	2.6 m
Number of rows	3	
Coverage per row	7.69 ft ²	0.71 m ²
Linear coverage per row	13.02 lin ft	3.97 lin m

Unit dimensions	in	mm	Units/pallet
Height	7 3/4	180	30 units
Depth	9 3/4	248	
Length 1	15 3/4	397	
Length 2	14 1/4	362	

Brige Cream Smooth Grey Nickel Smooth Shale Grey* Smooth Onyx Black Smooth Brige Cream Polished Grey Nickel Polished Onyx Black Polished

4 LIGHT POLE FOUNDATION DETAIL

NOT TO SCALE (SOURCE: TECO BLOC)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: J210631
DRAWN BY: YG/ATK
CHECKED BY: AJL
DATE: 06/12/2024
CAD ID: J210631-CNDS-0C

PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC
PROPOSED MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE
MAP: 11 | BLOCK: 244
LOTS: 10, 42, & 46
675-699 BLOOMFIELD AVENUE (C.R. 605)
14 & 34-40 STATE STREET
BLOOMFIELD TOWNSHIP
ESSEX COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 685-6300
Fax: (908) 724-4401
www.BohlerEngineering.com
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SHEET TITLE:
DETAIL SHEET
SHEET NUMBER:
C-906
ORG. DATE - 06/12/2024

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