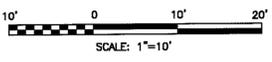


KEY MAP
SCALE: 1"=100'

PROPERTIES WITHIN 200 FEET OF SUBJECT PARCEL:

BLOCK	LOT	OWNER (N/E)
573	8	GARRETT SCOTT, 27 OSBORNE STREET, BLOOMFIELD, NJ 07003
573	9	LAZARUS, SORRY & SHULAMIT, 25 OSBORNE STREET, BLOOMFIELD, NJ 07003
573	10	PAZMINO, AMPAO & NELLY, 23 OSBORNE STREET, BLOOMFIELD, NJ 07003
573	11	SEDEK, MARTIN & EILEEN, 21 OSBORNE STREET, BLOOMFIELD, NJ 07003
573	12	VILEDA, JULIO & LAURA M., 19 OSBORNE STREET, BLOOMFIELD, NJ 07003
573	13	REDONA, ALEX & EVANGELINE, 17 OSBORNE STREET, BLOOMFIELD, NJ 07003
573	14	OSBORNE APTS, LLC C/O AFFILIATED, 301 S. LIVINGSTON AVE SUITE 201, LIVINGSTON NJ 07039
573	15	OSBORNE APTS, LLC C/O AFFILIATED, 301 S. LIVINGSTON AVE SUITE 201, LIVINGSTON NJ 07039
573	18	BROAD STREET 338 LLC, 338 BROAD STREET #338, BLOOMFIELD, NJ 07003
573	19	GAIL'S LANDING LLC, 15 WINCHESTER DRIVE, CALIFON, NJ 07830
573	22	RYAN, JEFFREY & CYNTHIA, 16 WAVERLY TERRACE, BLOOMFIELD, NJ 07003
573	23	BACON, JESSICA & REAP, ANGELA, 20 WAVERLY TERRACE, BLOOMFIELD, NJ 07003
573	24	SARAVA, SERGIO, 24 WAVERLY TERRACE, BLOOMFIELD, NJ 07003
573	25	DEBRILO-CLARE, ANNE & CLARE, ROMAN, 30 WAVERLY TERRACE, BLOOMFIELD, NJ 07003
574	9	ENGLISH, RYAN, 21 BENSON STREET, BLOOMFIELD, NJ 07003
574	10	RZ REAL ESTATE USA LLC, 17 HAMMOND AVE, CLIFTON, NJ 07011
574	11	MOSCHITTO, FRANK & MICHELLE H., 15 BENSON STREET, BLOOMFIELD, NJ 07003
574	12	Y & Y REALTY, LLC, 408 BROAD STREET, BLOOMFIELD, NJ 07003
574	15	NORTON, WILLIAM H. & JOAN F., 316 BROAD STREET, BLOOMFIELD, NJ 07003
574	17	RAMOS, ASHLEY M., 318 BROAD STREET, BLOOMFIELD, NJ 07003
574	22	CALBERON, STEPHANIE, 18 OSBORNE STREET, BLOOMFIELD, NJ 07003
574	23	MEDINA, GISELLE, 20 OSBORNE STREET, BLOOMFIELD, NJ 07003
574	24	CARTER, HENRY L. & MCKEAN, JESSICA, 22 OSBORNE STREET, BLOOMFIELD, NJ 07003
574	25	ASBAS, AHMED, 24 OSBORNE STREET, BLOOMFIELD, NJ 07003
574	27	TORBICK, GREGORY & FIONA L.A., 26 OSBORNE STREET, BLOOMFIELD, NJ 07003
576	1	M.C.P. ASSOCIATES, L.P., 4 BRIGHTON ROAD, SUITE 205, CLIFTON, NJ 07012
576	18.01	CESPEDIS, LUIS & GRACIELA, 12 LYNWOOD ROAD, CEDAR GROVE, NJ 07009
576	19	CTH PROPERTIES LIMITED LLC, 315 BROAD STREET, BLOOMFIELD, NJ 07003
576	20	BVCS PROPERTY MANAGEMENT LLC, 313 BROAD STREET, BLOOMFIELD, NJ 07003
576	20B1	HARRISON, R. C/O OUTRONT, 185 ROUTE 46, FAIRFIELD, NJ 07004
576	21	O'BOYLE REALTY COMPANY LLC, 309 BROAD STREET, BLOOMFIELD, NJ 07003
576	22	O'BOYLE REALTY COMPANY LLC, 309 BROAD STREET, BLOOMFIELD, NJ 07003
576	24	O'BOYLE REALTY COMPANY LLC, 309 BROAD STREET, BLOOMFIELD, NJ 07003
576	26	305 BROAD STREET, LLC, 305 BROAD STREET, BLOOMFIELD, NJ 07003
576	28	GRANDE, CHARLES SR. & CHARLES, JR., 303 BROAD STREET, BLOOMFIELD, NJ 07003
576	30	GENERALIZO, JOHN A. & GERALDINE L., 285 BROAD STREET, BLOOMFIELD, NJ 07003

- GENERAL NOTES:**
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DEEDS OF RECORD, TAX RECORDS, PREVIOUS SURVEY(S), ANALYSES AND FIELD SURVEY PERFORMED IN JANUARY, 2022.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD TOPOGRAPHIC SURVEY PERFORMED IN JANUARY, 2022 BY JAMES M. GOW PLS #36733 OF EIC GROUP LLC. TOPOGRAPHIC INFORMATION IS REFERENCED TO DATUM NAVD 88.
 - SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR DEEDS OF RECORD WHICH A COMPLETE AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
 - THERE ARE NO KNOWN WETLANDS OR TRANSITION AREAS ON THE SUBJECT PROPERTY BASED UPON A FIELD REVIEW PERFORMED IN JANUARY 2022.
 - NO PART OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER C34013C01186, EFFECTIVE 04/03/2020, NOR IS ANY PORTION OF THE PROPERTY WITHIN A FLOOD HAZARD AREA AS DELINEATED BY NJDEP.
 - THE LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE EVIDENCE LOCATED IN THE FIELD. NO TEST PITS OR OTHER IN-DEPTH INVESTIGATIONS WERE PERFORMED TO VERIFY THIS INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT UTILITIES IN THE PROJECT AREA PRIOR TO AND DURING CONSTRUCTION, INCLUDING CALLING THE NEW JERSEY ONE CALL UTILITY SERVICE (1-800-272-1000) AT LEAST 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION.
 - 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. 13:40-5.2(d).



LEGEND

CURLINE	---
CHAIN LINK FENCE	-x-x-
PROPERTY BOUNDARY LINE	---
STORM DRAIN PIPING	---
FEATURE DESCRIPTION	---
CONCRETE SURFACE	---
FULL DEPTH BIT. PAVT.	---
SEAL COAT EX. PAVT.	---
EXISTING CONTOUR	---
SPOT GRADE	---
OVERHEAD WIRES	---
UNDERGROUND WATER LINE	---
UNDERGROUND GAS LINE	---
BUILDING EGRESS	---
ISOLUX LINES	---

APPLICANT:
RC GROUP BLOOM LLC
2 FIDDLERS ELBOW TRAIL
KINNELON, NEW JERSEY 07405

OWNER OF RECORD:
324 BROAD STREET LLC
10 LAWRENCE STREET
BELLEVILLE, NEW JERSEY 07109
TELEPHONE: (973) 417-4238

PHYSICAL PROPERTY CHARACTERISTICS
BLOCK 574, LOT 19
324 BROAD STREET
BLOOMFIELD, ESSEX COUNTY, NJ 07003
CONTAINING 10,701 S.F. OR 0.246 ACRES

USE DATA
CURRENT USE: BANK
PROPOSED USE: CANNABIS DISPENSARY (CONDITIONAL USE)

MINOR SITE PLAN REVIEW

APPROVED BY THE BLOOMFIELD PLANNING BOARD BY RESOLUTION No. _____ DATED _____

CHAIRMAN _____ DATE: _____
SECRETARY _____ DATE: _____

INDEX OF SHEETS

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CONSTRUCTION DETAILS	4

Topography and parcel boundary information is certified to be correct and accurate as depicted hereon and elsewhere within this set of plans.
James M. Gow
James M. Gow NJPLS #36733

SCALE: 1" = 10'
DATE: 3/02/2022
DES. BY: DSN
DRN. BY: DSN
CHK. BY: JMG
PROJECT: 22009
FILE: 22009SP

NO.	DATE	DESCRIPTION	BY

www.EICgroup.com
NJ Cert. of Auth. No. 24G08097900

David S. Newkirk NJPE #33904

www.EICgroup.com
NJ Cert. of Auth. No. 24G08097900
Tel: 973.227.8800
Fax: 973.227.8801

RC GROUP BLOOM LLC
324 BROAD STREET
BLOCK 574, LOT 19
BLOOMFIELD, ESSEX CO., NEW JERSEY

EXISTING CONDITIONS

SHEET No.
1
4