

PRELIMINARY & FINAL MAJOR SITE PLAN

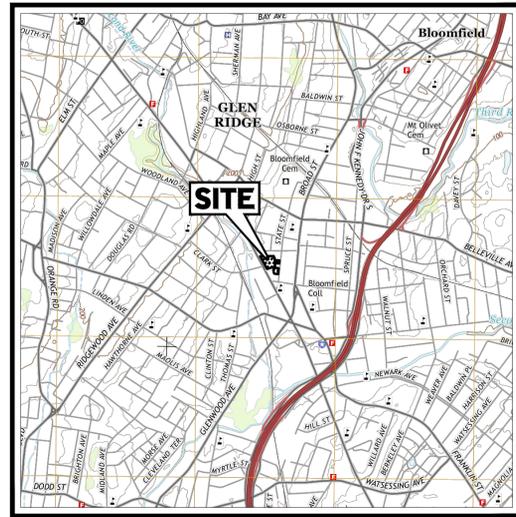
FOR

CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC

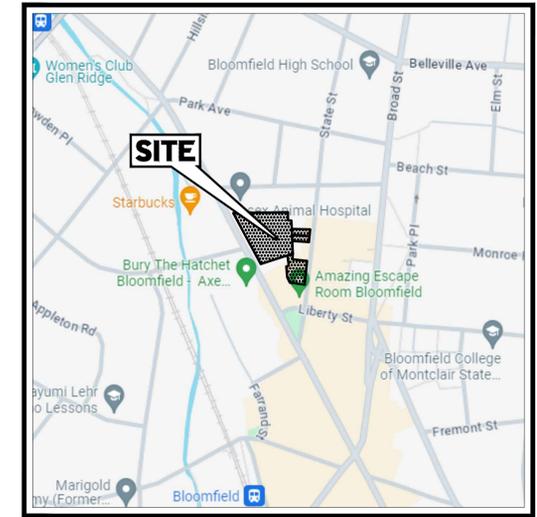
PROPOSED

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

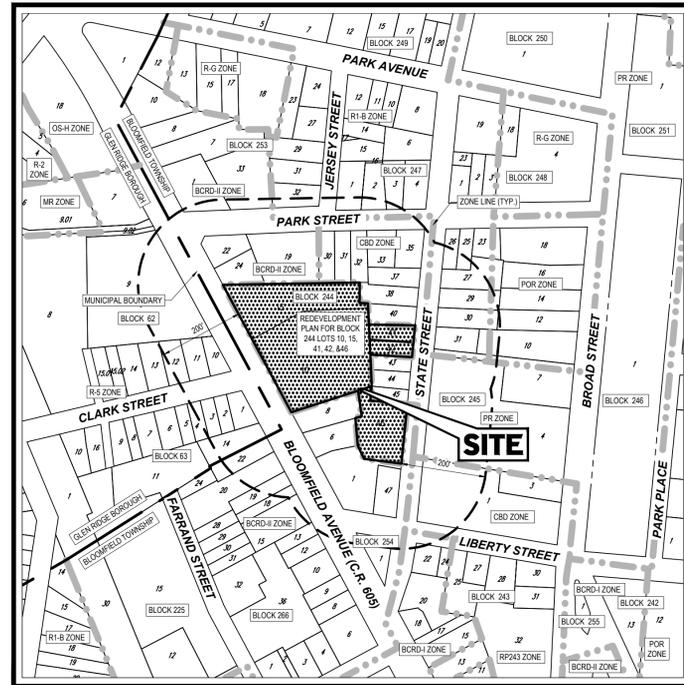


KEY MAP
 SCALE: 1" = 500'
 SOURCE: GOOGLE MAPS

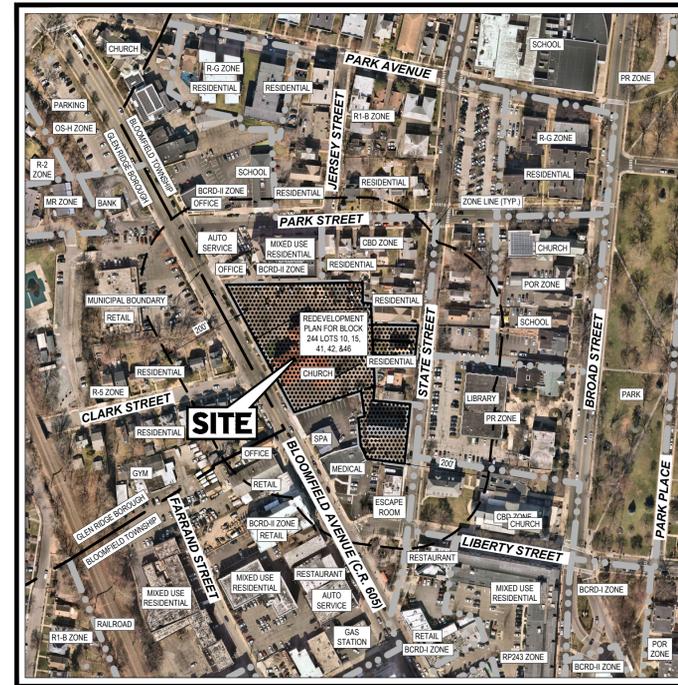
ZONING TABLE			
ZONE: REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42, AND 46			
USE: MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE (PERMITTED)			
BLOCK: 244 LOTS: 10, 42 & 46			
APPLICANT/ OWNER INFORMATION			
APPLICANT:	CBD BLOOMFIELD DEVELOPER, LLC 75 EISENHOWER PARKWAY, SUITE 180 ROSELAND, NJ 07068		
PROPERTY OWNER:	THE CHURCH OF THE SACRED HEART, BLOOMFIELD 78 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	96,922 SF (2,225 AC)
MIN. FRONT YARD SETBACK FROM BLOOMFIELD AVENUE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	0'	1' (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)
MIN. SETBACK FROM BLOCK 244 LOT 40	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	20'	21.6' (BUILDING)
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' (6 STORIES)	69.71' (6 STORIES)
MAX. NUMBER OF UNITS	BLOOMFIELD CENTER REDEVELOPMENT 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)	88.06% (85,349 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 6' NOR SHALL THE HEIGHT OF THE GROUND FLOOR EXCEED 12'			
BUILDING HEIGHT CALCULATION PER ZONING CODE: FF TO ROOF ELEVATION (PER ARCH) = 69.00' FF ELEVATION = 136.00' ROOF ELEVATION = 136.00' + 69.00' = 205.00' AVERAGE GRADE ELEVATION = 135.29' BUILDING HEIGHT = 205.00' - 135.29' = 69.71'			

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 LOTS 19, 24, 30, 31 & 32.
- MINIMUM 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

BOHLER

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.
 Rex Nelson
 OWNER
 DATE: JUNE 29, 2024

BLOOMFIELD PROPERTY OWNERS LIST (WITHIN 200' RADIUS CERTIFIED BY DAVID LOIS, TAX ASSESSOR, DATED 05/15/2024)					
BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
226	15 X	BLOOMFIELD CENTER DEVELOPMENT LLC 41 CHURCH ST MONTCLAIR, NJ 07042	244	32	STEVENS, ZADA G. & SAHEB 38 PARK STREET BLOOMFIELD, NJ 07003
226	18	LAMBERSON REALTY, LLC 666 BLOOMFIELD AVE BLOOMFIELD, NJ 07003	244	33	KILKELLY, PATRICK J. 38 PARK STREET BLOOMFIELD, NJ 07003
226	18 801	LAMBERSON REALTY, LLC 185 US HIGHWAY 46 FAIRFIELD, NJ 07004	244	35	GONNELLA, MICHAEL & GUSEPINA 21 CYPRESS AVE NORTH CALDWELL, NJ 07406
226	18 802	LAMBERSON REALTY, LLC 185 US HIGHWAY 46 FAIRFIELD, NJ 07004	244	37	GONZALEZ, FAUSTO A. 50 STATE STREET BLOOMFIELD, NJ 07003
226	20	TEJ ENTERPRISES, LLC 7168 PROMENADE DRIVE #802 BOCA RATON, FL 33443	244	38	FONSECA, MARCOS A. VICTORIA 271 SAGLE ROCK AVENUE ROSELAND, NJ 07068
226	22	676-880 BLOOMFIELD AVE. ASSOC. 676 BLOOMFIELD AVENUE BLOOMFIELD, NJ 07003	244	40	FORTY-TWO STATE STREET INC 7 SANFORD AVENUE BELLEVILLE, NJ 07003
226	23	UNKNOWN GLEN RIDGE, NJ 07028	244	41	CHURCH OF THE SACRED HEART 78 BROAD STREET BLOOMFIELD, NJ 07003
244	1	275 PACIFIC LLC 125 EISENHOWER DRIVE CRENSHILL, NJ 07003	244	43	NOLAN, JOHN & DANNE 32 STATE STREET BLOOMFIELD, NJ 07003
244	6	WANG, SHENG G & MEI YU CHENG 40 MARION STREET CLIFTON, NJ 07013	244	44	TREANER, LINDA GAIL 30 STATE STREET BLOOMFIELD, NJ 07003
244	8	BLOOMFIELD AVE INVESTORS LLC 1011 PEQUOT AVE SOUTHPORT, CT 06890	244	45	AERO HOLDINGS, LLC 206 CLAREN DRIVE WEST ORANGE, NJ 07092
244	19	S & S AT PARK STREET, P.O. BOX 875 NUTLEY, NJ 07110	244	46	CHURCH OF THE SACRED HEART 78 BROAD STREET BLOOMFIELD, NJ 07003
244	22	ITEX, INC. 1880 RT 35 NORTH MUNICIPAL PLAZA BLOOMFIELD, NJ 07003	244	47	STRAUS, HOWARD & MICHAEL A. WINE, S.S. 2 MONMOUTH AVENUE #83 FREDHOLM, NJ 07278
244	24	739 BLOOMFIELD LLC 19 N ROCKLEDGE DRIVE LIVINGSTON, NJ 07039	244	25	MOSHER, COREY & MINOZ, ANDRE 24 PARK ST BLOOMFIELD, NJ 07003
244	30	PARK UNITED METHODIST CHURCH 150 BROAD STREET BLOOMFIELD, NJ 07003	226	13	EVANCA HOLDINGS LLC % M. MILEY 53 MORNINGSIDE DRIVE LIVINGSTON, NJ 07039
244	31	GRECO, BRIAN & PRAZIER, MICHAELA 40 PARK ST BLOOMFIELD, NJ 07003	254	1	TOWNSHIP OF BLOOMFIELD MUNICIPAL PLAZA BLOOMFIELD, NJ 07003

GLEN RIDGE PROPERTY OWNERS LIST (WITHIN 200' RADIUS CERTIFIED BY ERIK DELINE, AICP/PP, SECRETARY, DATED 06/03/2024)					
BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
244	24	709 BLOOMFIELD LLC 63 N ROCKLEDGE DR LIVINGSTON, NJ 07039	63	3	DOLLE, BRIAN 6 CLARK ST GLEN RIDGE, NJ 07028
63	4	GASWIRTH, NICHOLAS C 2 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 676 BLOOMFIELD AVE BLOOMFIELD, NJ 07003
63	7	RUBSELL, CLAUDIA MIREYA 14 CLARK ST GLEN RIDGE, NJ 07028	244	22	INCOM ENTERPRISES 1860 STATE ROUTE 35 SOUTH AMBOY, NJ 08879
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	8	275 PACIFIC LLC 125 EISENHOWER DR CRENSHILL, NJ 07003	63	5	BEST, JAMES H & CIBREAN 10 CLARK ST GLEN RIDGE, NJ 07028
62	14	AYAN, MELIKE 17 CLARK ST GLEN RIDGE, NJ 07028	62	9	NOT AVAILABLE FROM COUNTY 8 FARMSTEAD RD NORTH CALDWELL, NJ 07003

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
78 BROAD STREET
BLOOMFIELD, NJ 07003

DRAWING SHEET INDEX

SHEET TITLE	NUMBER
COVER SHEET	C-101
NOTES AND REFERENCES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING PLAN	C-401
DRAINAGE PLAN	C-402
UTILITY PLAN	C-501
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-601
SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-602
LANDSCAPE PLAN	C-701
LIGHTING PLAN	C-702
SANITARY SEWER PROFILE PLAN	C-801
DETAIL SHEETS	C-901 - C-906
ALTA SURVEY (BY CONTROL POINT ASSOCIATES, INC.)	1-2 OF 2

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

REVISIONS

REV	DATE	COMMENT	CHKD BY	DRWN BY
1	06/10/2025	REV. PER TOWNSHIP COMMENTS	ATK	BAB

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: J210631
 DRAWN BY: YGI/ATK
 CHECKED BY: NJL
 DATE: 06/10/2024
 CAD ID: J210631-CMDS-1B

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

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 PENNSYLVANIA LICENSE No. 077266
 CONNECTICUT LICENSE No. 26039
 DELAWARE LICENSE No. 17111
 OHIO LICENSE No. 78297

SHEET TITLE: **COVER SHEET**
 SHEET NUMBER: **C-101**
 REVISION 1 - 06/10/2025

C:\032\12\03\12\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\J210631-CMDS-1B-11-14-101-C-101-COVER

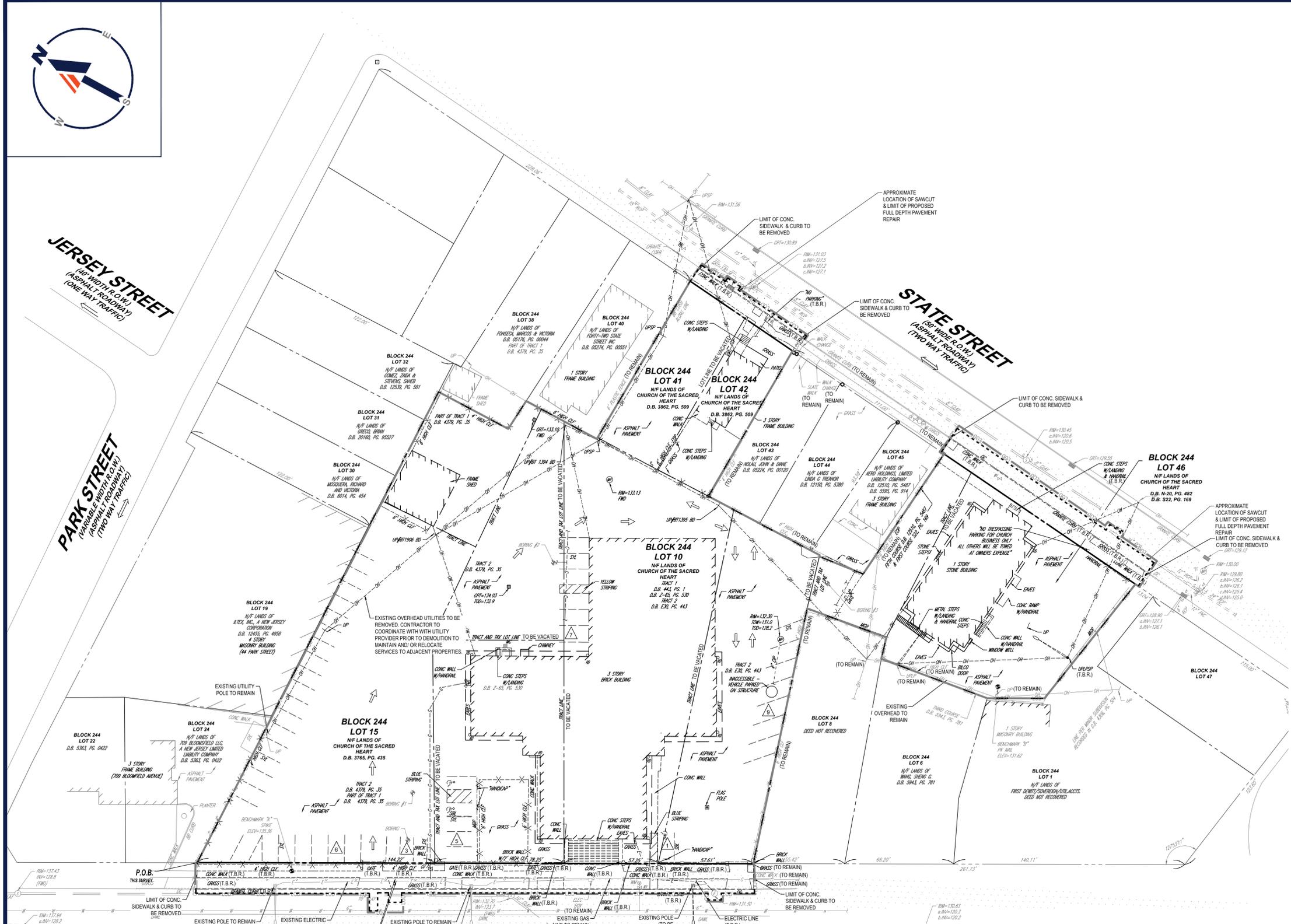


JERSEY STREET
(60' WIDE R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

PARK STREET
(70' WIDE 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.

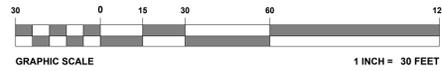
ALL EXISTING ON-SITE FEATURES WITHIN THE PROPERTY LINE ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING FEATURES OUTSIDE THE PROPERTY LINE ARE TO REMAIN UNLESS OTHERWISE NOTED.

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



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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	06/10/2025	REV. PER TOWNSHIP COMMENTS	ATK	BAB

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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 I.D.: J210631-SPDD-1B

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
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Fax: (908) 724-4401
www.BohlerEngineering.com
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PENNSYLVANIA LICENSE NO. 0772466
CONNECTICUT LICENSE NO. 26039
DELAWARE LICENSE NO. 17111
OHIO LICENSE NO. 78297

SHEET TITLE:
DEMOLITION PLAN
SHEET NUMBER:
C-201
REVISION 1 - 06/10/2025

C:\0321\210631\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\J210631-SPDD-1B.dwg - PLANTOUT, C:201, DEMO



VARIANCE LIST

1. MINIMUM AISLE WIDTH FOR 90° PARKING.
2. MINIMUM PARKING AND DRIVEWAY SETBACK.
3. MINIMUM BUILDING SETBACK FROM BLOOMFIELD AVENUE.
4. MINIMUM BUILDING SETBACK FROM BLOCK 244 LOT 8.
5. MINIMUM BUILDING SETBACK FROM BLOCK 244 LOTS 19, 24, 30, 31 & 32.
6. MAXIMUM NUMBER OF COMPACT PARKING SPACES.
7. LIGHT FIXTURE SHIELDS.

ADDITIONAL ZONING REQUIREMENTS PER REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 & 46:

- A PEDESTRIAN PATH SHALL BE PROVIDED ALONG THE SOUTH SIDE OF THE BUILDING LINKING THE SIDEWALK ALONG BLOOMFIELD AVENUE TO ALL SURFACE PARKING AREAS AS WELL AS THE MONUMENT PLAZA (COMPLIES)
- A MINIMUM 15-FOOT SETBACK SHALL BE PROVIDED BETWEEN THE EXISTING CURB ALONG BLOOMFIELD AVENUE AND THE BUILDING AND SHALL ACCOMMODATE A SIDEWALK TOGETHER WITH ANY ASSOCIATED LANDSCAPING IMPROVEMENTS SUBJECT TO PLANNING BOARD APPROVAL. (COMPLIES - 16.3 FT PROPOSED)
- BUILDING SIGNAGE SHALL BE PEDESTRIAN SCALED IN SIZE AND DESIGN AND SHALL UTILIZE MATERIALS AND COLORS WHICH COMPLEMENT THE BUILDING DESIGN. NO FREESTANDING SIGNS SHALL BE PERMITTED. SIGNAGE SHALL BE SUBJECT TO PLANNING BOARD APPROVAL. (COMPLIES)
- ACCOMMODATION FOR DELIVERY VEHICLES AND MOVING TRUCKS SHALL BE PROVIDED AT THE REAR OF THE BUILDING. ACCESS FOR SAME SHALL BE FROM STATE STREET. EXTERIOR LOADING AREAS SHALL BE SCREENED WITH ATTRACTIVE FENCING, WALLS AND LANDSCAPING (COMPLIES)

UNIT COUNT				
FLOOR	STUDIO	1-BEDROOM	2-BEDROOM	TOTAL
FIRST FLOOR RESIDENTIAL	5	32	10	47
SECOND FLOOR RESIDENTIAL	7	32	12	51
THIRD FLOOR RESIDENTIAL	7	32	12	51
FOURTH FLOOR RESIDENTIAL	7	35	9	51
TOTAL	26	131	43	200

KEY - VARIANCE REQUIRED

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	98,922 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 12, 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' (6 STORIES)	69.71' (6 STORIES) (V)
MAX. NUMBER OF UNITS	REDEVELOPMENT 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)	88.06% (85,349 SF)

KEY - VARIANCE REQUIRED

PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	\$315-30.0.(6)	8.5' X 15' (COMPACT) 9' X 18' (STANDARD)	8.5' X 15' (COMPACT RESIDENTIAL) 8.5' X 16' (COMPACT EVENT SPACE) 9' X 18' (STANDARD)
MIN. AISLE WIDTH	\$315-30.0.(7)	24' (90° PARKING)	22' (V)
MIN. DRIVEWAY WIDTH	\$315-30.0.(8)	22' (TWO WAY)	24'
MIN. DRIVEWAY AND PARKING SETBACK	\$315-30.0.(13)	5' (EXCEPT IF LEADING TO A GARAGE)	0' (V)
LOADING REQUIREMENTS	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	NOT SPECIFIED	1 SPACE
MIN. LOADING SIZE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	NOT SPECIFIED	19' X 49.8'
MIN. NUMBER OF SPACES	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	306 SPACES ¹ (280 RESIDENTIAL SPACES & 26 EVENT SPACES)	44 SPACES - SURFACE EVENT SPACES +260 RESIDENTIAL GARAGE SPACES +20 RESIDENTIAL SURFACE SPACES TOTAL EVENT: 44 SPACES TOTAL RESIDENTIAL: 280 SPACES TOTAL PARKING: 324 SPACES
MAX. NUMBER OF COMPACT PARKING SPACES	\$315-30.0.(6)	62 SPACES ⁸	73 SPACES (V)
MIN. NUMBER ADA PARKING SPACES	2010 ADA STANDARDS	9 ADA SPACES INCLUDING 3 VAN ACCESSIBLE SPACES ²	9 ADA SPACES INCLUDING 3 VAN ACCESSIBLE SPACES
MIN. ELECTRIC VEHICLE PARKING SPACES	EVSE REQUIREMENTS	43 EV SPACES REQUIRED INCLUDING 3 EV ACCESSIBLE SPACES ³	43 EV SPACES REQUIRED INCLUDING 3 EV ACCESSIBLE SPACES ³
OUTDOOR BICYCLE PARKING	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	8 BICYCLE SPACES ⁹	8 BICYCLE SPACES
INDOOR BICYCLE PARKING	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	20 BICYCLE SPACES ⁵	20 BICYCLE SPACES

REQUIRED PARKING CALCULATION PER BLOOMFIELD CENTER REDEVELOPMENT PLAN:
RESIDENTIAL MIN. 1.4 SPACE PER UNIT
200 UNITS X (1.4 SPACES / 1 UNIT) = 280 REQUIRED SPACES
COMMERCIAL/EVENT SPACE: MIN. 6 SPACES PER 1,000 SF OF GROSS FLOOR AREA
4,289 SF X (6 SPACES / 1,000 SF) = 25.73 = 26 REQUIRED SPACES
TOTAL: 280 + 26 = 306 REQUIRED SPACES

REQUIRED RESIDENTIAL PARKING CALCULATION PER RSIS:
STUDIO AND 1 BEDROOM APARTMENT: 1.8 SPACES PER DWELLING UNITS
2 BEDROOM APARTMENT: 2.0 SPACES PER DWELLING UNIT
(26 STUDIOS X 1.8 SPACES) + (131 1 BEDROOM APARTMENT X 1.8 SPACES) + (43 2 BEDROOM APARTMENT X 2 SPACES) = 368.6 = 369 RESIDENTIAL PARKING SPACES REQUIRED

COMMERCIAL/EVENT SPACE: MIN. 6 SPACES PER 1,000 SF OF GROSS FLOOR AREA
4,289 SF X (6 SPACES / 1,000 SF) = 25.73 = 26 REQUIRED SPACES
TOTAL: 369 + 26 = 395 REQUIRED SPACES

REQUIRED ADA PARKING CALCULATION:
EVENT: 26-50 PARKING SPACES; 2 ADA SPACES INCLUDING 1 VAN ACCESSIBLE PARKING SPACE REQUIRED
44 SPACES PROVIDED FOR EVENT SPACE = 2 ADA SPACES INCLUDING 1 VAN ACCESSIBLE SPACE REQUIRED

RESIDENTIAL: 201-300 PARKING SPACES; 7 ADA SPACES INCLUDING 2 VAN ACCESSIBLE PARKING SPACE REQUIRED
278 SPACES PROVIDED FOR RESIDENTIAL = 7 ADA SPACES INCLUDING 2 VAN ACCESSIBLE SPACE REQUIRED

TOTAL 9 ADA SPACES REQUIRED INCLUDING 3 VAN ACCESSIBLE SPACES REQUIRED

REQUIRED ELECTRIC VEHICLES PARKING SPACES CALCULATIONS REFER TO ARCHITECTURAL PLANS

*A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN 10% OF THE TOTAL REQUIRED PARKING.

OUTDOOR BICYCLE PARKING CALCULATION:
RESIDENTIAL: 1 BICYCLE SPACE PER EVERY 40 APARTMENT UNIT
EVENT SPACE: 1 BICYCLE SPACE PER EVERY 2,000 SF OF EVENT SPACE
200 UNITS X (1 OUTDOOR BICYCLE SPACE / 40 APARTMENT UNIT) + 4,289 SF EVENT SPACE X (1 BICYCLE SPACE / 2,000 SF OF EVENT SPACE) = 7.14 = 8 OUTDOOR BICYCLE SPACES

INDOOR BICYCLE PARKING CALCULATION:
ONE INDOOR BICYCLE SPACE FOR EVERY TEN (10) APARTMENT UNITS
200 UNITS X (1 INDOOR SPACE / 10 UNITS) = 20 INDOOR BICYCLE SPACES

*MAXIMUM NUMBER OF COMPACT PARKING SPACES CALCULATION:
20% OF REQUIRED PARKING SPACES
306 REQUIRED SPACES X 20% = 61.2 SPACE = 62 SPACES

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1	06/10/2025				BAB

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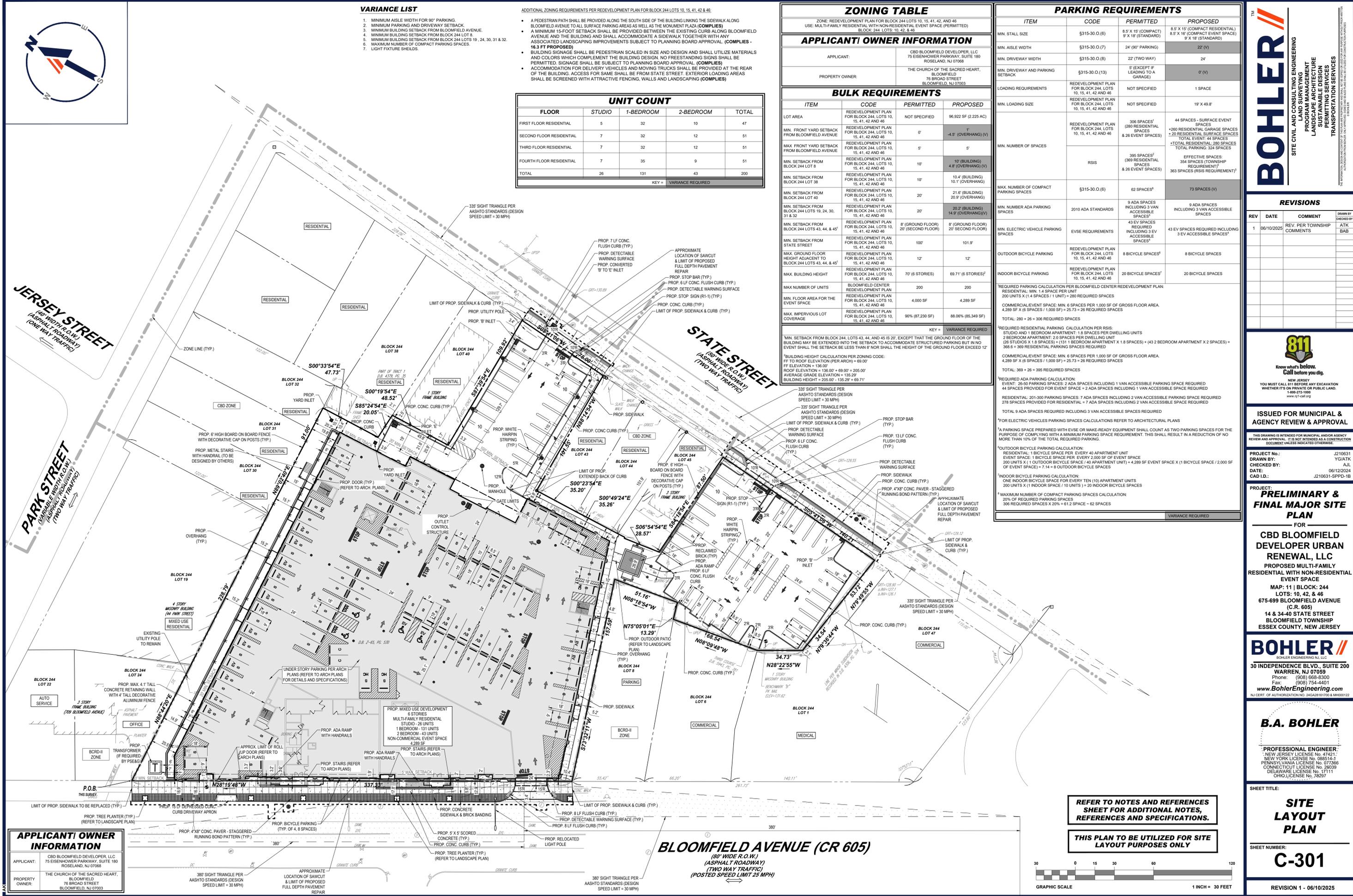
PROJECT No.: J210631
DRAWN BY: YG/ATK
CHECKED BY: J.A.L.
DATE: 06/12/2024
DATE: J210631-SPDD-1B

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) 665-5300
Fax: (908) 724-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24G28191700 & M6000122

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NEW YORK LICENSE No. 088514-1
PENNSYLVANIA LICENSE No. 077266
CONNECTICUT LICENSE No. 26039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

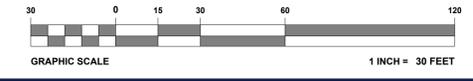
SHEET TITLE:
SITE LAYOUT PLAN
SHEET NUMBER:
C-301
REVISION 1 - 06/10/2025



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

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

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



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

PARK STREET
(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
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	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
	PROP. HYDRANT
	EXIST. HYDRANT
	PROP. UTILITY VALVE
	EXIST. UTILITY VALVE
	PROP. UTILITY POLE
	EXIST. UTILITY POLE
	EXIST. TRAFFIC SIGNAL
	PROP. TRAFFIC SIGNAL



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PROJECT No.: J210631
DRAWN BY: YG/ATK
CHECKED BY: JAL
DATE: 06/10/2024
CAD ID: J210631-GDUL-1B

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
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NJ CERT. OF AUTHORIZATION NO. 246A28191700 & M46000122

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NEW YORK LICENSE No. 088514-1
PENNSYLVANIA LICENSE No. 077366
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

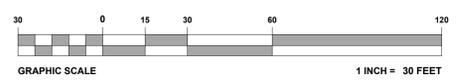
SHEET TITLE:
GRADING PLAN
SHEET NUMBER:
C-401
REVISION 1 - 06/10/2025

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

APPROX. EARTHWORK CALCULATION
CUT VOLUME: 1,055.05 CY
FILL VOLUME: 425.06 CY
NET CUT VOLUME: 629.99 CY

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

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY



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

PARK STREET
(70' 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
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	PROP. STORM PIPE
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	EXIST. ELEVATION
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	EXIST. UTILITY VALVE
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	EXIST. UTILITY POLE
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	EXIST. TRAFFIC SIGNAL
	PROP. TRAFFIC SIGNAL

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PROJECT No.: J210631
DRAWN BY: YG/ATK
CHECKED BY: J.A.L.
DATE: 06/10/2024
CAD ID: J210631-GDUL-1B

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

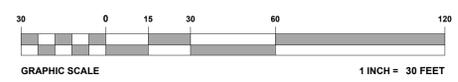
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WARREN, NJ 07059
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Fax: (908) 724-4401
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CONNECTICUT LICENSE No. 26039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

SHEET TITLE:
DRAINAGE PLAN
SHEET NUMBER:
C-402
REVISION 1 - 06/10/2025

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

THIS PLAN TO BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES ONLY



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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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

	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
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	PROP. DIRECTION OF DRAINAGE FLOW ARROW
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	PROP. CLEAN OUT
	EXIST. INLET
	PROP. INLET
	EXIST. MANHOLE
	PROP. STORM MANHOLE
	PROP. SANITARY MANHOLE
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	PROP. HYDRANT
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	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: JUL
DATE: 06/10/2024
CAD ID: J210631-GDUL-1B

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
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14 & 34-40 STATE STREET
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ESSEX COUNTY, NEW JERSEY



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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

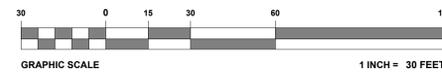
REVISION 1 - 06/10/2025

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



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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

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.

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" SDR-35 @ 0.30%
PROP. EXTERNAL DROP MANHOLE
RM=133.97
INV(IN)=129.26 (8')
INV(OUT)=124.90 (10')

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

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

LOBBY
FFE: 136.00

EVENT SPACE
FFE: 136.00

PROP. DROP CLEAN OUT
RM=135.92
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. UNDERGROUND CABLE & TELECOMMUNICATION SERVICE LINE

PROP. UNDERGROUND ELECTRIC CABLE & TELECOMMUNICATION SERVICE LINE

PROP. UNDERGROUND CABLE & TELECOMMUNICATION SERVICE LINE

PROP. UNDERGROUND ELECTRIC CABLE & TELECOMMUNICATION SERVICE LINE

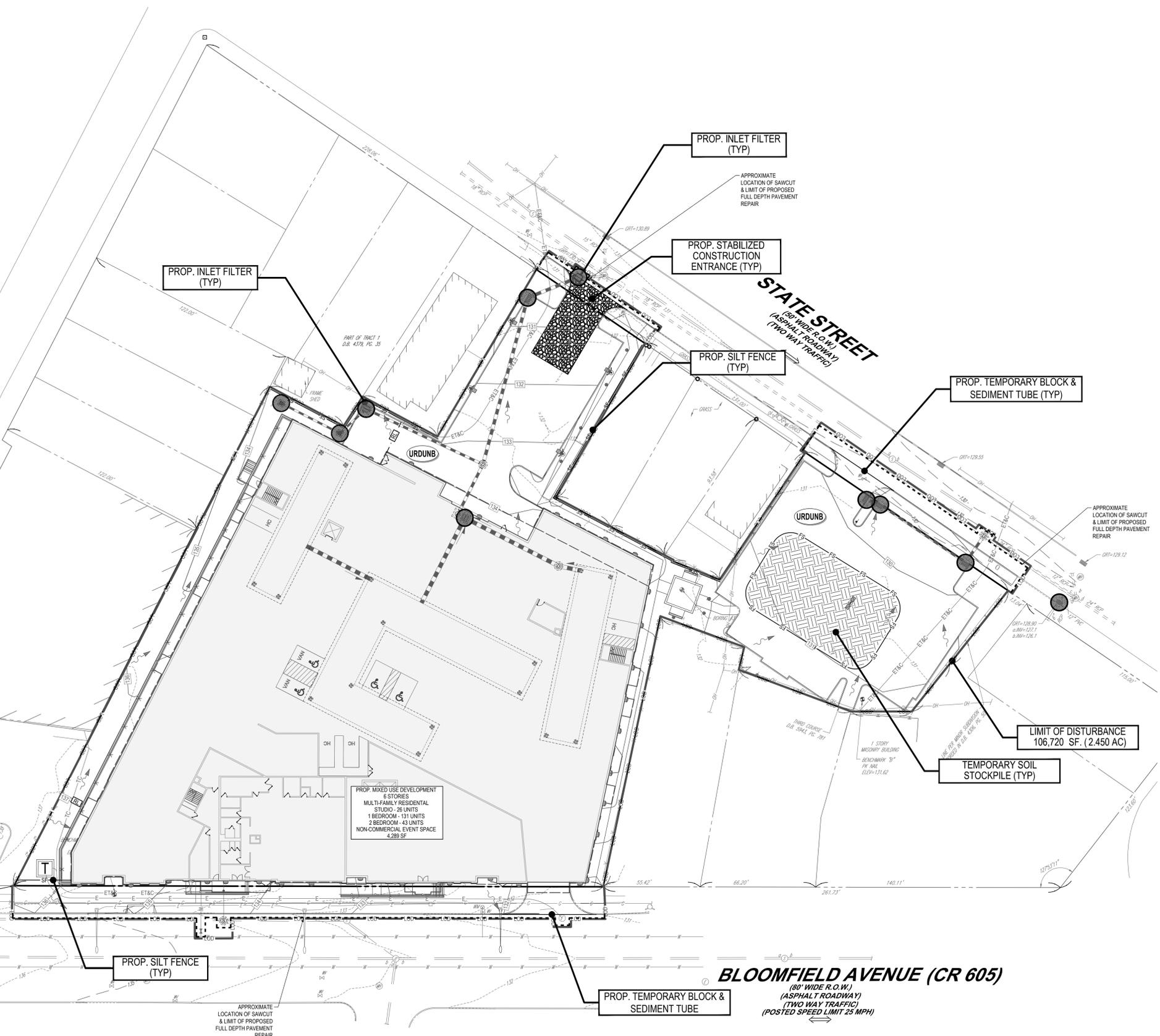


JERSEY STREET
(40' WIDE R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

PARK STREET
(PARALLEL WITH 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)



PROP. INLET FILTER (TYP)

PROP. INLET FILTER (TYP)

PROP. STABILIZED CONSTRUCTION ENTRANCE (TYP)

PROP. SILT FENCE (TYP)

PROP. TEMPORARY BLOCK & SEDIMENT TUBE (TYP)

LIMIT OF DISTURBANCE
106,720 SF. (2.450 AC)

TEMPORARY SOIL STOCKPILE (TYP)

PROP. SILT FENCE (TYP)

PROP. TEMPORARY BLOCK & SEDIMENT TUBE

PROP. MIXED USE DEVELOPMENT
8 STORES
MULTI-FAMILY RESIDENTIAL
STUDIO - 28 UNITS
1 BEDROOM - 43 UNITS
2 BEDROOM - 43 UNITS
NON-COMMERCIAL EVENT SPACE
4,289 SF

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

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

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

LEGEND	
PROPOSED	
	INLET FILTER
	INLET FILTER SACK
	SILT FENCE
	LIMIT OF DISTURBANCE
	TREE PROTECTION FENCE
	CONSTRUCTION FENCE
	CONSTRUCTION ENTRANCE
	DUST CONTROL
	TEMPORARY STOCK PILE
SOIL TYPES	
	URBAN LAND DUNELLEN SUBSTRATUM 0 TO 8 PERCENT SLOPES

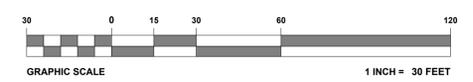
SWPPP NOTES (3/2015)

CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.

SESC COMPACTION NOTE

THE SUBJECT SITE IS LOCATED IN PLANNING AREA-1 AND IS DEVELOPED UNDER EXISTING CONDITIONS. BASED ON THE NEW JERSEY DEPARTMENT OF AGRICULTURE STATE SOIL CONSERVATION COMMITTEE TECHNICAL BULLETIN, EFFECTIVE MARCH 2016, THE SOIL COMPACTION REQUIREMENTS ARE NOT APPLICABLE.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY



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

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

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PROJECT No.: J210631
DRAWN BY: YG/ATK
CHECKED BY: AJL
DATE: 06/12/2024
CAD ID: J210631-SESS-1B

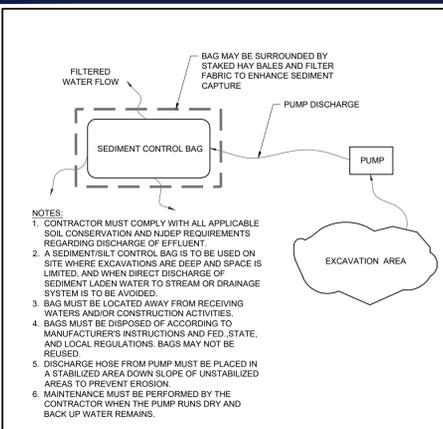
PROJECT:
PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC
PROPOSED MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE
MAP: 11 | BLOCK: 244
LOTS: 10, 42, & 46
675-699 BLOOMFIELD AVENUE (C.R. 605)
14 & 34-40 STATE STREET
BLOOMFIELD TOWNSHIP
ESSEX COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 665-6300
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SHEET TITLE:
SOIL EROSION AND SEDIMENT CONTROL PLAN
SHEET NUMBER:
C-601
REVISION 1 - 06/10/2025

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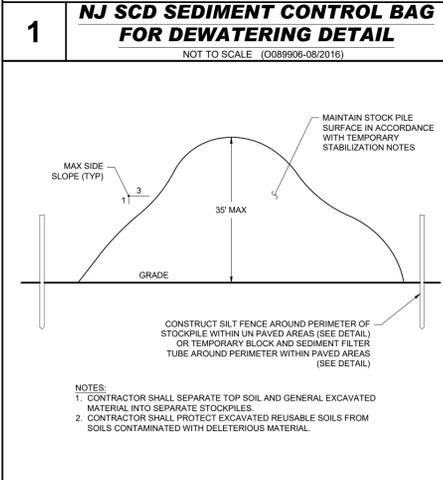
DEFINITION
THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS

PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON- AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

CONDITION WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTIONS.

WATER QUALITY ENHANCEMENT
SEDIMENTS DEPOSITED AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

PLANNING CRITERIA
THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY
VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND PERMANENT STABILIZATION WITH SOG
SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MOCK SOILS) KEEP TRAFFIC OFF



WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY 1,200
LATEX EMULSION	12.5:1	FINE SPRAY 235
RESIN IN WATER	4:1	FINE SPRAY 300
POLYACRYLAMIDE (PAM) -SPRAY ON		APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD.
POLYACRYLAMIDE (PAM) -DRY SPREAD		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY 1,200

TILLAGE: TO ROUGHEN THE SURFACE AND BRING THE CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 15 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING: SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS: SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, GRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE: SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE: COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

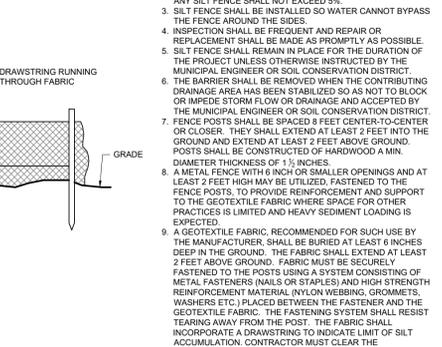
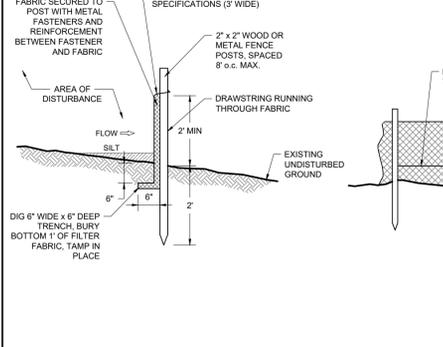
1 NJ SCD SEDIMENT CONTROL BAG FOR DEWATERING DETAIL
NOT TO SCALE (0089906-08/2016)

2 TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE (0079901 - 1/2017)

3 NJSCD STANDARD FOR DUST CONTROL
NOT TO SCALE (0099916 - 2/2018)

4 INLET FILTER DETAIL
NOT TO SCALE (0049910-1/2017)

5 INLET FILTER SACK DETAIL
NOT TO SCALE (0049911 - 1/2017)



6 SILT FENCE DETAIL
NOT TO SCALE (0039902 - 1/2017)

7 TEMPORARY BLOCK AND SEDIMENT FILTER TUBE
NOT TO SCALE (0039907 - 1/2017)

8 STABILIZED CONSTRUCTION EXIT/ACCESS & ANTI-TRACKING PAD DETAIL
NOT TO SCALE (0029901 - 08/2017)

STABILIZATION SPECIFICATIONS - PERMANENT SEEDING

- LIME - 90 LBS/1,000 SF OF GROUND LIMESTONE
- FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 LBS/ACRE OR 1 LBS/1,000 SF; 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE, AND INCORPORATED INTO THE SURFACE A MINIMUM OF 4 INCHES (PER § 4-1.1 N.J.A.C. STANDARDS)
- SEEDS:
 - HARD FESCUE: 130 LBS/ACRE OR 3 LBS/1,000 S.F.
 - CHEWING FESCUE: 45 LBS/ACRE OR 1 LBS/1,000 S.F.
 - PERENNIAL RYEGRASS: 10 LBS/ACRE OR 0.25 LBS/1,000 S.F.
- PERMANENT STABILIZATION SPECIFICATIONS: MULCHING
 - MULCH IS REQUIRED ON ALL SEEDING. MULCH MATERIALS TO BE UNNOTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, AT THE RATE OF 1.5 TO 2 TONS/ACRE OR 70 TO 90 LBS/1,000 SQ. FT. EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BIND, THE RATE OF APPLICATION IS 3 TONS PER ACRE.
 - MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE THE AREA INTO APPROXIMATELY 1,000 SQ. FT. SECTIONS AND DISTRIBUTE 70-80 LBS WITHIN EACH SECTION.
 - MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
 - PEG AND TWINE
 - MULCH NETTING
 - CRIMPER
 - LIQUID MULCH-BINDERS

SEQUENCE OF CONSTRUCTION:

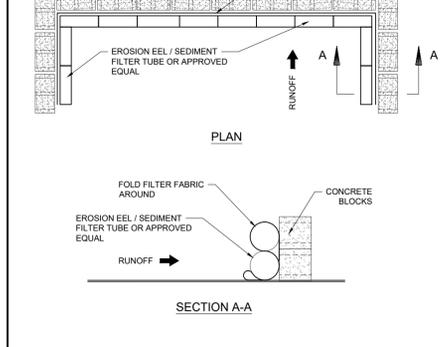
- PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES, INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING. (2 WEEKS)
- PHASE 2: EXCAVATE UNDERGROUND INFILTRATION BASIN AND CONCRETE STRUCTURES. (4 WEEKS)
- PHASE 3: CLEAR AND ROUGH GRADE FOR NEW PARKING EXPANSION AND OTHER AREA REQUIRING EXCAVATION. (4 WEEKS)
- PHASE 4: EXCAVATE FOR UNDERGROUND INFILTRATION BASIN INSTALLATION. (4 WEEKS)
- PHASE 5: CONSTRUCT BUILDING AND UNDERGROUND INFILTRATION BASIN INSTALLATION. (12 WEEKS)
- PHASE 6: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND UTILITIES, ETC. (4 WEEKS)
- PHASE 7: FINAL GRADING ON SITE. (2 WEEKS)
- PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING. (4 WEEKS)
- PHASE 9: REMOVE SOIL EROSION MEASURES UPON APPROVAL FROM HUDSON ESSEX PASSAIC COUNTY SOIL CONSERVATION DISTRICT. (1 WEEK)

STABILIZATION SPECIFICATIONS TEMPORARY SEEDING AND MULCHING:

- LIME RATES SHALL BE DETERMINED BY SOIL TESTING
- SEEDS:
 - COOL SEASON: PERENNIAL RYE GRASS 100 LBS/ACRE OR 1 LBS/1,000 SF OR OTHER APPROVED SEEDS; PLANT BETWEEN: MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - WARM SEASON: PEARL MILLET AT 20 LBS/ACRE OR 0.5 LBS/1,000 SF OR OTHER APPROVED SEEDS; PLANT BETWEEN: MAY 15 AND AUGUST 15.
- MULCH: SALT HAY OR SMALL GRASS STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

MULCH STABILIZATION

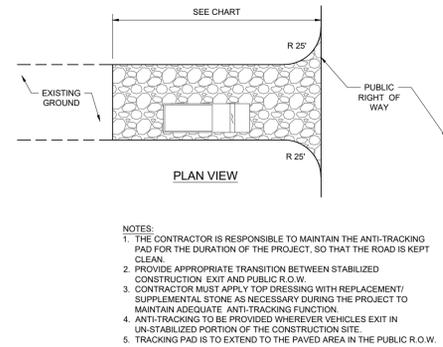
- UNNOTTED SMALL-GRASS STRAW OR SALT HAY AT 2.0 TO 2.5 TONS/ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS/1,000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING THE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
- WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,000 POUNDS/ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
- MULCH NETTING SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
- MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
 - PEG AND TWINE
 - MULCH NETTING
 - LIQUID MULCH-BINDERS



HUDSON ESSEX PASSAIC SCD NOTES
(HUDSON ESSEX PASSAIC SCD: 7/2017)

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIREMENTS
0% TO 2%	COARSE GRAINED SOILS: 50 FT FINE GRAINED SOILS: 100 FT
2% TO 5%	COARSE GRAINED SOILS: 100 FT FINE GRAINED SOILS: 200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX 1-2*

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.



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

REVISIONS

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DRAWN BY: YG/ATK
CHECKED BY: AUL
DATE: 06/12/2024
CAD ID: J210631-CNDS-1B

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 (CR. 605)
14 & 34-40 STATE STREET
BLOOMFIELD TOWNSHIP
ESSEX COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC

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www.BohlerEngineering.com
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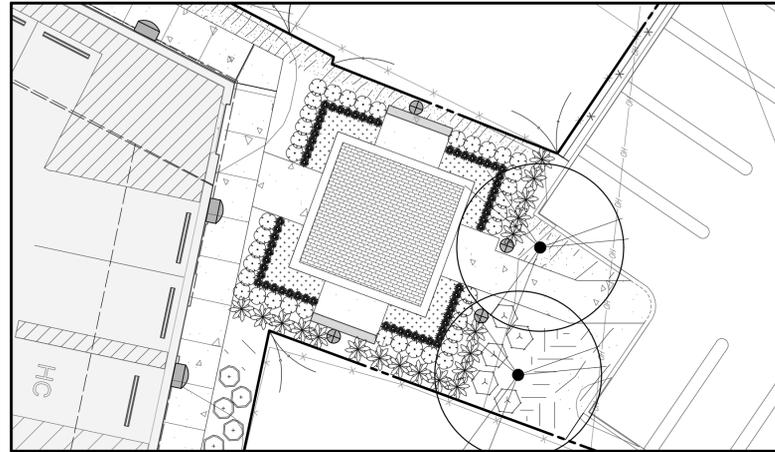
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SHEET TITLE: SOIL EROSION CONTROL NOTES AND DETAILS

SHEET NUMBER: C-602

REVISION 1 - 06/10/2025

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OUTDOOR PATIO ENLARGEMENT INSET
SCALE: 1" = 10'

PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CANOPY TREES						
ARB	12	ACER RUBRUM 'BOVHALL'	BOVHALL MAPLE	2.5" CAL	B&B	
EVERGREEN TREES						
JVES	11	JUNIPERUS VIRGINIANA 'CORCORCOR'	EMERALD SENTINEL EASTERN REDCEDAR	6-8'	B&B	
PPG	6	PICEA PUMILENS 'GLAUC'	COLORADO BLUE SPRUCE	6-8'	B&B	
TOG	8	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8-10'	B&B	
SHRUBS						
AIL	51	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	LOW SCAPE MOUND CHOKEBERRY (DWARF)	18-24"	CONTAINER	
BMWG	34	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	
HMES	17	HYDRANGEA MACROPHYLLA 'BALMER'	ENDLESS SUMMER HYDRANGEA	24-30"	CONTAINER	
EVERGREEN SHRUBS						
IGC	46	ILEX GLABRA 'COMPACTA'	COMPACT HEDGEY	48" MIN.	CONTAINER	
IGS	9	ILEX GLABRA 'SHAMROCK'	SHAMROCK HEDGEY	48" MIN.	CONTAINER	
VR	11	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	48" MIN.	B&B	
GRASSES						
CAF	45	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONTAINER	
PB	64	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	CONTAINER	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
PERENNIALS						
HSD	12	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	126	LIRIOPE MUSCARI 'VAREGATA'	VAREGATED LILYTURF	1 GAL.	CONTAINER	18" o.c.
NW	36	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	2 GAL.	CONTAINER	36" o.c.
SN2	16	SALVIA NEMOROSA 'NEW DIMENSION BLUE'	NEW DIMENSION BLUE SAGE	1 GAL.	CONTAINER	24" o.c.
VM	2	FLATS	VINCA MINOR	FLAT	PEAT POTS	12" 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 GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.



REVISIONS

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1	06/10/2025				

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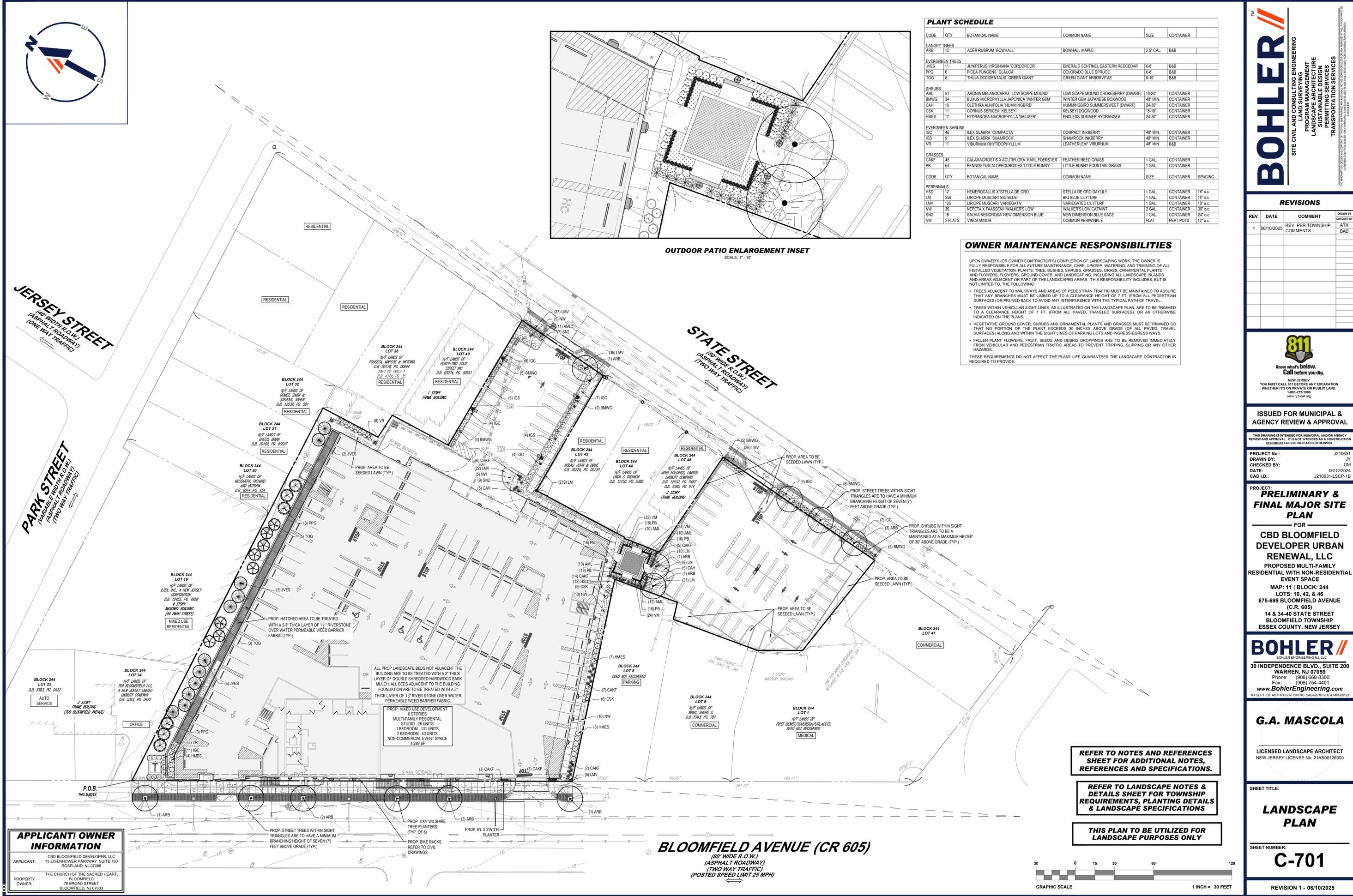
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BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
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Fax: (908) 724-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GAS28191700 & M6000122

G.A. MASCOLA
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE NO. 214S00126900

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C-701

REVISION 1 - 06/10/2025



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)



C:\032\12\1031\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\J210631-LSCP-1B-PLAN\LAYOUT_C-701-LSCP



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-ALB-C1 (AIRLINK BLUE WIRELESS MOTION & PHOTOSENSOR CONTROLLER)	MRM-LED-07L-SIL-3-XXX-XXX-DIM-30-70CRI-BLK-ALB-C1 (AIRLINK BLUE WIRELESS MOTION & PHOTOSENSOR CONTROLLER)
⊙	1	PSW-D	25'	LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT	BACK-TO-BACK	18,633 (X2)	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-40-K-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
- (Rev. 1/2023)
- 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 PLANS' 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 VARIATION 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 ARCHITECTS, MECHANICAL ENGINEERS 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 TRIMMING 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 ANALYT.

REVISIONS

REV	DATE	COMMENT	CHKD BY	DRWN BY
1	06/10/2025	REV. PER TOWNSHIP COMMENTS	ATK	BAB



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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: JY
 CHECKED BY: CM
 DATE: 06/12/2024
 CAD ID: J210631-LGHT-1B

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

SHEET TITLE:
LIGHTING PLAN
 SHEET NUMBER:
C-703
 REVISION 1 - 06/10/2025

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 ILLUMINANCE 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) RESIDENTIAL: 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 IS 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

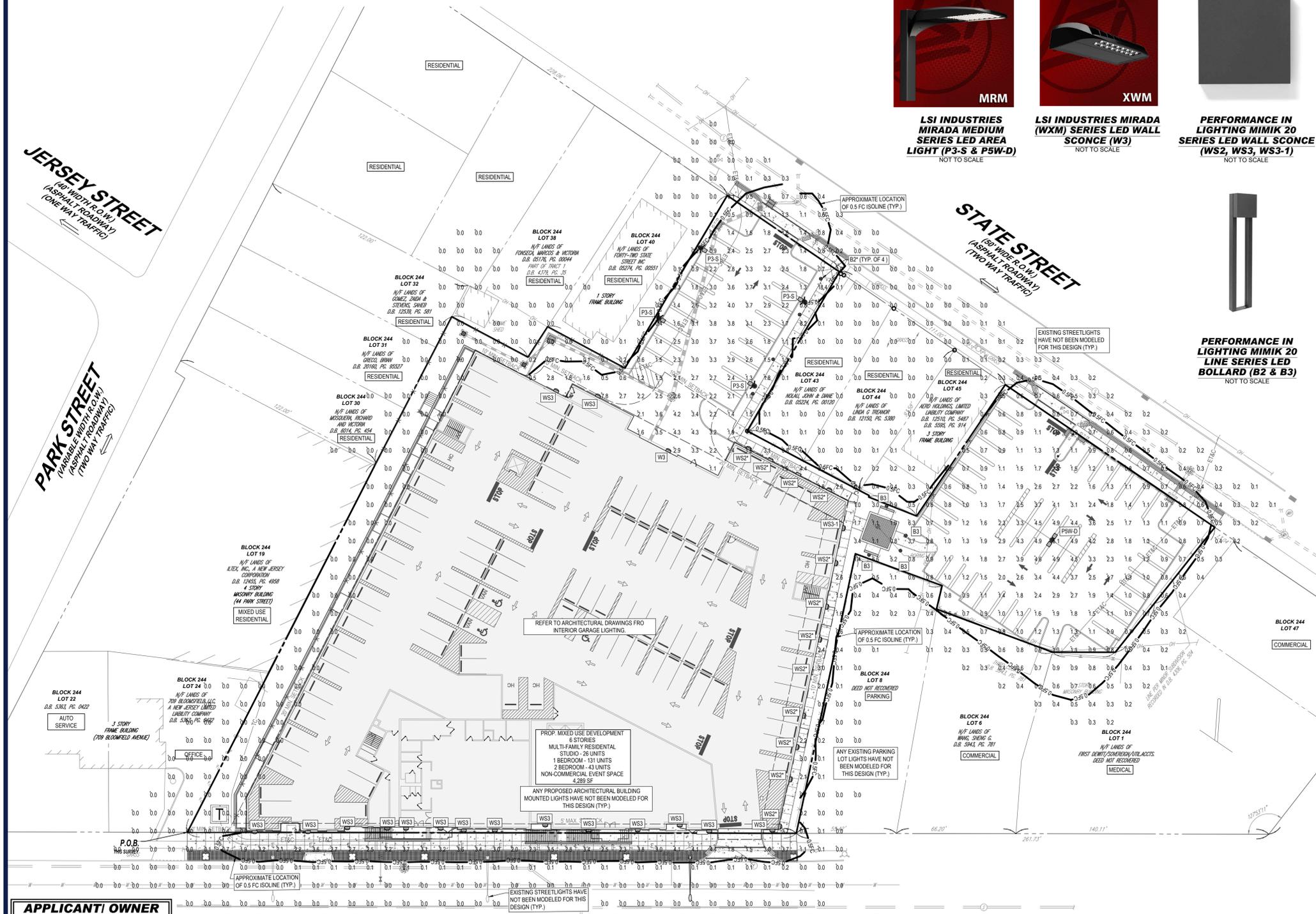
REFER TO DETAIL SHEET FOR LIGHT POLE FOUNDATION DETAIL & LIGHT POLE SPECIFICATION



LSI INDUSTRIES MIRADA MEDIUM SERIES LED AREA LIGHT (P3-S & P5W-D)
NOT TO SCALE

LSI INDUSTRIES MIRADA (XWM) SERIES LED WALL SCONCE (W3)
NOT TO SCALE

PERFORMANCE IN LIGHTING MIMIK 20 SERIES LED WALL SCONCE (WS2, WS3, WS3-1)
NOT TO SCALE

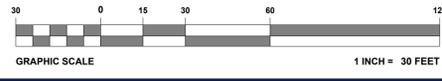


APPLICANT/ OWNER INFORMATION

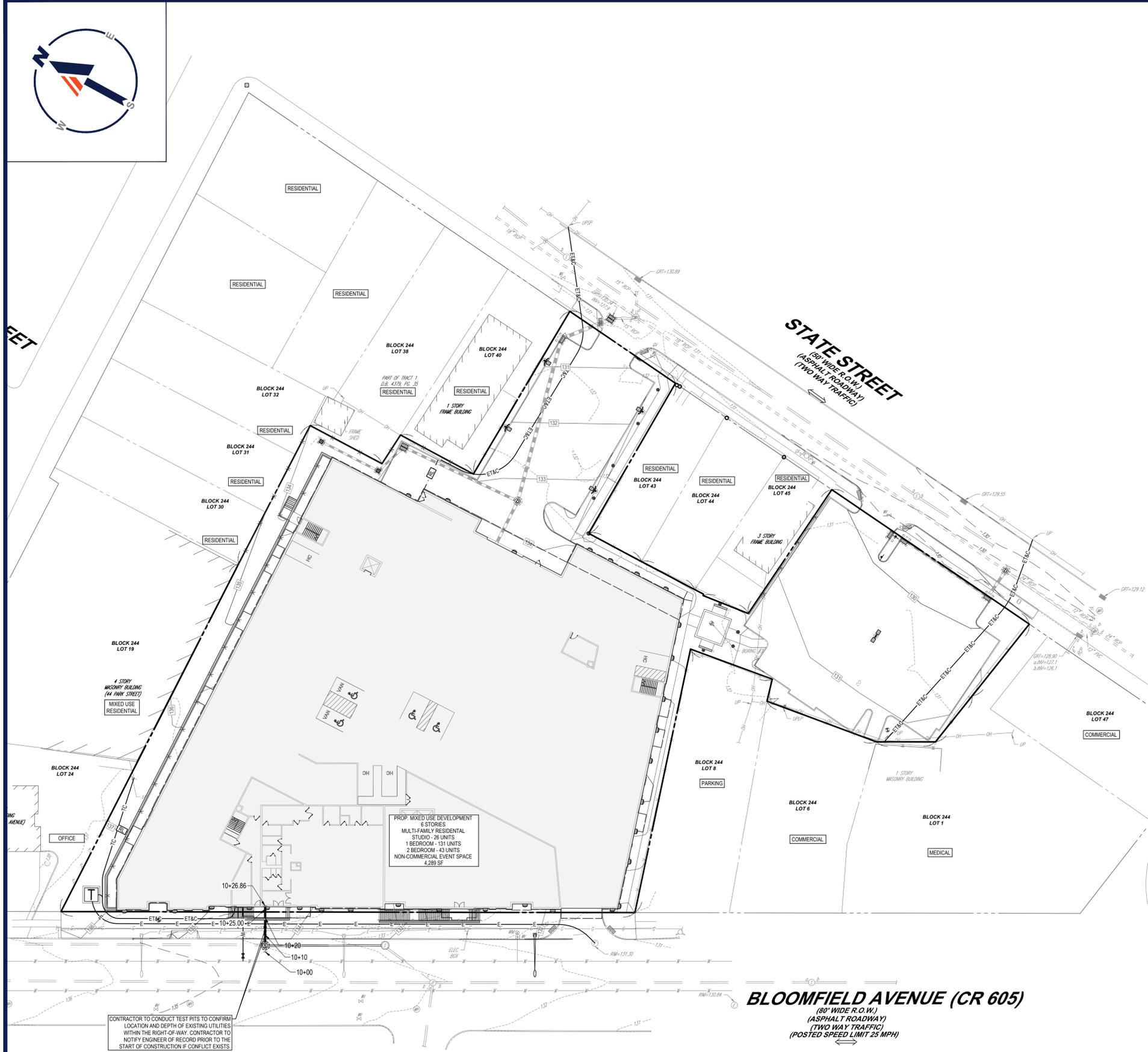
APPLICANT: CBD BLOOMFIELD DEVELOPER, LLC
 75 EISENHOWER PARKWAY, SUITE 190
 ROSELAND, NJ 07068

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

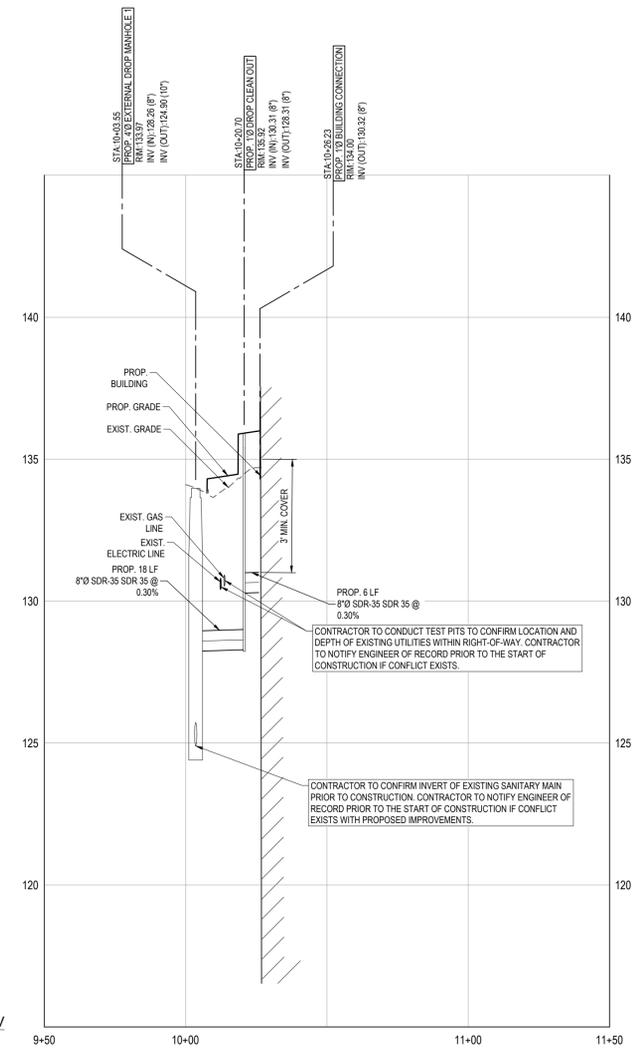
BLOOMFIELD AVENUE (CR 605)
 (80' WIDE R.O.W.)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)
 (POSTED SPEED LIMIT 25 MPH)



G:\032\12\0831\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\J210631-LGHT-1B.dwg - 11/10/2024 10:03:00 AM - 11/10/2024 10:03:00 AM

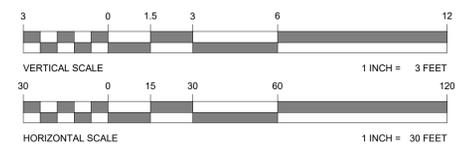


BLOOMFIELD AVENUE (CR 605)
 (80' WIDE R.O.W.)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)
 (POSTED SPEED LIMIT 25 MPH)



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

CONTRACTOR TO 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 190 ROSELAND, NJ 07068
PROPERTY OWNER:	THE CHURCH OF THE SACRED HEART, BLOOMFIELD 76 BROAD STREET BLOOMFIELD, NJ 07003

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.

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

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	06/10/2025	REV. PER TOWNSHIP COMMENTS	ATK	BAB

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PROJECT No.: J210631
 DRAWN BY: YG/ATK
 CHECKED BY: AUL
 DATE: 06/12/2024
 CAD LD.: J210631-PSAN-1B

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. 24G28161700 & MH000122

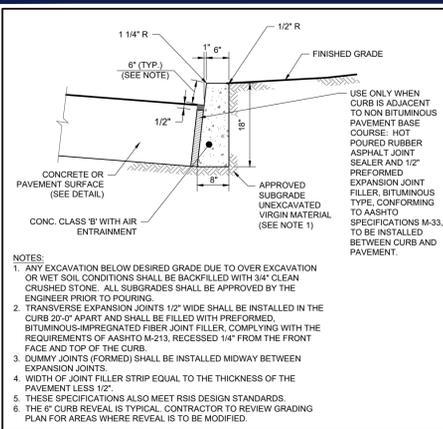
B.A. BOHLER
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 47421
 NEW YORK LICENSE No. 088514-1
 PENNSYLVANIA LICENSE No. 077366
 CONNECTICUT LICENSE No. 26039
 DELAWARE LICENSE No. 17111
 OHIO LICENSE No. 78297

SHEET TITLE:
SANITARY SEWER PROFILE PLAN

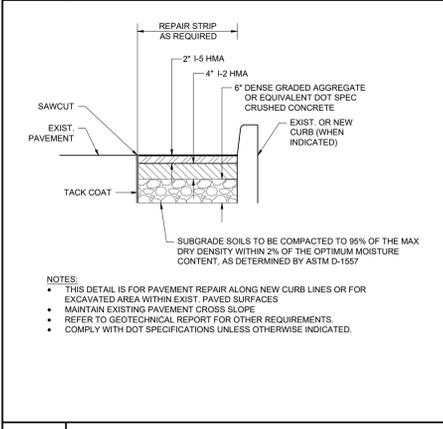
SHEET NUMBER:
C-801

REVISION 1 - 06/10/2025

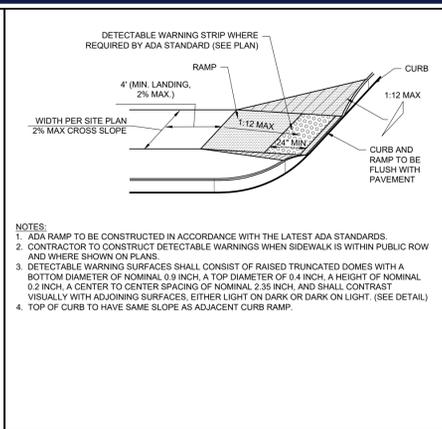
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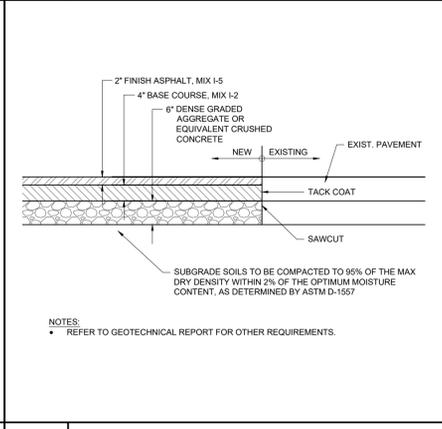
1 CONCRETE CURB 6" REVEAL DETAIL
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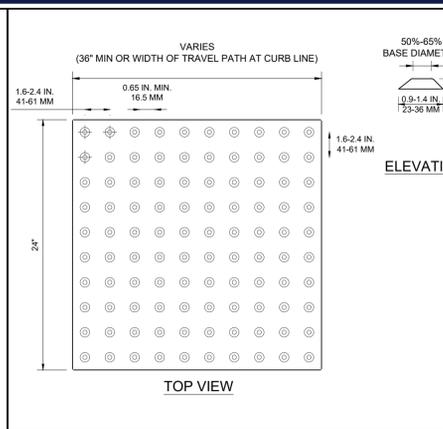
6 PAVEMENT REPAIR DETAIL
NOT TO SCALE (S080402-07/2016)



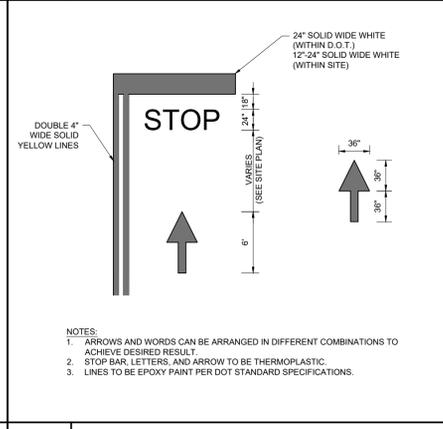
2 ADA CURB RAMP DETAIL
NOT TO SCALE (S070101-01/2013)



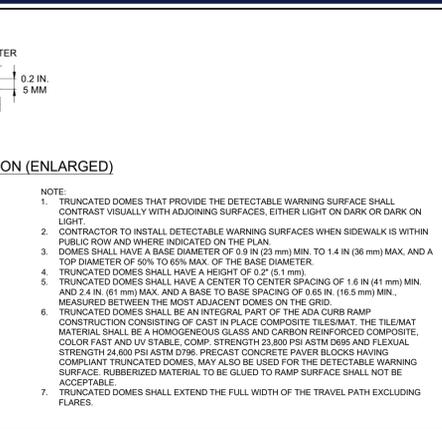
7 STANDARD PAVING DETAIL
NOT TO SCALE (S080102-01/2013)



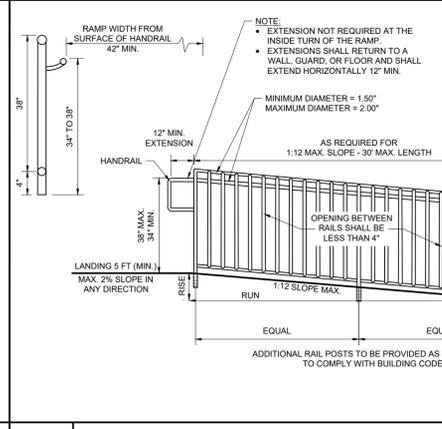
3 TRUNCATED DOME PATTERN DETAIL
NOT TO SCALE (S070117-01/2013)



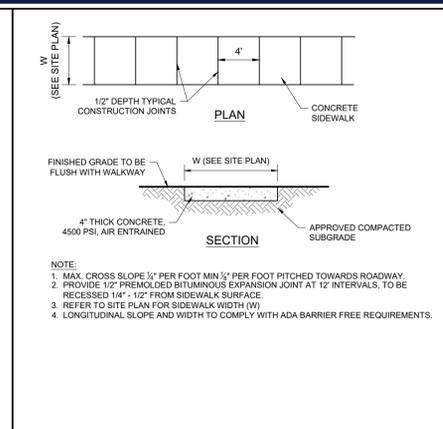
8 PAINTED MARKING DETAILS
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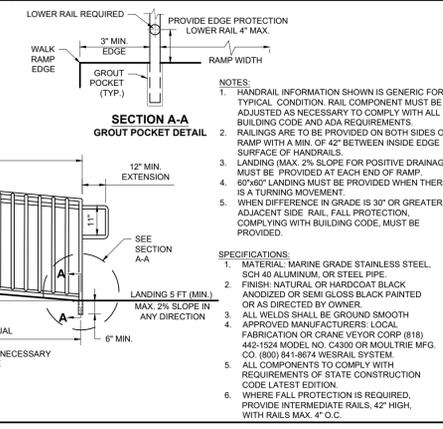
9 ADA RAMP WITH HANDRAIL AND FALL PROTECTION DETAIL
NOT TO SCALE (S070108.02-08/2016)



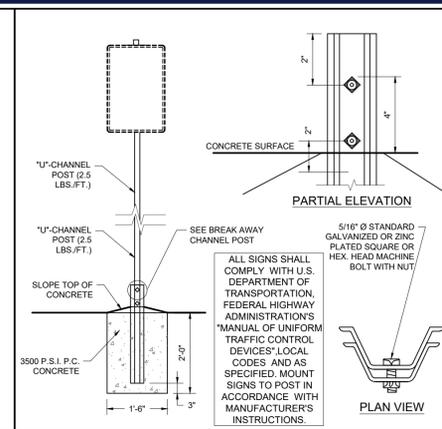
14 HAIRPIN STRIPING DETAIL
NOT TO SCALE (S080505-01/2013)



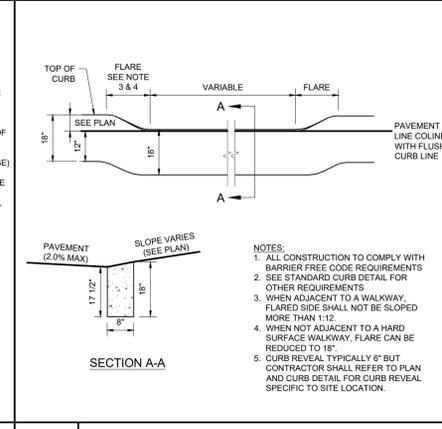
4 CONCRETE SIDEWALK DETAIL
NOT TO SCALE (S090105-01/2013)



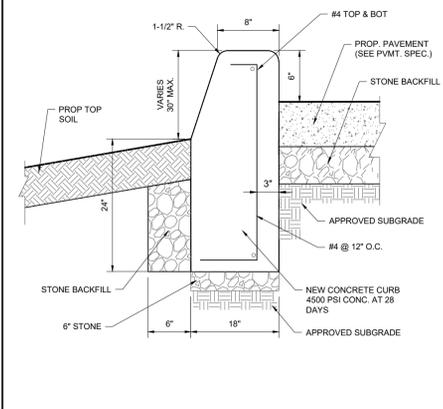
10 ADA FLUSH CURB DETAIL
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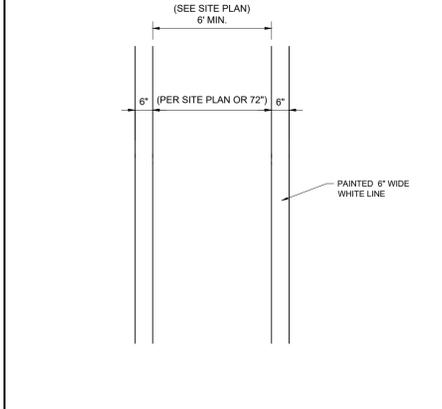
5 BREAKAWAY SIGN POST IN CONCRETE DETAIL
NOT TO SCALE (S100202.02-01/2013)



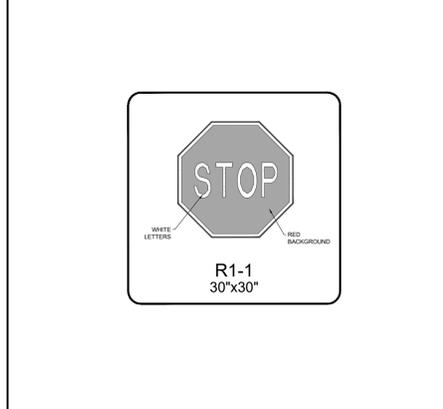
12 PAINTED CROSSWALK DETAIL
NOT TO SCALE (S080601.02-08/2016)



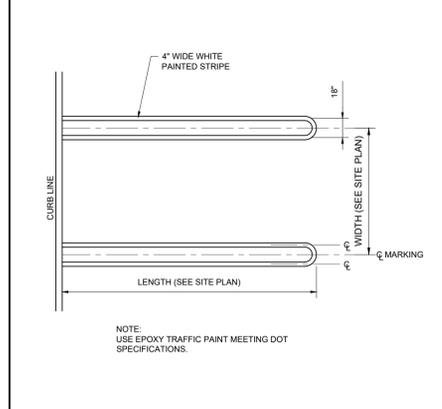
11 EXTENDED CURB BACKSIDE REVEAL DETAIL
NOT TO SCALE (S039906-01/2013)



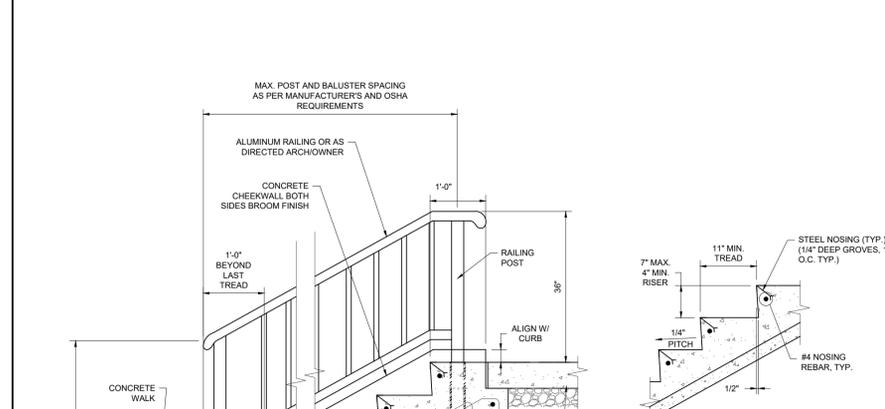
13 BOARD ON BOARD FENCE DETAIL
NOT TO SCALE (S050101-01/2013)



16 EXPANSION JOINT WITH SEALANT DETAIL
NOT TO SCALE (S090108-01/2013)



17 CONCRETE STEPS WITH CHEEK WALL DETAIL
NOT TO SCALE (S110102.11-10/2016)



15 SITE SIGNS
NOT TO SCALE

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PROJECT No.: J210631
DRAWN BY: YG/ATK
CHECKED BY: AUL
DATE: 06/12/2024
CAD ID: J210631-CNDS-1B

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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30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
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SHEET TITLE:
DETAIL SHEET
SHEET NUMBER:
C-901
REVISION 1 - 06/10/2025

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

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

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

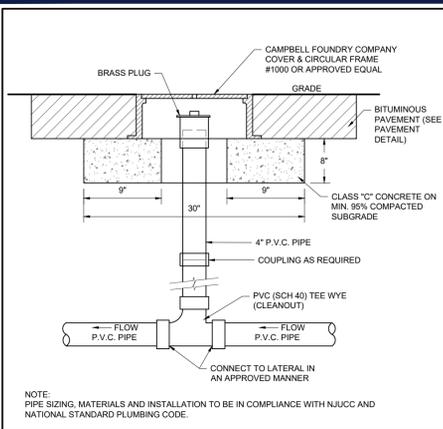
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75 EISENHOWER PARKWAY, SUITE 190
ROSELAND, NJ 07068

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

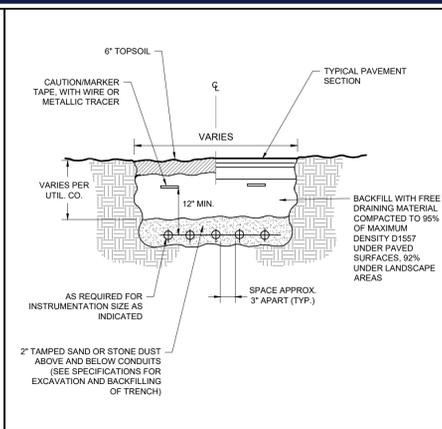
APPLICANT: CBD BLOOMFIELD DEVELOPER, LLC
75 EISENHOWER PARKWAY, SUITE 190
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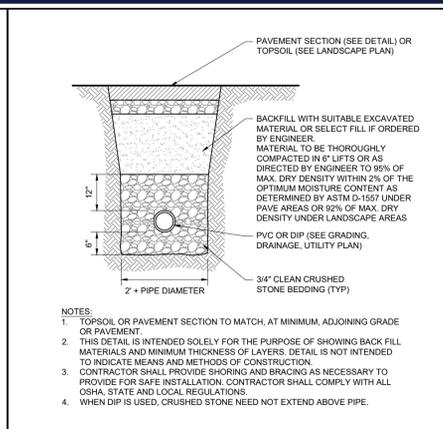
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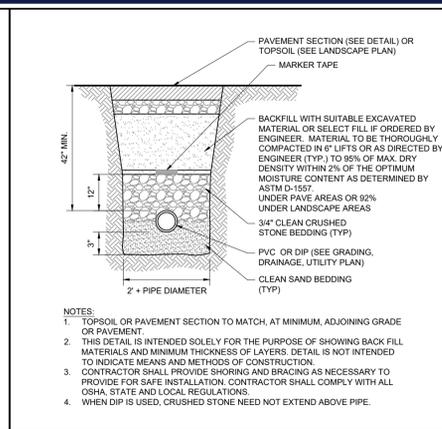
1 SEWER CLEANOUT WITHIN PAVED AREAS DETAIL
NOT TO SCALE (U030101-01/2013)



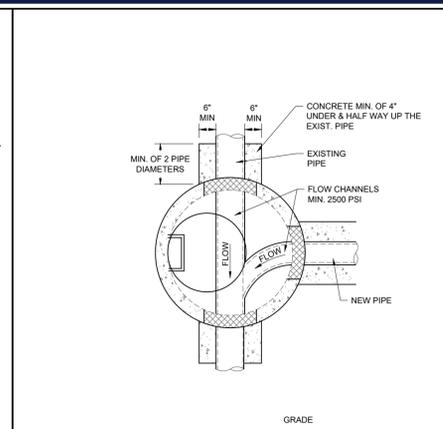
2 UNDERGROUND UTILITY CONDUIT DETAIL
NOT TO SCALE (U030093-01/2013)



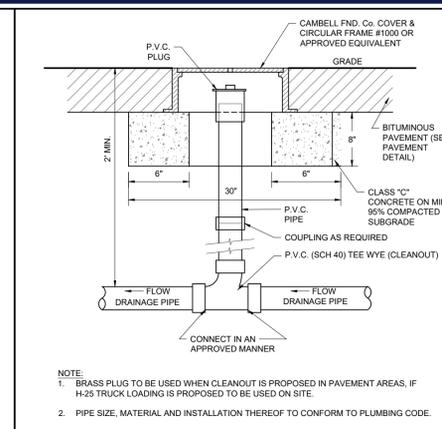
3 SANITARY TRENCH DETAIL
NOT TO SCALE (U039908-04/2019)



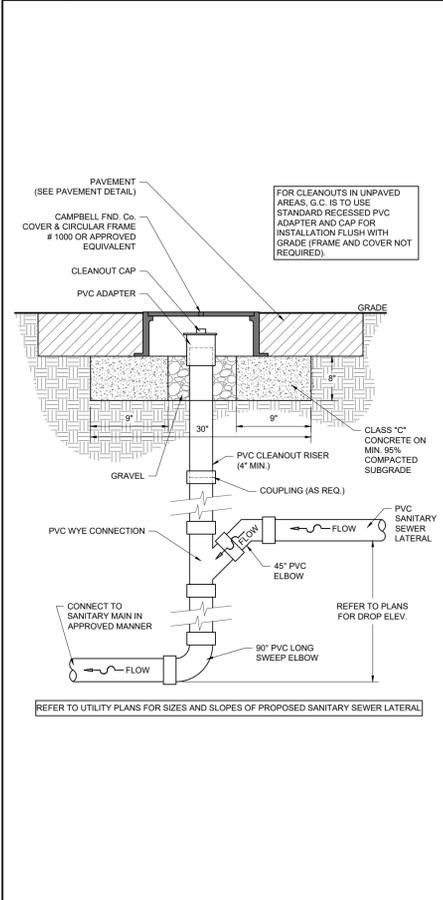
4 WATER PIPE INSTALLATION DETAIL
NOT TO SCALE (U049910 - 04/2019)



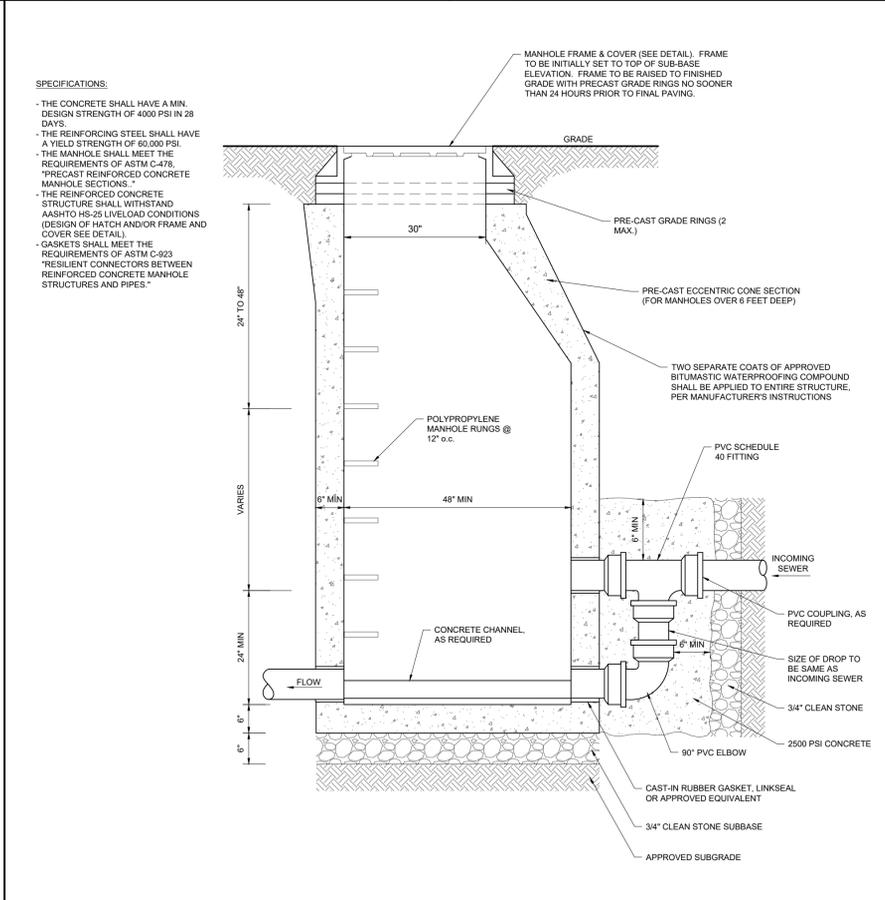
8 DOGHOUSE MANHOLE DETAIL
NOT TO SCALE (G020404-01/2013)



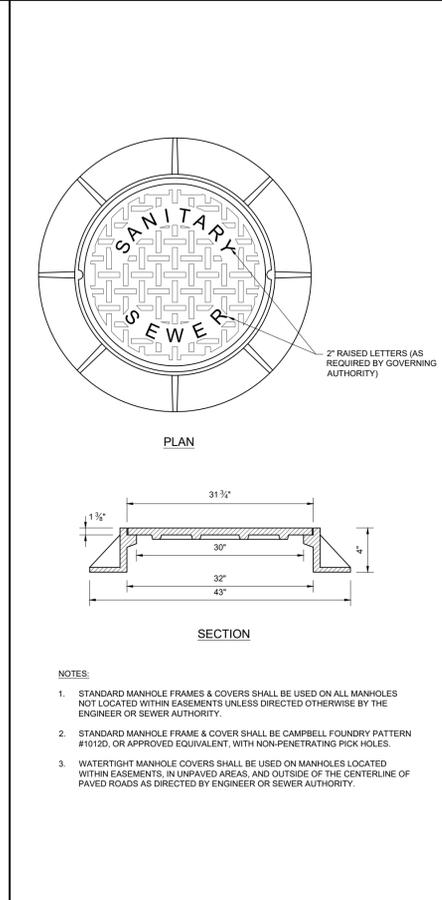
9 ROOF DRAIN CLEANOUT IMPERVIOUS SURFACES DETAIL
NOT TO SCALE (G020107-01/2013)



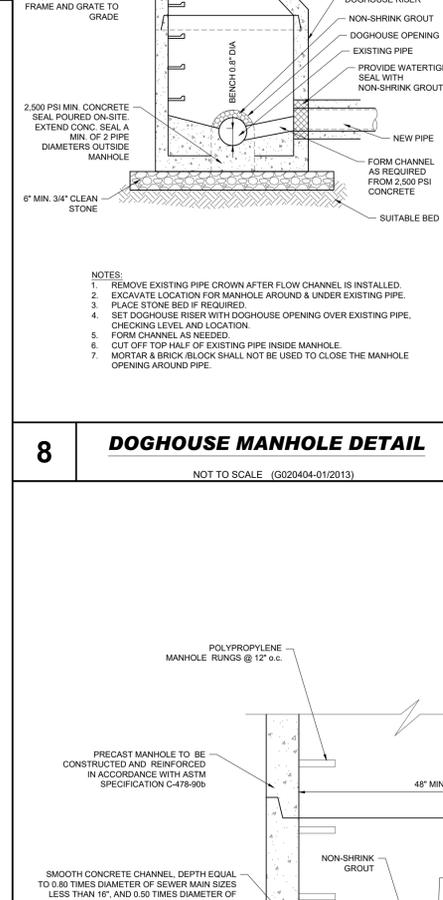
5 DROP CLEANOUT DETAIL
NOT TO SCALE (U030103-01/2013)



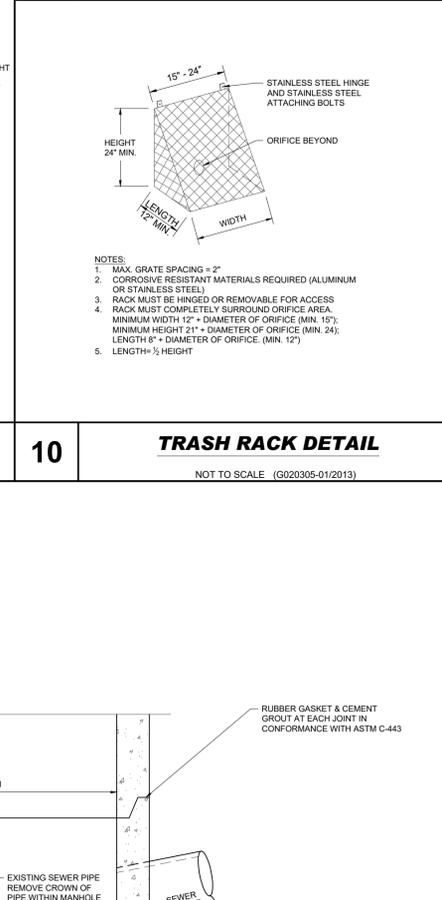
6 SANITARY DROP MANHOLE DETAIL
NOT TO SCALE (U030201-01/2013)



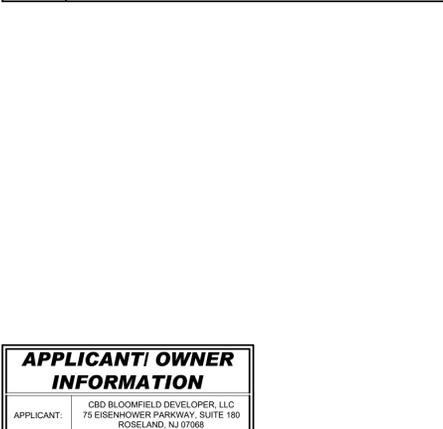
7 SANITARY MANHOLE FRAME & COVER DETAIL
NOT TO SCALE (U030204-01/2013)



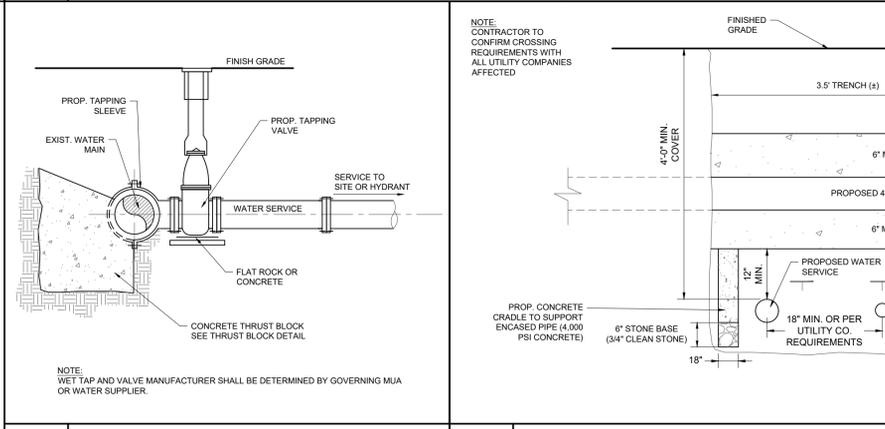
10 TRASH RACK DETAIL
NOT TO SCALE (G020305-01/2013)



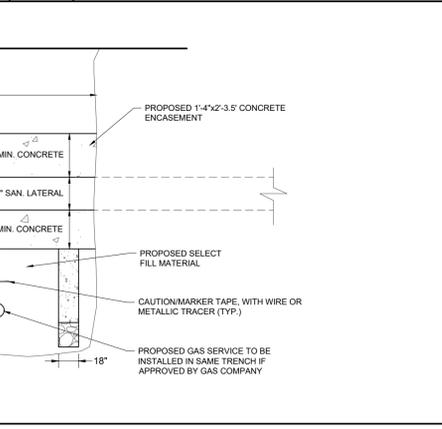
13 SANITARY DOGHOUSE MANHOLE WITH TIE DOWN DETAIL
NOT TO SCALE (U030205-01/2013)



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



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



13 SANITARY DOGHOUSE MANHOLE WITH TIE DOWN DETAIL
NOT TO SCALE (U030205-01/2013)

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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:	
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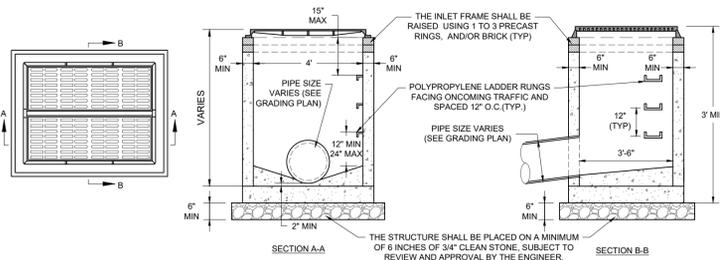
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FOR
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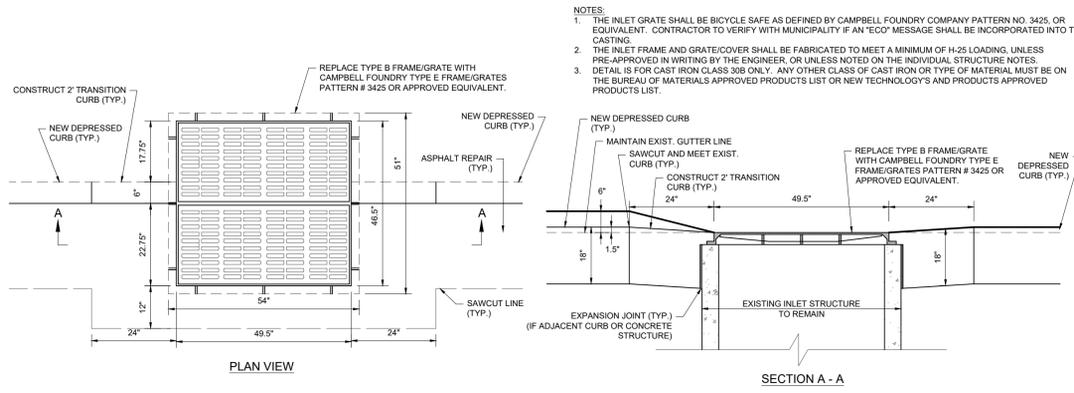
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NEW YORK LICENSE No. 088514-1
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DETAIL SHEET
SHEET NUMBER:
C-902
REVISION 1 - 06/10/2025

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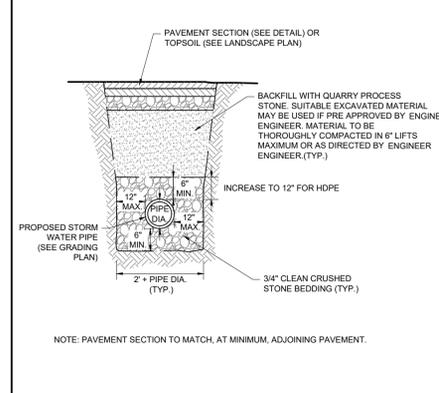


- NOTES:**
- THE TYPE 'E' INLET CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, A.C.I. NPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
 - THE INLET FRAME 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.
 - 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.
 - ALL PIPES SHALL EXTEND NO MORE THAN 1" INTO THE STRUCTURE.
 - 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.
 - 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.
 - LADDER RUNGS SHOULD NOT BE INSTALLED OVER PIPE OPENINGS.



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

NOT TO SCALE (G020314-01/2013)

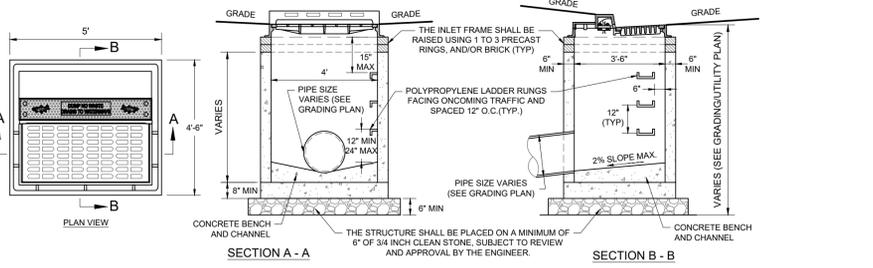


STORM TRENCH & PAVEMENT RESTORATION DETAIL

NOT TO SCALE (G02907-04/2019)

1 TYPE 'E' INLET DETAIL

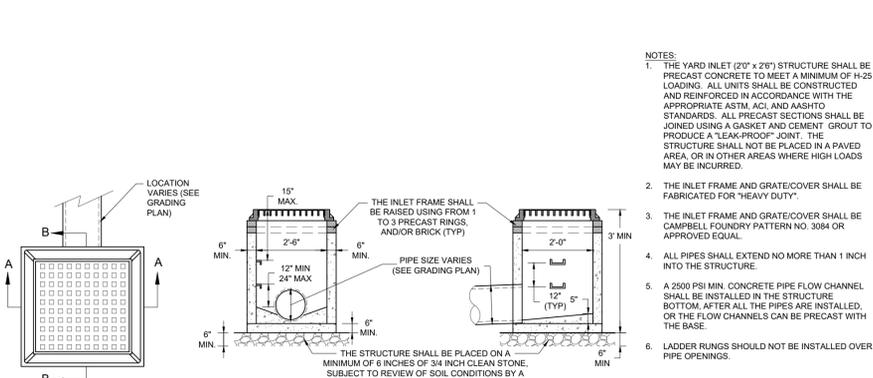
NOT TO SCALE (G020310-01/2013)



- NOTES:**
- 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, A.C.I. NPDES, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
 - THE INLET FRAME SHALL BE BICYCLE SAFE AS DEFINED BY CAMPBELL FOUNDRY COMPANY PATTERN NO. 2618, OR EQUIVALENT. CONTRACTOR TO VERIFY WITH MUNICIPALITY THE TYPE OF ECO CURB PIECE AND GRATE TO BE USED.
 - 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.
 - ALL PIPES SHALL EXTEND NO MORE THAN 1" INTO THE STRUCTURE.
 - 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.
 - 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.
 - 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.
 - 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.
 - LADDER RUNGS SHOULD NOT BE INSTALLED OVER PIPE OPENINGS.
 - 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.

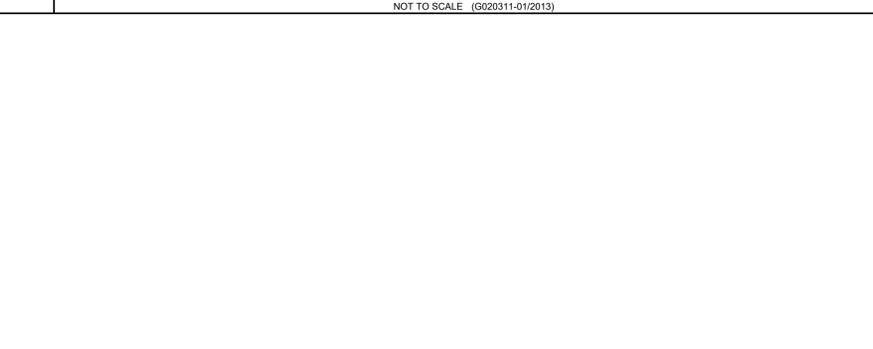
4 TYPE 'B' INLET WITH ECO CURB PIECE DETAIL

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



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

NOT TO SCALE (G020311-01/2013)

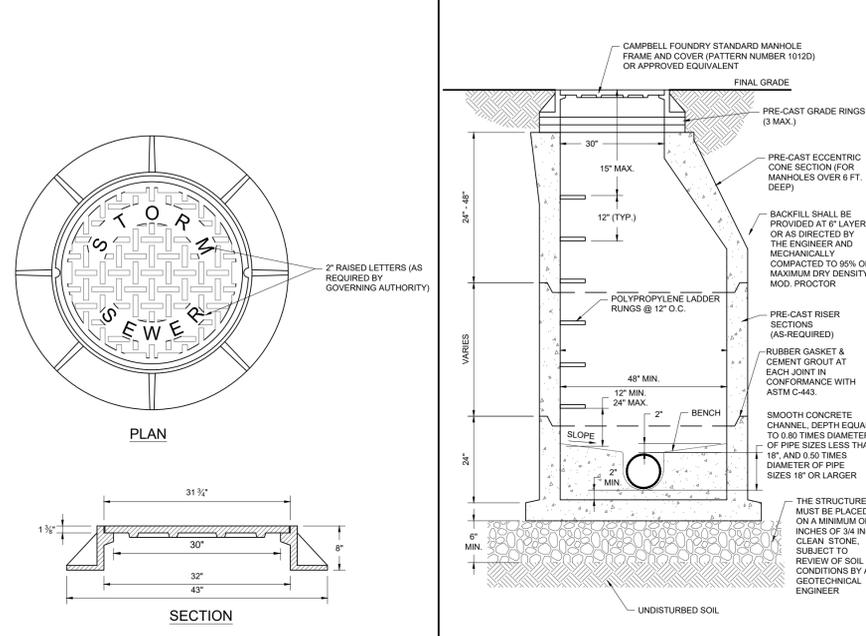


6 OUTLET STRUCTURE WITH MANHOLE AND 'E' INLET DETAIL

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

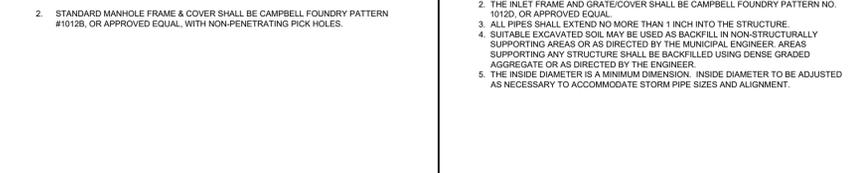
3 STORM MANHOLE FRAME & COVER DETAIL

NOT TO SCALE (G020410-01/2013)



7 STORM MANHOLE FRAME & COVER DETAIL

NOT TO SCALE (G020410-01/2013)



8 STORM MANHOLE DETAIL

NOT TO SCALE (G020407-04/2019)

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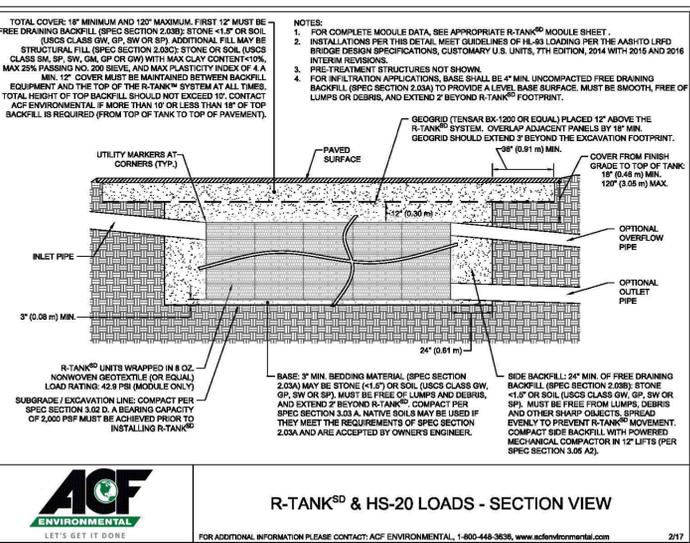
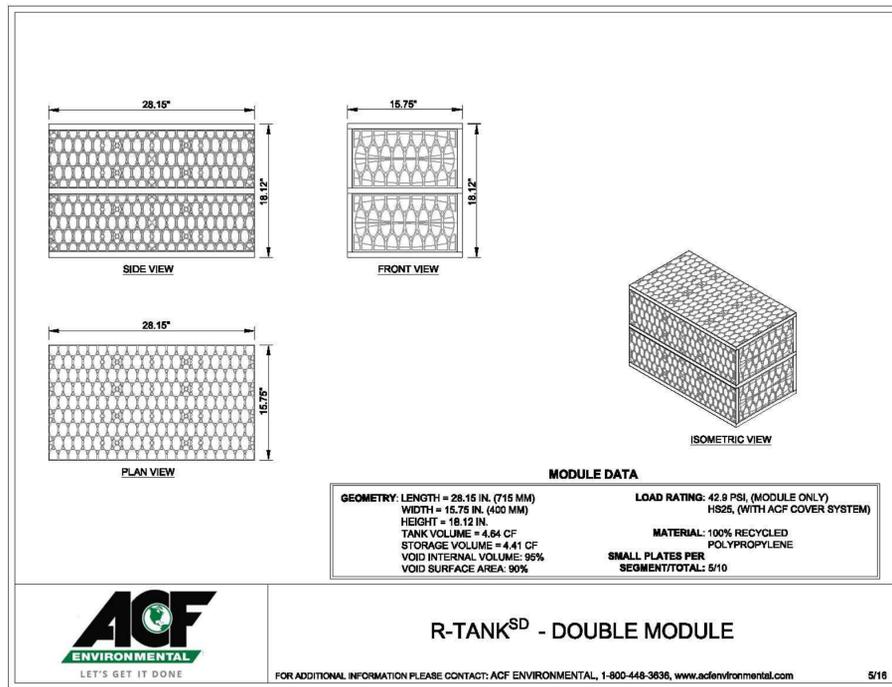
C-903

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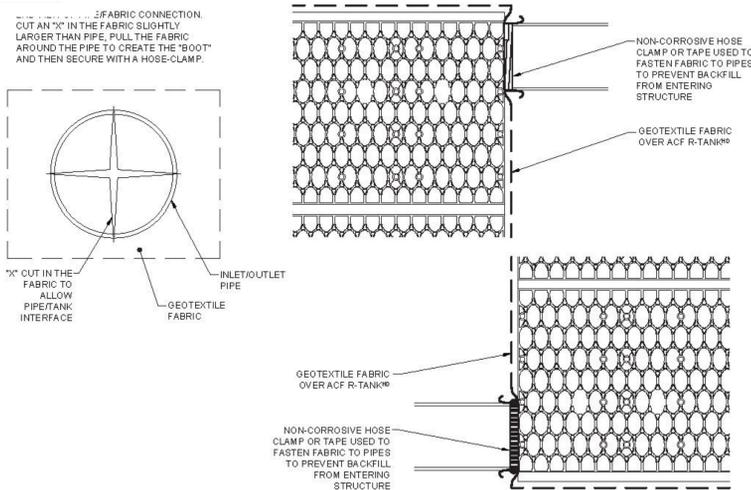
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ROSELAND, NJ 07068
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76 BROAD STREET
BLOOMFIELD, NJ 07003

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Inlet / Outlet Pipe Connections



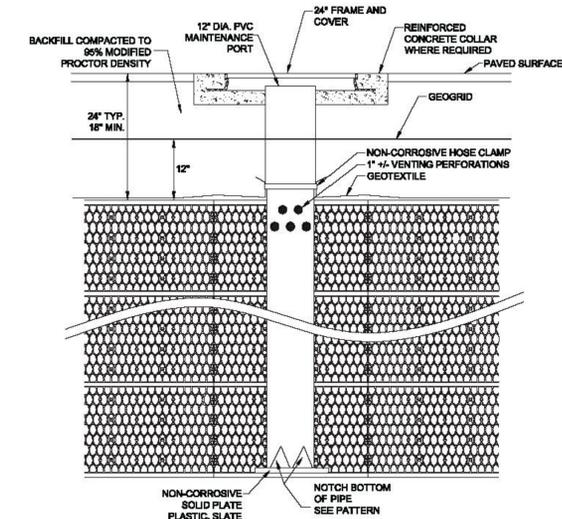
ACF ENVIRONMENTAL R-TANK XD BASIN DETAIL

NOT TO SCALE (SOURCE: ACF ENVIRONMENTAL)

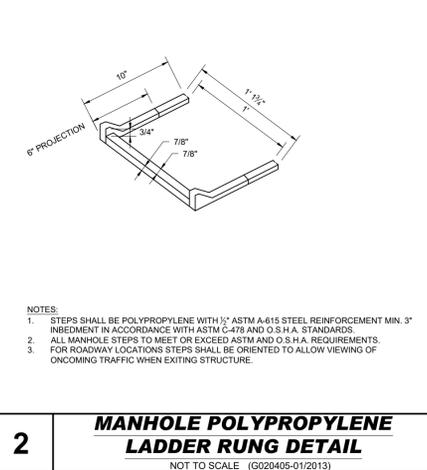
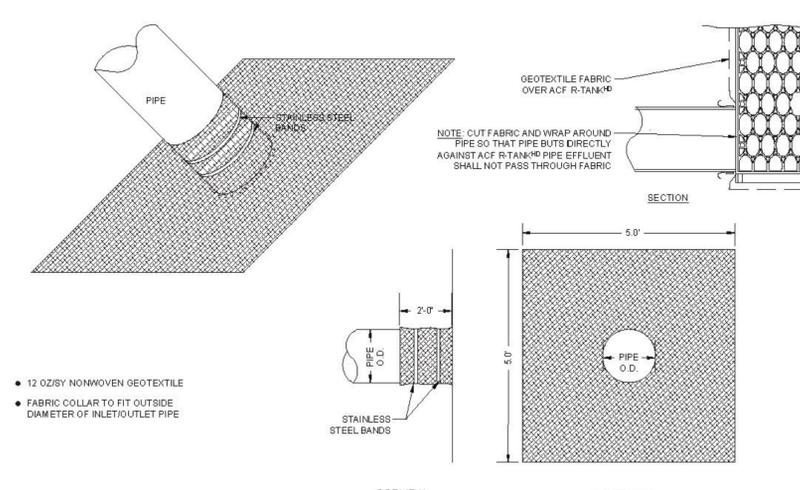
Maintenance Port

MAINTENANCE PORT

THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.



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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PROJECT No.:	J210631
DRAWN BY:	YG/ATK
CHECKED BY:	AUL
DATE:	06/12/2024
CAD ID:	J210631-CNDS-1B

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. 24GA28161700 & M6000122

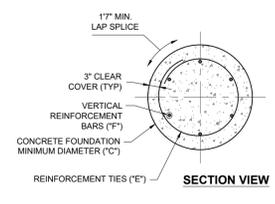
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NEW YORK LICENSE No. 088514-1
PENNSYLVANIA LICENSE No. 077366
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SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-904

REVISION 1 - 06/10/2025



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
VERTICAL HOOKED REINFORCEMENT "F"	(6) #6 BARS 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. BARS 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

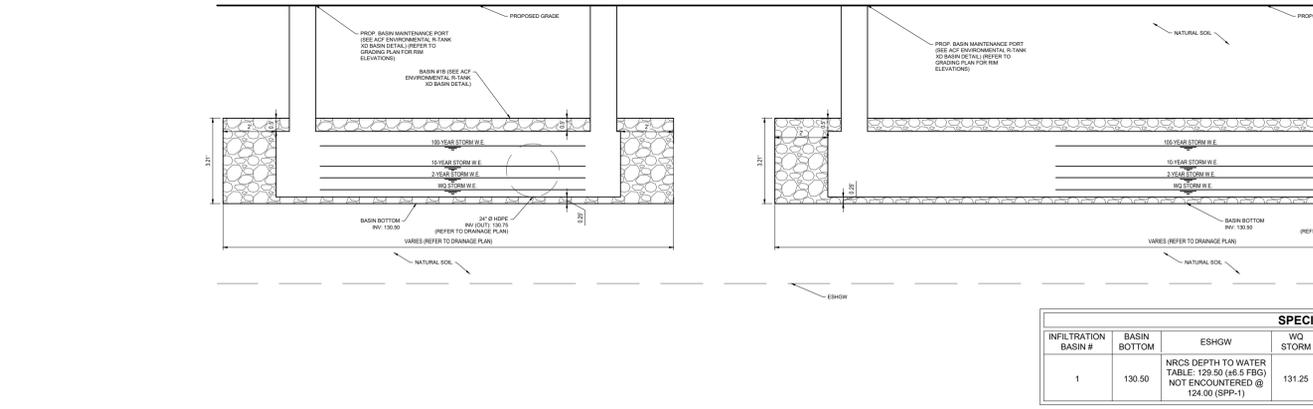
FEATURES & SPECIFICATIONS

- 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.
- Hand-Hole**
 - Standard hand-hole location is 12" above pole base.
 - Poles 18' and above have a 3x6 reinforced hand hole.
- 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.
- Ground 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
 - Determine EPA value from luminaire/bracket EPA chart

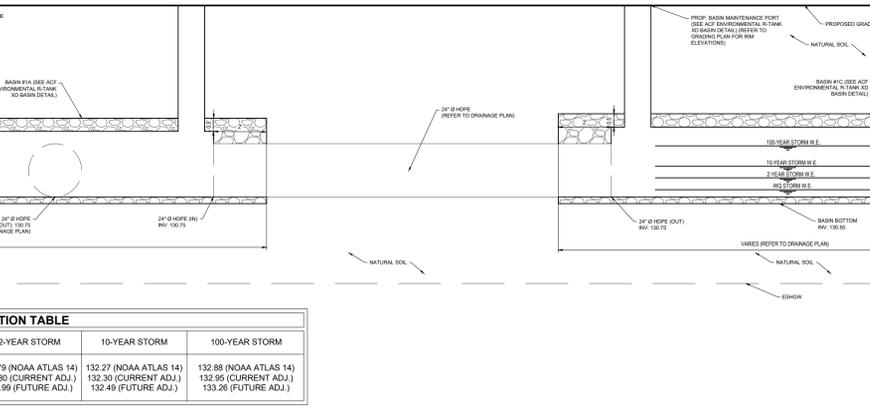
CONTRACTOR TO COORDINATE LIGHT POLE SPECIFICS W/ MANUFACTURER
LIGHT POLE COLOR TO MATCH FIXTURE: BLACK

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 872-3200 • www.lsiindustries.com
653 Inches In. All Rights Reserved. Specifications and dimensions subject to industry standard tolerance. Specifications subject to change without notice.

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)



3 UNDERGROUND INFILTRATION BASIN CROSS SECTION DETAIL
NOT TO SCALE



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.)

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	06/10/2025			ATK BAB

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OHIO LICENSE No. 78297

SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-905

REVISION 1 - 06/10/2025

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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 KING
SEE VIEW A
WELDS ARE GRIND SMOOTH AND POLISHED BEFORE FINISH IS APPLIED.
CLEARANCE FOR 1/2" ANCHOR BOLT
8 6"
5/8" O.D. ANCHOR BOLT HOLES
4-3/4" DIA. HOLE SPACING
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)
NOTES:
1. DIMENSIONS NOT TO SCALE. DO NOT SCALE DIMENSIONS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL (BUNTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED INGLE HOT TO FILL CREVICES AND BUILD COATING FILM. 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 BASE HAS BEEN SET 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 AGGRESSIVE 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 BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH. THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

BRBS-103
CYCLE SENTRY™
SIDE RACK
SHOWS STANDARD SURFACE MOUNT

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REV. 3/11/22 DRAW 1.1.1. 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

PLANTER IS DESIGNED FOR NO MORE THAN 80 LBS PER CUBIC FOOT SATURATED SOIL DENSITY. GREATER LOADS MUST BE REINFORCED 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)

36"
44"
SIDE

ELEVATION

SECTION A-A

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

WILSHIRE
WR-4800

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

2 TREE PLANTER SPECIFICATION

NOT TO SCALE (SOURCE: TOURNESOL SITEWORKS)

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

72"
(69")
24"
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

WILSHIRE
WR-722424

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

4 LIGHT POLE FOUNDATION DETAIL

NOT TO SCALE (SOURCE: TECHO 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
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: TECHO BLOC)

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

REVISIONS

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