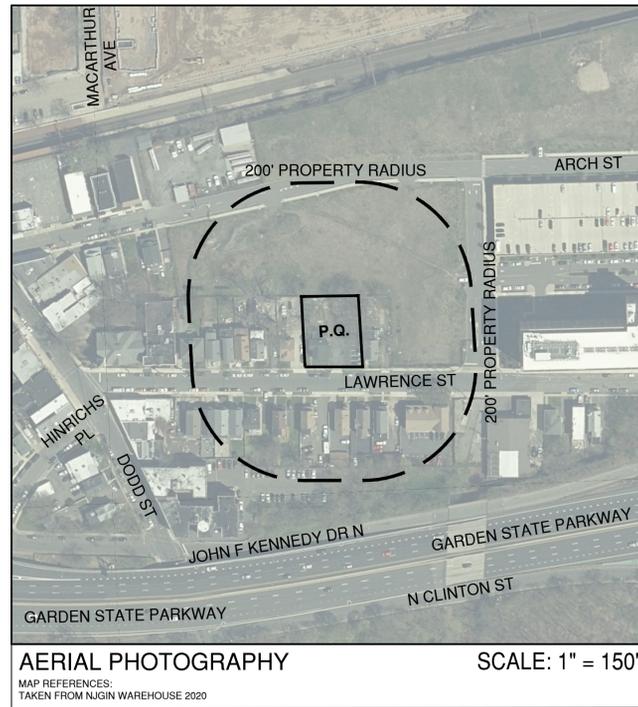


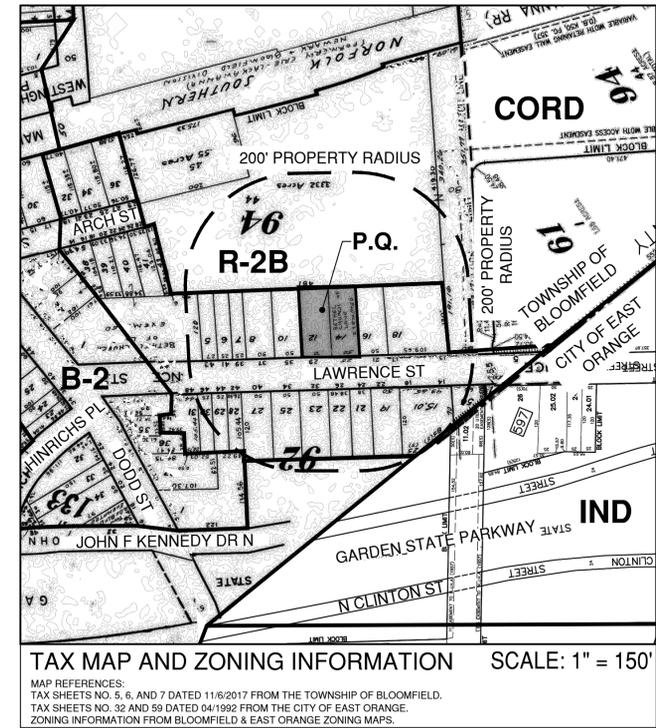
AMENDED FINAL SITE PLAN

PREPARED FOR 3X LAWRENCE, LLC

BLOCK 94, LOTS 12 & 14
25 LAWRENCE STREET
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY



SITE DATA CHART					
APPLICANT: 3X LAWRENCE, LLC 83 LAUREL AVENUE CLIFTON, NEW JERSEY 07012					
PROPERTY: BLOCK 94 LOT 12 & 14 - P.Q. AREA = 0.275± ACRES					
ZONE: R-2B RESIDENTIAL, TWO-FAMILY					
EXISTING USE: TWO-FAMILY DWELLING / VACANT			PROPOSED USE: RESIDENTIAL APARTMENTS		
BULK REQUIREMENTS					
DESCRIPTION	CODE (R-2B)	EXISTING	PREVIOUSLY APPROVED	PROPOSED	COMPLIANCE
SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS					
MIN. LOT AREA	4,000 SF	11,988 SF	NO CHANGE	NO CHANGE	YES
MIN. LOT WIDTH	40 FT	100 FT	NO CHANGE	NO CHANGE	YES
DENSITY (FOR BOARD ATTN.)	4 UNITS (21.8 UNITS/AC.)	2 UNITS	10 UNITS (36.36 UNITS/AC.)	12 UNITS (43.6 UNITS/AC.)	NO*
PRINCIPAL BUILDING SETBACKS					
MIN. FRONT YARD	20 FT	15.89 FT	12.9 FT	10.0 FT	NO*
MIN. SIDE YARD (ONE SIDE)	6 FT	8.2 FT	4.3 FT	3.1 FT (N) / 44.8 FT (S)	NO** YES
MIN. REAR YARD	25 FT	55.8 FT	36.4 FT	37.4 FT	YES
MAX. BUILDING COVERAGE	25%	10.1%	46.9%	31.2%	NO*
MAX. HEIGHT	40 FT	2 1/2 STORY	30 FT - 3 STORIES	29.92 FT - 3 STORIES	YES
MAX. LOT COVERAGE	60%	54.4%	72.98%	79.6% (1)	NO*
MAX. FLOOR AREA RATIO	0.50	N/A	1.32	0.94 (4)	NO*
OFF-STREET PARKING AND LOADING REQUIREMENTS					
MIN. NUMBER OF PARKING SPACES	22 SPACES	N/A	19 SPACES	17 (2)	NO*
STALL SIZE	9' x 18'	N/A	9' x 18'	9' x 18' (3)	NO**
aisle width	24 FT	24 FT	24 FT	24 FT	YES
MIN. WIDTH FOR 2-WAY DRIVEWAY	22 FT	N/A	22 FT	24 FT	YES
# OF BIKE RACKS REQUIRED	1 BIKE RACK PER UNIT (12 BIKE RACKS)	N/A	20	18	YES
PARKING IN FRONT YARD	NOT ALLOWED	YES	NO	YES	NO*
MIN. PARKING SETBACK	5 FT	4.1 FT	4.75 FT	1.8 FT	NO*
MIN. SIDEWALK WIDTH BETWEEN PRINCIPAL STRUCTURE & PARKING	4 FT	N/A	N/A	0 FT	NO*
LIGHTING REQUIREMENTS					
MINIMUM AVERAGE FOOTCANDLES	0.2	N/A	-	0.8	YES
MAXIMUM HEIGHT OF FREESTANDING LIGHTS	25 FT	N/A	-	19 FT	YES
MAXIMUM ILLUMINATION AT PROPERTY LINES	0.1	N/A	-	0.2	NO**
PARKING SPACE CALCULATIONS (R-2B): 12 1-BEDROOM x 1.8 SPACES/UNIT = 21.6 SPACES		EV REQUIREMENT: 15% OF ALL SPACES SHALL BE EV 0.15 x 17 = 2.6 SPACES, 3 EV SPACES REQUIRED			
		UP TO 10% OF REQUIRED SPACES CAN COUNT AS TWO SPACES 0.10 x 22 = 2.2 SPACES			



LIST OF DRAWINGS		
SHEET NO.	NAME	PREPARED BY
SP-1	TITLE SHEET	PETRY ENGINEERING
SP-2	LAYOUT PLAN	PETRY ENGINEERING
SP-3	GRADING, DRAINAGE & UTILITY PLAN	PETRY ENGINEERING
SP-4	SOIL EROSION AND SEDIMENT CONTROL PLAN	PETRY ENGINEERING
SP-5	LIGHTING PLAN	PETRY ENGINEERING
SP-6	LANDSCAPING PLAN	PETRY ENGINEERING
SP-7	GENERAL NOTES	PETRY ENGINEERING
SP-8	CONSTRUCTION DETAILS	PETRY ENGINEERING
SP-9	CONSTRUCTION DETAILS	PETRY ENGINEERING
V-1	FLOOR PLANS	ORESTES VALELLA, A.I.A.
V-2	FLOOR PLAN, ELEVATIONS & SECTION	ORESTES VALELLA, A.I.A.
V-3	FLOOR PLAN, ELEVATIONS & SECTION	ORESTES VALELLA, A.I.A.

- * VARIANCE REQUESTED
- ** WAIVER REQUESTED
- (1) INCLUDES 2,231 SF OF PERMEABLE PAVERS
- (2) INCLUDES 2 SPACE EV PARKING CREDIT
- (3) 4 SPACES ARE DESIGNATED AS COMPACT SPACES (8.5' x 18'). THIS REPRESENTS 24% OF ALL SPACES WHICH DOES NOT MEET THE 20% ALLOWED.
- (4) ARCHITECTURAL INFORMATION TAKEN FROM PLANS PREPARED BY ORESTES VALELLA, A.I.A., DATED 8/23/2024 AND REVISED ON 7/22/2025.

IMPERVIOUS COVERAGE CALCULATIONS:

EXISTING:	
TWO-FAMILY DWELLING	= 1,213 SF
WALKWAYS	= 293 SF
CONCRETE BLOCK	= 458 SF
PAVEMENT	= 4,561 SF
TOTAL	= 6,525 SF
EXISTING IMPERVIOUS COVERAGE = 6,525 SF / 11,988 SF = 54.4%	

PROPOSED:	
RESIDENTIAL MULTI-FAMILY	= 3,744 SF
WALKWAYS	= 106 SF
STAIRWAY INCL. WALL	= 137 SF
PARKING LOT INCL. CURB	= 5,532 SF
TOTAL	= 9,519 SF
PROPOSED IMPERVIOUS COVERAGE = 9,519 SF / 11,988 SF = 79.6%	

IMPERVIOUS COVERAGE INCREASE:

= PROPOSED IMPERVIOUS COVERAGE - EXISTING IMPERVIOUS COVERAGE	= 9,519 SF - 6,525 SF
	= 3,014 SF

BUILDING HEIGHT CALCULATIONS:

FF ELEVATION + GF TO ROOF HEIGHT - AVERAGE GRADE ELEVATION = BUILDING HEIGHT	134.70 + 31 FT - 135.75 = 29.92 FT
--	------------------------------------

BUILDING COVERAGE CALCULATIONS:

EXISTING:	
DWELLING	= 1,213 SF
TOTAL	= 1,213 SF
EXISTING BUILDING COVERAGE = 1,213 SF / 11,988 SF = 10.1%	

PROPOSED:	
RESIDENTIAL MULTI-FAMILY	= 3,744 SF
TOTAL	= 3,744 SF
PROPOSED BUILDING COVERAGE = 3,744 SF / 11,988 SF = 31.2%	

LIST OF APPROVALS REQUIRED:

- BLOOMFIELD ZONING BOARD
- HEPSCD SOIL EROSION AND SEDIMENT CONTROL

NOTES:

- LOTS 12 & 14 SHALL BE COMBINED AND A NEW LOT NUMBER SHALL BE ASSIGNED BY THE TAX ASSESSOR.
- A PERMIT SHALL BE OBTAINED FROM HEPSCD PRIOR TO DEMOLITION & CONSTRUCTION PERMITS BEING ISSUED.
- PERFORMANCE AND MAINTENANCE GUARANTEES SHALL BE POSTED IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCE PRIOR TO THE ISSUANCE OF DEMOLITION & CONSTRUCTION PERMITS.

APPROVALS
TOWNSHIP OF BLOOMFIELD
APPROVED AS A SITE PLAN BY THE TOWNSHIP OF BLOOMFIELD ZONING BOARD ON _____

ZONING BOARD CHAIRPERSON _____ DATE _____

ZONING BOARD SECRETARY _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

REV	DESCRIPTION	DATE
2	REVISED PER BOARD'S COMMENTS	07/25/25
1	FOR SUBMISSION TO ZONING BOARD	09/09/24

SCALE AS NOTED.

CHECKED BY: JMP

DRAFTED BY: LCD



J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 08/27/2024

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR AN ELECTRONIC SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

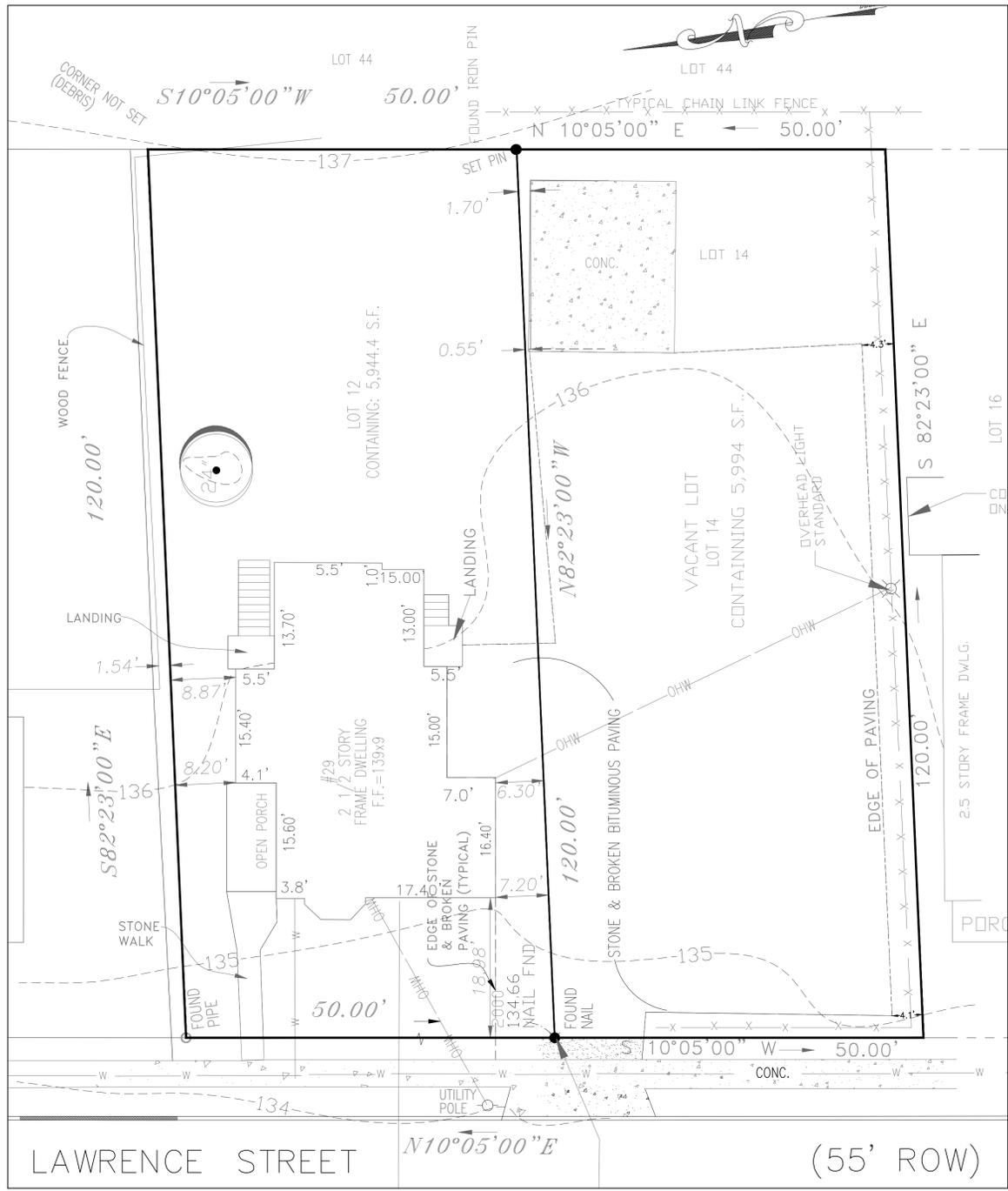
PREPARED FOR
3X LAWRENCE, LLC
25 LAWRENCE STREET
LOTS 12 & 14, BLOCK 94
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY

TITLE: **TITLE SHEET**

PROJECT #: **24-200** SHEET: **SP-1**

SIGN & STRIPING LEGEND

1	R1-1	STOP SIGN
2	R7-8 & 8B	HANDICAP PARKING
3		ELECTRIC VEHICLE PARKING
C		COMPACT SPACE (8.5' X 18')
EV		ELECTRIC VEHICLE SPACE



EXISTING CONDITIONS



PROPOSED CONDITIONS

- REFERENCES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY, FOR LOTS 1, 12, 14, 40, BLOCK 94 TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, NEW JERSEY SIGNED BY PHILIP SCHAEFFER P.L.S. DATED 7/24/2018 AND LAST REVISED 6/11/2020.
 - ARCHITECTURAL INFORMATION TAKEN FROM PLANS PREPARED BY ORESTES VALELLA, A.I.A., DATED 8/23/2024 AND REVISED 7/22/2025.

- NOTES:**
- TRASH SHALL BE WHEELED FROM THE TRASH ROOM TO THE CURB BY STAFF MEMBERS FOR MUNICIPAL PICK UP.
 - SNOW REMOVAL WILL BE PERFORMED BY STAFF OR BY PRIVATE CONTRACTOR. SNOW WILL BE STORED IN OPEN AREAS ON-SITE FOR SMALLER STORMS, BUT MAY REQUIRE OFF-SITE HAULING FOR LARGER STORMS.



REV	DESCRIPTION	DATE
2	REVISED PER BOARD'S COMMENTS	07/25/25
1	FOR SUBMISSION TO ZONING BOARD	09/09/24

Checked by: J.M.P.
 Drafted by: L.C.D.



J. MICHAEL PETRY-PE, PP, RA
 NJ PROFESSIONAL ENGINEER LIC. No. 36862
 DATE: 08/27/2024

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PREPARED FOR
3X LAWRENCE, LLC
 25 LAWRENCE STREET
 LOTS 12 & 14, BLOCK 94
 TOWNSHIP OF BLOOMFIELD
 ESSEX COUNTY, NEW JERSEY

TITLE:
LAYOUT PLAN

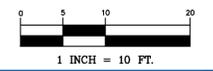
PROJECT #:
24-200

SHEET:
SP-2

AVERAGE GRADE CALCULATION	
POINT	ELEVATION
A	136.95
B	136.15
C	135.00
D	135.00
AVERAGE	135.78

- NOTES:**
- ROOF LEADERS SHALL BE CONNECTED TO PROPOSED DRAINAGE SYSTEM @ 1.0% MIN.
 - EXISTING POTABLE WATER AND SEWER CONNECTIONS SHALL BE CUT, CAPPED & ABANDONED IN PLACE IN ACCORDANCE WITH THE ENGINEERING DEPARTMENT REGULATIONS.
 - ALL PROPOSED WATER AND SANITARY SEWER UTILITIES SHALL BE INSTALLED PURSUANT TO THE ENGINEERING DEPARTMENT REGULATIONS.

REV	DESCRIPTION	DATE
2	REVISED PER BOARD'S COMMENTS	07/25/25
1	FOR SUBMISSION TO ZONING BOARD	09/09/24



CHECKED BY: JMP
DRAFTED BY: LCD

JMP

J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 08/27/2024

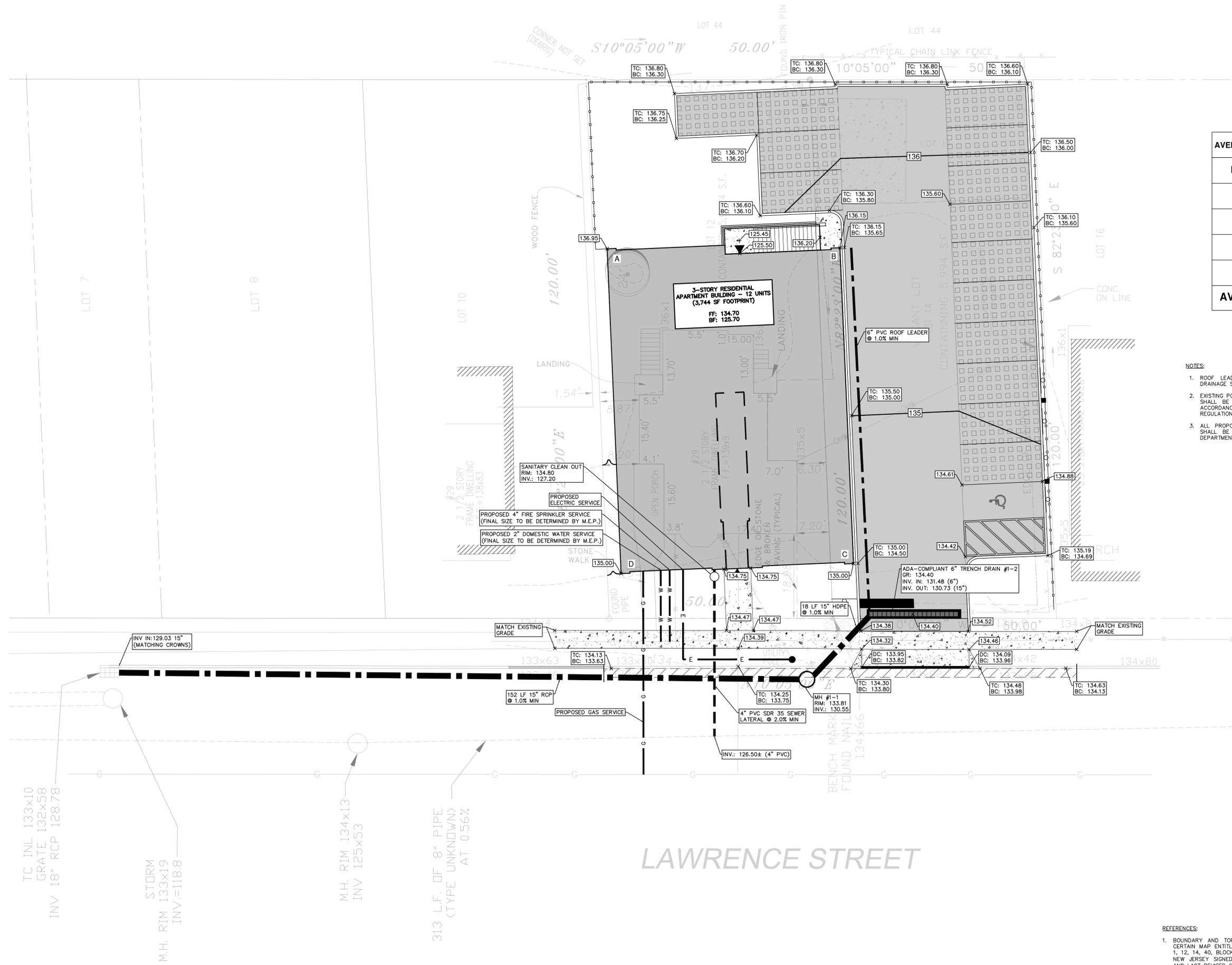
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PREPARED FOR
3X LAWRENCE, LLC
25 LAWRENCE STREET
LOTS 12 & 14, BLOCK 94
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY

TITLE:
GRADING, DRAINAGE & UTILITY PLAN

PROJECT #:
24-200

SHEET:
SP-3



- REFERENCES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY, FOR LOTS 1, 12, 14, 40, BLOCK 94 TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, NEW JERSEY SIGNED BY PHILIP SCHAEFFER P.L.S. DATED 7/24/2018 AND LAST REVISED 6/11/2020.
 - ARCHITECTURAL INFORMATION TAKEN FROM PLANS PREPARED BY ORESTES VALELLA, A.I.A., DATED 8/23/2024 AND REVISED 7/22/2025.

LAWRENCE STREET

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST

- MULCHES** - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1).
- VEGETATIVE COVER** - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1) AND PERMANENT STABILIZATION WITH SOD (PG. 6-1).
- SPRAY-ON ADHESIVES** - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

MATERIAL	WATER DILUTION	TYPE OF NOZZEL	APPLY GALLONS/AC RE
ANIONIC ASPHALT EMULSION	7:1	COARSE SORAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) SPRAY ON/DRY SPRAY	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 (PG. 26-1)		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

- TILLAGE** - TO TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE IF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- SPRINKLING** - SITE IS SPRINKLED UNTIL SURFACE IS WET.
- BARRIERS** - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
- CALCIUM CHLORIDE** - SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP THE 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.

SOIL COMPACTION EXEMPTION NOTE

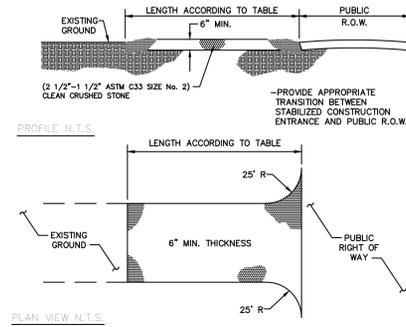
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".

SOIL LEGEND

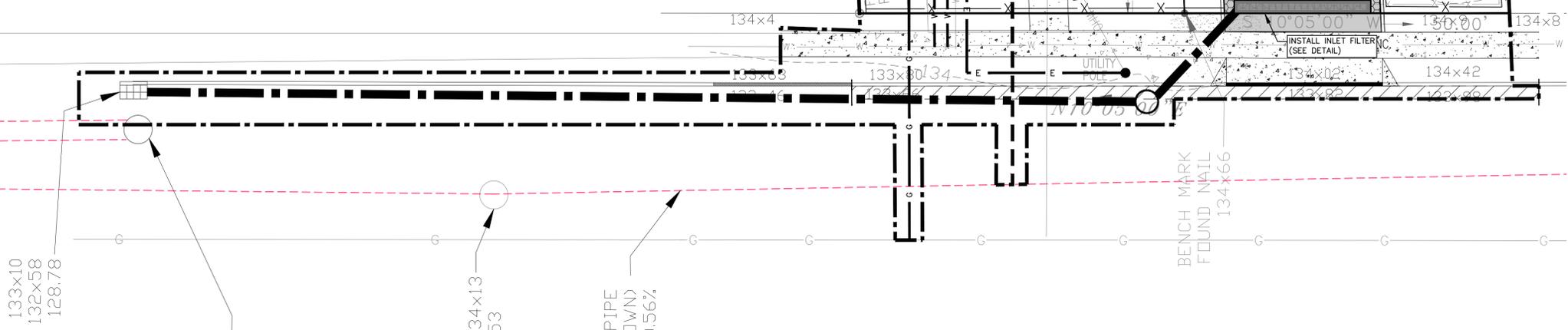
SOIL INFORMATION OBTAINED FROM WEB SOIL SURVEY, MAP PRINTED ON 07-12-2021

URBOOB - URBAN LAND, BOONTON SUBSTRATUM, 0 TO 8 PERCENT SLOPES, RED SANDSTONE LOWLAND

PERCENT SLOPE OF ROADWAY	LENGTH OF CONSTRUCTION EXIT TABLE	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	



STABILIZED CONSTRUCTION ACCESS DETAIL
SCALE N.T.S.



LAWRENCE STREET

SOIL EROSION AND SEDIMENT CONTROL NOTES
(To be included on the signed erosion control plan sheet)

- All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" 7th Edition last revised July 2017, effective December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
- Soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, may be required to be temporarily mulched, and seeded or otherwise provided with vegetative cover as per Appendix A3. This temporary cover shall be maintained until such time whereby permanent revegetation is established.
- Seeding Dates: The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/15-5/15 and Fall - 8/15-10/1
- Sediment fences are to be properly trenched and maintained until permanent vegetative covers are established.
- All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
- Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or setting the down. Other suitable materials may be used if approved by the Soil Conservation District.
- All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
- The Hudson-Essex-Piscataway Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax: (962) 333-4507 OR email: INFO@HESPCD.COM
- The applicant must obtain a District Issued Report of Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality. If the applicant is not a contractor, they must contact the County District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the stabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or topsoil.
- Prevent roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
- All surfaces having iron or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 50 inches, firm in place, is required as per the Standards for Topsoil and Land Grading, effective December 2017.
- All plan revisions must be submitted to the District for proper review and approval.
- A crushed stone wheel cleaning tracking pad is to be installed at all site exits using 2 1/2 - 1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveway mats must be provided with crushed stone until paving is complete.
- Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and approved by the Soil Conservation District.
- The Hudson-Essex-Piscataway Soil Conservation District shall be notified, in writing, for the site of any portion of the project not for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.

TEMPORARY STABILIZATION

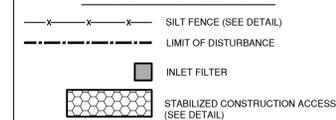
SOILS EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, SHALL BE SEED & HAY MULCHED AND STABILIZED WITH TEMPORARY VEGETATIVE COVER OR OTHER APPROVED.

- STREETS, DRIVEWAYS AND PARKING AREAS NOT SCHEDULED FOR PAVING WITHIN THE ALLOTTED TIME FRAME SHALL BE STABILIZED USING PAVEMENT SUBBASE COURSE. THIS SUBBASE COURSE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
- ALL AREAS NOT SCHEDULED FOR PAVING SHALL RECEIVE A TEMPORARY SEEDING IMMEDIATELY FOLLOWING ROUGH GRADING.
- APPLY FERTILIZER AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF. OF 10-20-10 EQUIVALENT. APPLY LIME AT A RATE OF 2 TONS/ACRES.
- WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
- TEMPORARY SEEDING WILL BE A MIX OF ANNUAL RYEGRASS OR PERENNIAL RYEGRASS AT A RATE OF 100 LBS./ACRE OR 1 LB./1,000 SF.
- UN-ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1-1/2 TO 2 TONS/ACRE (70 TO 90 LBS./1,000 SF).

PERMANENT STABILIZATION

- ALL AREAS NOT SCHEDULED FOR CONSTRUCTION OR LANDSCAPING TO BE STABILIZED USING SEED MIXTURE NO. 13 CONSISTING OF HARD FESCUE AND/OR CHEWING FESCUE AT A RATE OF 175 LBS./ACRE (4 LBS./1,000 SF), STRONG CREEPING RED FESCUE PERENNIAL RYEGRASS & KENTUCKY BLUEGRASS (BLEND), BOTH AT A RATE OF 45 LBS./ACRE (1LB/1000 SF)
- UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO SPREAD TOPSOIL AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF OF 10-10-10 EQUIVALENT.
- WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
- REMOVE ALL SURFACE DEBRIS AND STONES 2 INCHES OR LARGER.
- UN-ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1-1/2 TO 2 TONS/ACRE (70 TO 90 LBS./1,000 SF).
- INSPECT SEEDBED JUST BEFORE SEEDING IF TRAFFIC HAS LEFT THE SOIL COMPACTED. THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
- A DEPTH OF 5 INCHES OF TOPSOIL (FIRMED IN PLACE) IS REQUIRED FOR ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER.

SOIL EROSION LEGEND



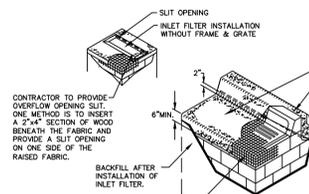
TOTAL AREA OF DISTURBANCE:
15,000 SQ.FT. OR 0.344± AC.

SEQUENCE OF CONSTRUCTION

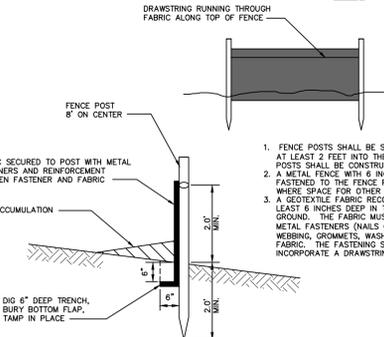
- INSTALL TEMPORARY EROSION CONTROL MEASURES (DURATION: APPROX. 2 DAYS)
- COMPLETE ALL DEMOLITION (DURATION: APPROX. 2 MONTHS)
- CONSTRUCTION IN ACCORDANCE WITH ARCHITECTURAL AND CIVIL DESIGN PLANS (DURATION: APPROX. 1 YEAR)
- REMOVE AND REINSTALL FILTER FABRIC AS NEEDED TO ACCOMMODATE CONSTRUCTION SEQUENCING. (DURATION: APPROX. 1 DAY)
- FINAL GRADING AND STABILIZATION (DURATION: APPROX. 2 DAYS)
- UPON STABILIZATION OF ALL AREAS, REMOVE ALL SOIL EROSION DEVICES AND CLEAN ENTIRE DRAINAGE SYSTEM. (DURATION: APPROX. 1 DAY)

REFERENCES:

- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY, FOR LOTS 1, 12, 14, 40, BLOCK 94 TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, NEW JERSEY, SIGNED BY PHILIP SCHAEFFER P.L.S. DATED 7/24/2018 AND LAST REVISED 6/11/2020.
- ARCHITECTURAL INFORMATION TAKEN FROM PLANS PREPARED BY ORESTES VALLELLA, A.I.A., DATED 8/23/2024 AND REVISED 7/22/2025.



INLET FILTER DETAIL
SCALE N.T.S.



SILT FENCE DETAIL
SCALE N.T.S.

PETRY ENGINEERING, LLC
1000 W. 10TH STREET, SUITE 100
NEW JERSEY 07030
TEL: 973-227-7004 FAX: 973-227-7074
PETRYENGINEERING.COM

2	REVISED PER BOARD'S COMMENTS	07/25/25
1	FOR SUBMISSION TO ZONING BOARD	09/09/24
REV	DESCRIPTION	DATE

0 5 10 20
1 INCH = 10 FT.

CHECKED BY: JMP
DRAFTED BY: LCD

PETRY ENGINEERING, LLC

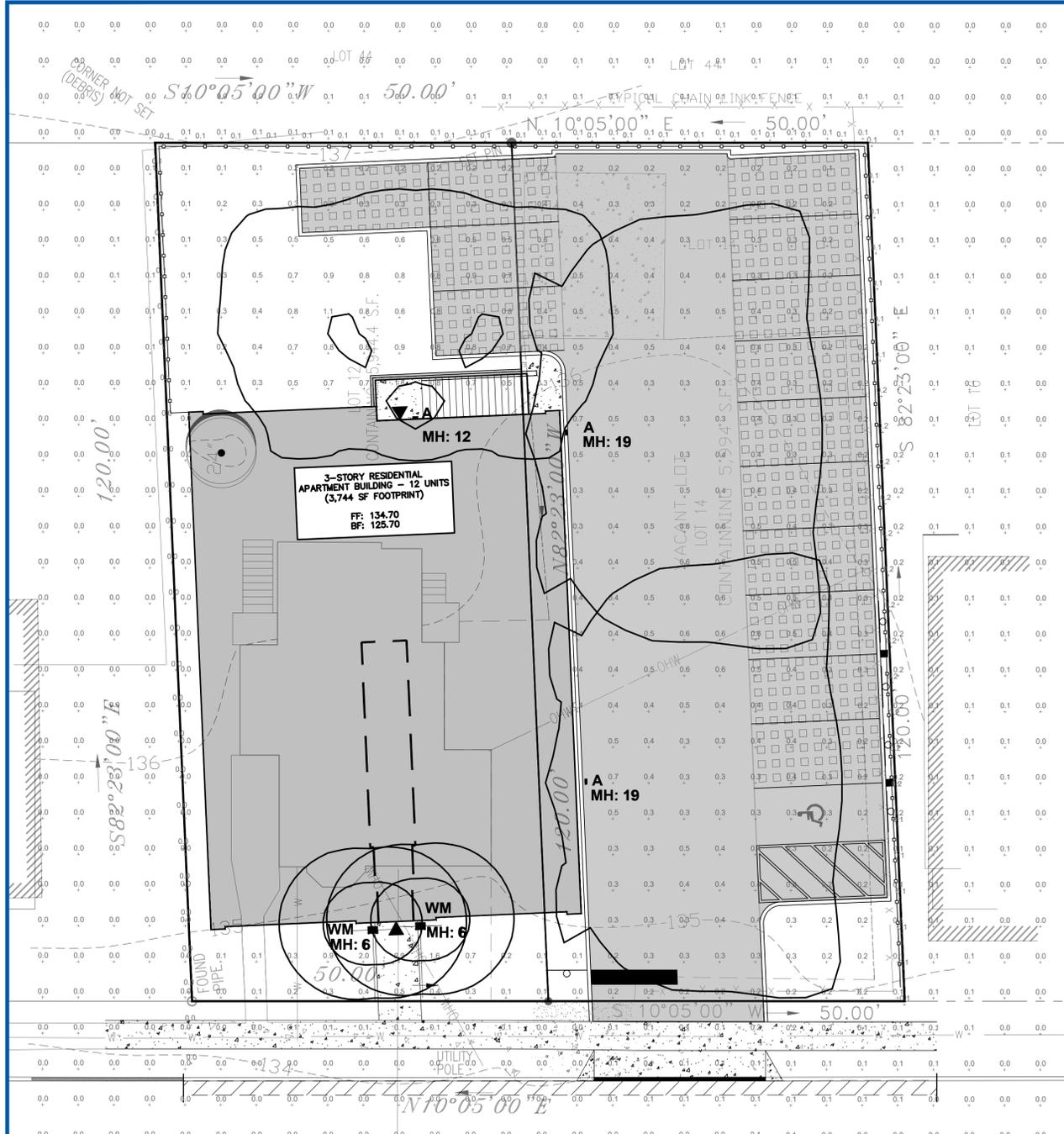
J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 08/27/2024

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PREPARED FOR
3X LAWRENCE, LLC
25 LAWRENCE STREET
LOTS 12 & 14, BLOCK 94
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY

TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**

PROJECT #: **24-200** SHEET: **SP-4**



EXO
OUTDOOR LIGHTING

LNC
COMPACT LED LITERAK

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

FEATURES

- Compact LNC LED is designed for perimeter illumination and available in 3 lumen packages for safety, security and identity
- 3000K, 4000K, 5000K and Amber color temperatures
- Up to 41 spacing to mounting height ratio means fewer fixtures to install
- Acrylic diffuser included! Use for applications near entrances or locations where reduced brightness is desired. (Maximum spacing with diffuser 30ft)
- Die cast aluminum housing with decorative Laredo styling
- Full cut-off neighbor friendly
- Listed to UL 1598 for use in wet locations

INSTALLATION

- Quick mount adapter provides quick installation, designed for recessed box 4" square junction box
- 60,000 hours minimum LED life at L96 rating per IESNA TM-21-1
- Minimum operating temperature is -40°C/-40°F
- 0-10V dimming 120-277V only
- LNCSL - 5 LEDs, Types II, III or IV available, see page 2 for electrical details
- LNC7L - 7 LEDs, Type II, III or IV available, see page 2 for electrical details
- LNC9L - 9 LEDs, Types II, III or IV available, see page 2 for electrical details

CERTIFICATIONS

- Listed and labeled to UL 1598 for wet locations, 20°C ambient environments

WARRANTY

- 5 year warranty

KEY DATA

Lumen Range	800-2100
Wattage Range	13-22
Efficacy Range (LPW)	64-95
Fixture Projected Life (Hours)	1,96-60K
Weights lbs. (kg)	9.6 (2.5)

Current currentlighting.com/lexo Page 1 of 8
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FIXTURE "A"
SCALE - N.T.S.

Lumencia
Multi-Unit Residential Lighting

Job Name: _____
Type: _____
Part #: _____
Notes: _____

**LLWP7-A
LLWP8-A
LLWP9-A**

Exterior Wall Sconce
Die-Formed Cold-Rolled Steel with Epoxy Powdercoat Finish and Acrylic shade.

Finish: Black (BLK).

Dimensions:
LLWP7-A: 13.3"H x 8.3"W x 3.8"E
LLWP8-A: 21.7"H x 8.3"W x 3.8"E
LLWP9-A: 30.0"H x 8.3"W x 3.8"E

Light Source:

- LLWP7-A: UNV/15w/665lm Delivered@30k/80CRI. Non-Dimming
- LLWP8-A: UNV/23w/1290lm Delivered@30K/80CRI. Non-Dimming
- LLWP9-A: UNV/34w/2110lm Delivered@30K/80CRI. Non-Dimming

Options:

- BI - Bi-Level Occupancy Sensor with Adjustable Levels^A
- EM - Battery Backup with 90 minutes of runtime^A

^Anote that BI and EM additions may require an extended back plate

Certification/Warranty:

- ETL/cETL Listed for Wet Locations
- Energy Star Rated
- 5 Years Limited Warranty on Driver and LED
- 1 Year Warranty on Frame and Lens from Defects.

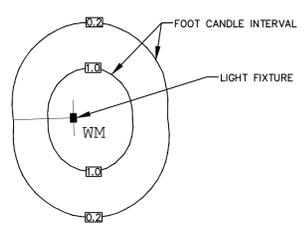
KEY DATA

Model	Color Temp.	Finish	Options
LLWP7-A	30K	BLK	Bi-Bi-level Light Option
LLWP8-A	40K	BLK	EM-Emergency Backup Light Option
LLWP9-A			

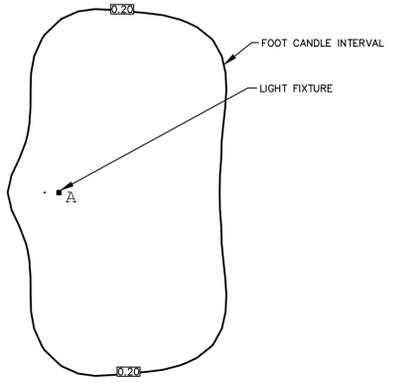
*Special Order- MOQ and Longer Lead Times may Apply.
May be available with other voltage, wattage, and finish options by special order.
Please contact your Lumencia Representative for more information.

2021.10
Office: 267-438-3000 Fax: 267-288-5604
www.Lumencia.com Specifications subject to change without prior notice.
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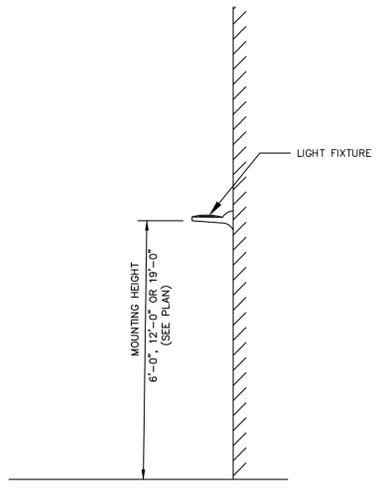
FIXTURE "WM"
SCALE - N.T.S.



FIXTURE "WM" ISOLUX DIAGRAM
SCALE - N.T.S.



FIXTURE "A" ISOLUX DIAGRAM
SCALE - N.T.S.



MOUNTING HEIGHT DIAGRAM
SCALE - N.T.S.

LUMINAIRE SCHEDULE **REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS**

Symbol	Arrangement	Fixture Type	Fixture Description	(MANUFAC)	(LUMINCAT)	(UNKNOWN)	LLF	Total Watts	Delivered Lumens	Filename
WM	Single	WM	DECORATIVE WALL SCONCE	Lumina	WPS		0.900	13,284	717	WPS-IES
A	Single	A	SMALL WALL PACK TYPE 4	EXO	LNC-7LU-SK-4		0.900	17,6	1425	LNC-7LU-SK-4.ies

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	P50pct	P90pct
PROPERTY LINE	Illuminance	Fc	0.09	0.2	0.0	5	N/A
SITE TO ZERO	Illuminance	Fc	0.15	2.3	0.0	5	5
PARKING LOT	Illuminance	Fc	0.40	1.1	0.1		

LPD AREA SUMMARY

Label	Area	Total Watts	LPD

ROOM SUMMARY

Label	Type	Clg Ht.	Description

- REFERENCES:
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY, FOR LOTS 1, 12, 14, 40, BLOCK 94 TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, NEW JERSEY SIGNED BY PHILIP SCHAEFFER P.L.S. DATED 7/24/2018 AND LAST REVISED 6/11/2020.
 - ARCHITECTURAL INFORMATION TAKEN FROM PLANS PREPARED BY ORESTES VALELLA, A.I.A., DATED 8/23/2024 AND REVISED 7/22/2025.

PETRY ENGINEERING, LLC
1050 WASHINGTON AVE. • FAIRFIELD, NJ 07004
TEL: 973-297-7004 FAX: 973-297-7074
PET@PETRYENGINEERING.COM

2	REVISED PER BOARD'S COMMENTS	07/25/25
1	FOR SUBMISSION TO ZONING BOARD	09/09/24
REV	DESCRIPTION	DATE

CHECKED BY: J.M.P.
DRAFTED BY: L.C.D.

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
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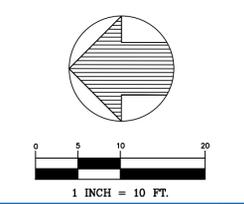
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25 LAWRENCE STREET
LOTS 12 & 14, BLOCK 94
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY

TITLE:
LIGHTING PLAN

PROJECT #: 24-200 SHEET: SP-5

REV	DESCRIPTION	DATE
2	REVISED PER BOARD'S COMMENTS	07/25/25
1	FOR SUBMISSION TO ZONING BOARD	09/09/24



CHECKED BY: JMP
DRAFTED BY: LCD

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3X LAWRENCE, LLC
25 LAWRENCE STREET
LOTS 12 & 14, BLOCK 94
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY

TITLE:
LANDSCAPING PLAN

PROJECT #:
24-200

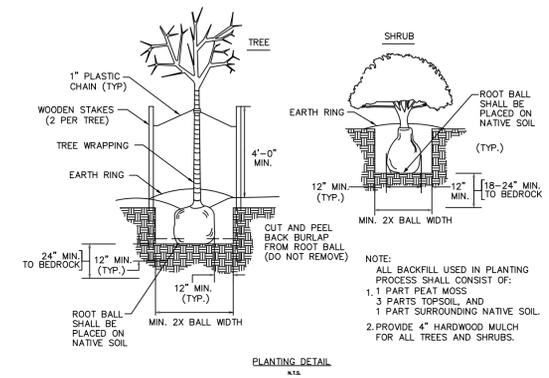
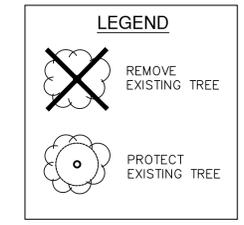
SHEET:
SP-6

NOTES:

- REASONABLE MEASURES SHALL BE TAKEN TO PROTECT MATURE TREES SLATED TO REMAIN ALONG ALL LIMITS OF DISTURBANCE THROUGHOUT CONSTRUCTION.
- ALL LANDSCAPING SHOWN ON THE LANDSCAPING PLAN SHALL BE MAINTAINED AND ANY DEAD OR DYING TREES SHALL BE REPLACED.
- THE LANDSCAPE PLAN SHALL INCORPORATE CHANGES OR CLARIFICATIONS, IF ANY, AS RECOMMENDED BY A CERTIFIED LANDSCAPE ARCHITECT.
- ALL TREES EXCEPT THOSE THAT ARE SHOWN TO BE REMOVED SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION. ANY TREES WHICH ARE SLATED TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
- NO TREE MAY BE REMOVED UNTIL AFTER INSTALLATION BY THE APPLICANT OF STORMWATER MANAGEMENT AND SOIL EROSION CONTROL MEASURES.

PLANTING NOTES:

- ALL PLANTS TO BE NURSERY GROWN AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM PLANTING.
- ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF SHREDED HARDWOOD BARK MULCH.
- SEE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR TEMPORARY AND PERMANENT SEEDING FOR SITE STABILIZATION.
- TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL ACTIVITIES RELATED TO CONSTRUCTION, TO INCLUDE ANY IMPACTED AREAS NOT SHOWN ON PLANS. CONSTRUCTION TO FIELD VERIFY AREAS OF SEED.
- TOPSOIL SHALL BE SANDY LOAM; FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; 4% ORGANIC MATTER; pH 5.0 TO 6.5.
- PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE EXISTING GRADE. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.
- LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROUCH APART.
- AREAS NOT DIRECTLY RELATED TO DEVELOPMENT WILL BE RETAINED IN THEIR NATURAL STATE.
- ALL DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 3.0 INCHES MEASURED AT A HEIGHT OF 4.5 FT. ABOVE THE TOP OF THE ROOT BALL AT THE TIME OF PLANTING.
- NEW PLANTING ARE TO BE ADJUSTED AS REQUIRED TO AVOID CONFLICTS WITH EXISTING TREES, NEW OR EXISTING UTILITIES, HARDSCAPE, OR OTHER INFRASTRUCTURE.
- TREES LOCATED CLOSER THAN 3' TO THE CURBS SHALL BE LOCATED ON PARKING LOT STRIPING.

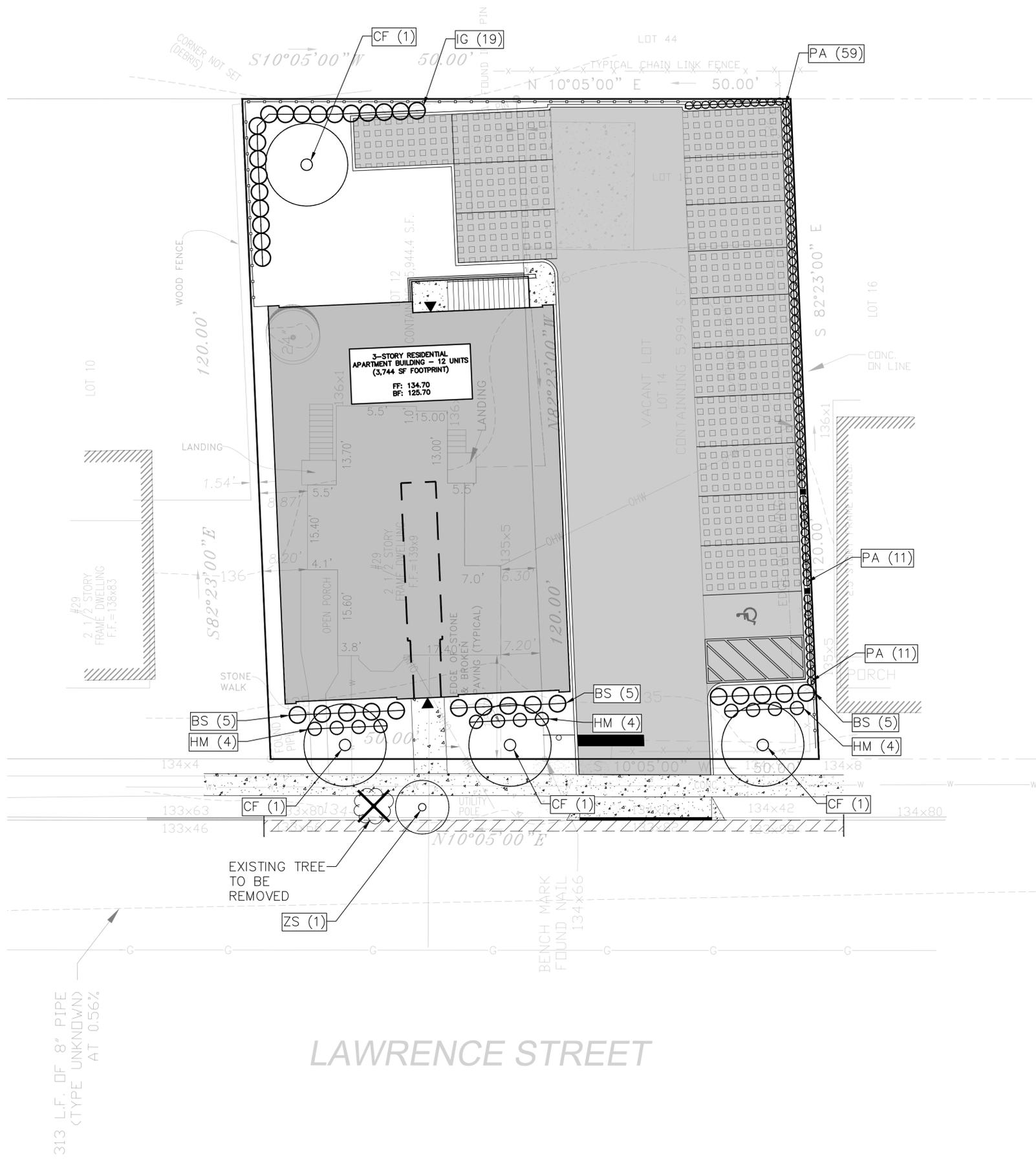


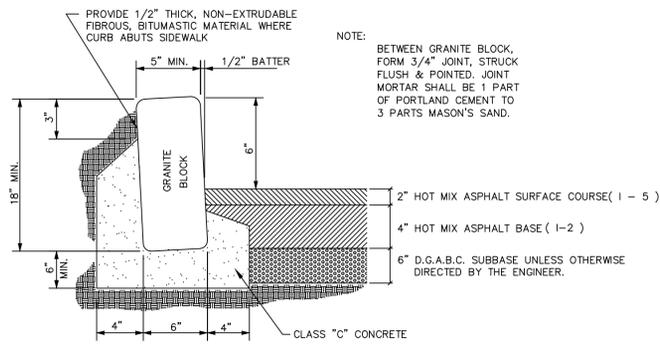
PLANTING SCHEDULE
DECIDUOUS TREE, UNDERSTORY/SHRUBS, AND GROUNDCOVER

SYM	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING	NUMBER
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" D.B.H. / B&B	15' C.C.	4
IG	ILEX GLABRA 'SHAMROCK'	INKBERRY	#3 CAN	3' C.C.	19
BS	BUXUS SEMPERVIRENS	COMMON BOXWOOD	18" TO 24" HT. B&B	4' C.C.	15
HM	HYDRANGEA MACROPHYLLA	PINK HYDRANGEAS	3' WIDE / 3' HT.	4' C.C.	12
PA	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1' WIDE / 1' HT.	1'-2' C.C.	81
ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	40-50" HT.	30' C.C.	1

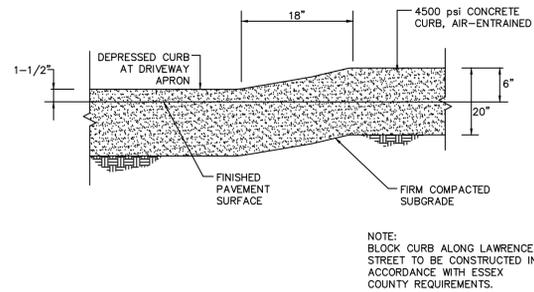
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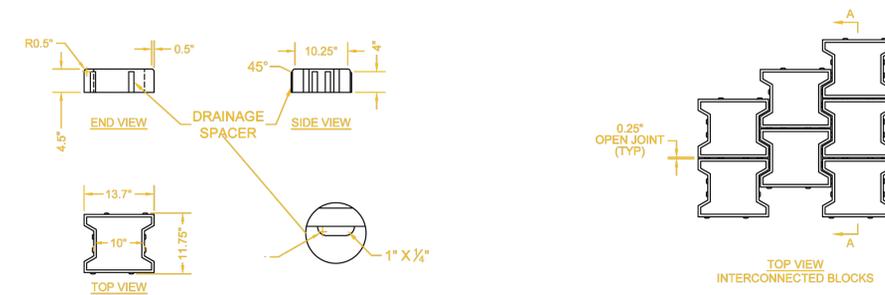




GRANITE BLOCK CURB & PAVEMENT DETAIL
SCALE N.T.S.

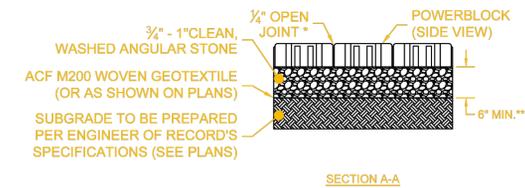


DEPRESSED BLOCK CURB
SCALE - N.T.S.

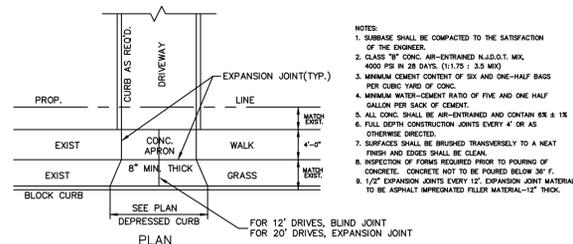


SPECIFICATIONS	
SURFACE INFILTRATION RATE	1,000 INHR AVG.
OPEN JOINT WIDTH	0.25 IN
JOINT FILLER BETWEEN BLOCKS *	NONE ALLOWED

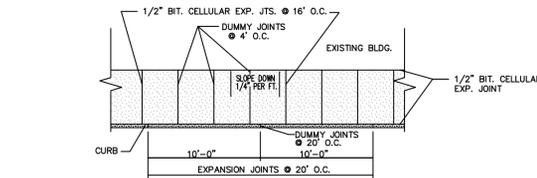
** RECOMMENDED STONE BASE DEPTHS	
DEPTHS LISTED BELOW ARE SUBJECT TO CBR TESTS AND THE DESIGN ENGINEER'S SUBGRADE SUPPORT CALCULATIONS.	
PEDESTRIAN TRAFFIC	6"-8" MIN.
PASSENGER VEHICLE TRAFFIC	12" MIN.
INDUSTRIAL TRAFFIC	18" MIN.



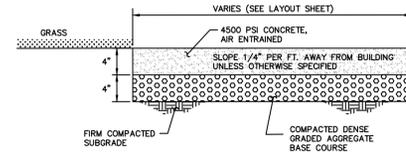
PERMEABLE PAVER PATIO DETAIL
(NOT TO SCALE)



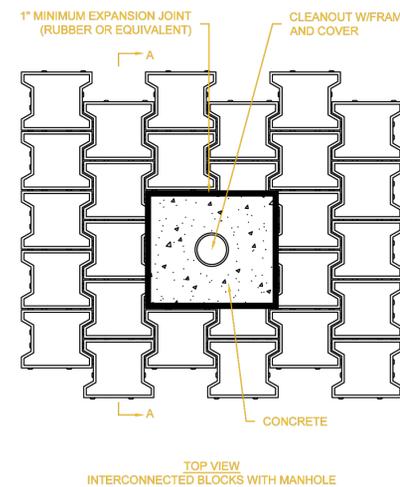
CONCRETE APRON DETAILS
SCALE - N.T.S.



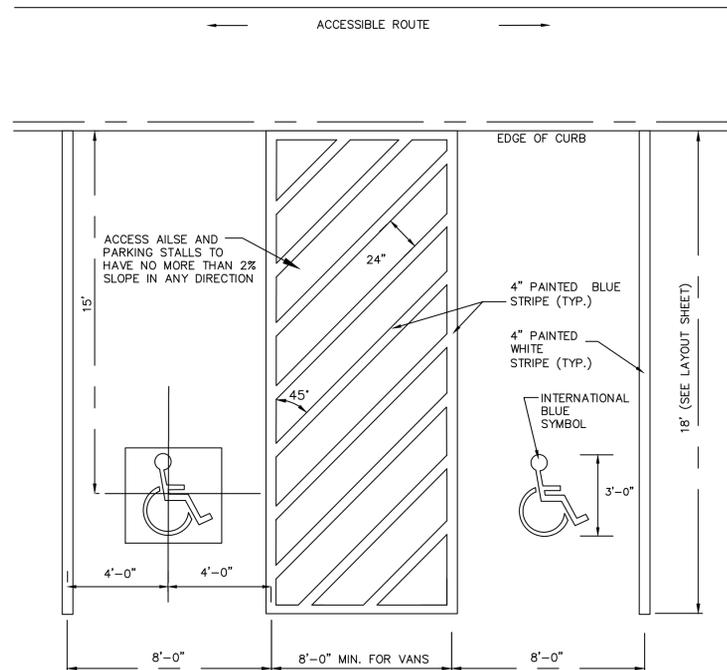
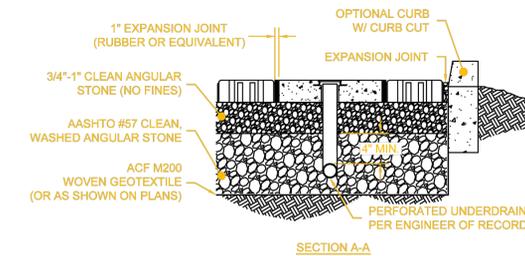
CONCRETE SIDEWALK PLAN
SCALE N.T.S.



CONCRETE SIDEWALK SECTION
(NOT TO SCALE)

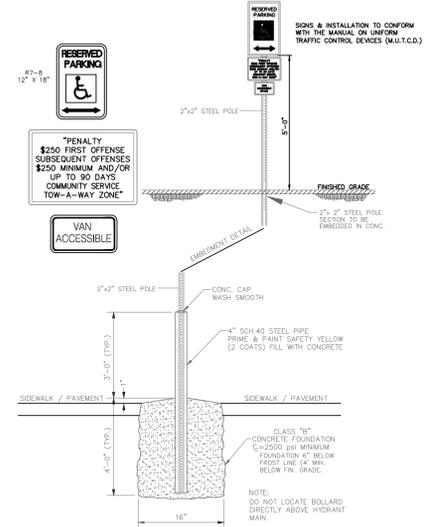


PERMEABLE PAVER PATIO UNDERDRAIN DETAIL
(NOT TO SCALE)

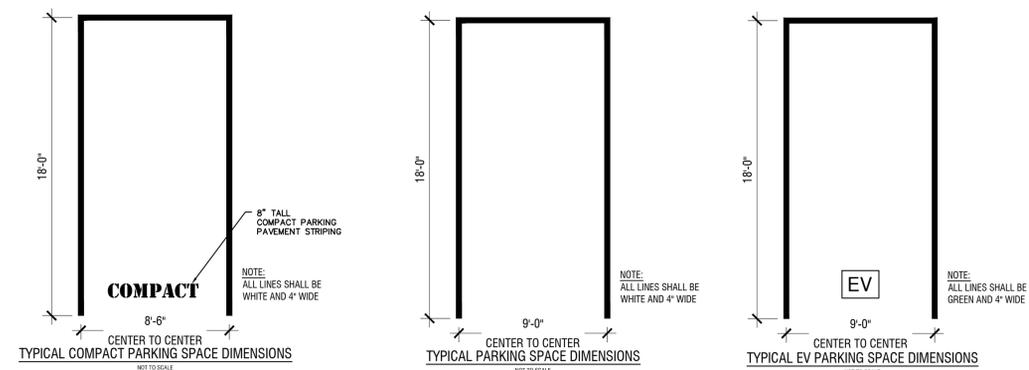


- NOTE:
- STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES AND SPECIFICATIONS.
 - ALL PAVEMENT MARKINGS AND STRIPING SHALL BE LONG LIFE THERMOPLASTIC.

HANDICAP PARKING DIMENSION
SCALE - N.T.S.



HANDICAP PARKING DIMENSION AND SIGN
(SCALE - N.T.S.)



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TITLE:
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24-200

SHEET:
SP-8

