

**MEAN ELEVATION - 265.42**

**BUILDING HEIGHT**  
 MEAN ELEVATION = 265.42  
 BUILDING HEIGHT ELEVATION (TO PARAPET) = 319.00  
 BUILDING HEIGHT = 319.00 - 265.42 = 53.58 FT  
**BUILDING HEIGHT = 53.58 FT**

SYMBOL	DESCRIPTION
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC, CABLE & TELEPHONE SERVICE
	SIGNS / BOLLARDS CHAINLINK FENCE
	BOARD-ON-BOARD FENCE
	GUIDE RAIL
	MAJOR CONTOUR
	MINOR CONTOUR
	GRADE SPOT SHOT
	TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	TOP OF WALL / BOTTOM OF WALL SPOT SHOT
	BUILDING
	CONCRETE SIDEWALK / MAT
	ASPHALT / CONCRETE CURB
	DEPRESSED CURB
	PROPERTY LINE
	INLET
	FIRE HYDRANT
	POLE
	OVERHEAD WIRE

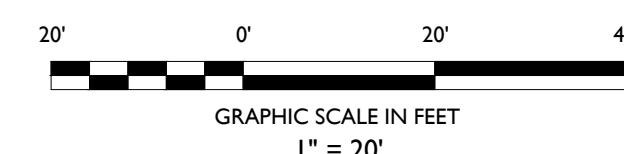
**SURVEY NOTES**

- THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING MARCH OF 2019, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAYS AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY IS VALID ONLY WHEN AN EMBOSSED SEAL IS AFFIXED HERETO.
- THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES. BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- BEARINGS ARE REFERENCED TO THE NJ STATE PLANE COORDINATE SYSTEM, NAD 83 (2011). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
- BENCHMARK = MAG NAIL ELEV = 270.11
- FIELD DATE: MARCH 18, 2019

**REFERENCES**

- MAP ENTITLED TOPOGRAPHIC SURVEY, PROPERTY OF TOWNSHIP OF VERONA, LOT 22 BLOCK 91, ESSEX COUNTY, NEW JERSEY PREPARED BY MCLUMSEY ASSOCIATES, VERONA, NEW JERSEY DATED 6/28/09. (LOT 22).
- DEED BETWEEN TOWNSHIP OF VERONA (GRANTOR) AND GROVE REAL ESTATE, L.L.C. (GRANTEE) RECORDED IN ESSEX COUNTY REGISTERS OFFICE, AS DEED BOOK 5516 PAGE 803. (LOT 22).
- MAP OF PROPERTY SITUATED IN TOWNSHIP OF VERONA, ESSEX COUNTY, NJ, PREPARED BY RICHARD J. HINGOS, INC. AND PREPARED FOR STACY ANN DORTING & ZACHARY CARR-DREHER, DATED APRIL 28, 2014. (LOT 23).
- DEED BETWEEN ELIZABETH A. SCRIFIGNANO (GRANTOR) AND ANTHONY P. SCRIFIGNANO (GRANTEE), RECORDED IN THE ESSEX COUNTY REGISTERS OFFICE, AS DEED 5600 PAGE 37. (LOT 21).
- DEED BETWEEN CAROL BIONDI & CHRISTINE SHAW (GRANTOR) AND AND BOVE-GOULD, LLC (GRANTEE), RECORDED IN THE ESSEX COUNTY REGISTERS OFFICE, INSTR. # 2016060408 (LOT 9).
- DEED BETWEEN CRAIG SOMERS AND JEAN SOMERS (GRANTOR) AND MATTHEW H. SEIFERT (GRANTEE), RECORDED IN THE ESSEX COUNTY REGISTERS OFFICE (LOT 10).
- DEED BETWEEN STEPHEN R. OLSEN (GRANTOR) AND MOD ELAHRACHE (GRANTEE) RECORDED IN THE ESSEX COUNTY REGISTERS OFFICE, AS INSTR# 201610497. (LOT 11).
- DEED BETWEEN BRIAN COLE AND KLERSTEN (GRANTOR) AND DANA A SHAW (GRANTEE), RECORDED IN THE ESSEX COUNTY REGISTERS OFFICE, DEED BOOK 6116 PAGE 810 (LOT 12).

**GROVE AVENUE**  
 (COUNTY ROUTE 639)  
 (60' WIDE PUBLIC RIGHT-OF-WAY)  
 (PER TAX MAP)  
 (ASPHALT PAVEMENT)



DATE	ISSUE	BY	DESCRIPTION
03/04/2021	BID		FOR MUNICIPAL RESUBMISSION
07/21/2020	DBB		FOR MUNICIPAL SUBMISSION

**NOT APPROVED FOR CONSTRUCTION**

**STONEFIELD**  
 engineering & design

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**AVERAGE GROUND ELEVATION EXHIBIT**

**21 & 25 GROVE ASSOCIATES, LLC.**

**PROPOSED RESIDENTIAL DEVELOPMENT**

BLOCK 1702, LOT 22  
 TOWNSHIP OF VERONA  
 ESSEX COUNTY, NEW JERSEY

MATTHEW J. SECKLER, P.E.  
 NEW JERSEY LICENSE No. 48721  
 LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
 engineering & design

SCALE: 1" = 20' PROJECT ID: T-19059

TITLE:  
**AVERAGE GROUND ELEVATION EXHIBIT**

DRAWING:

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