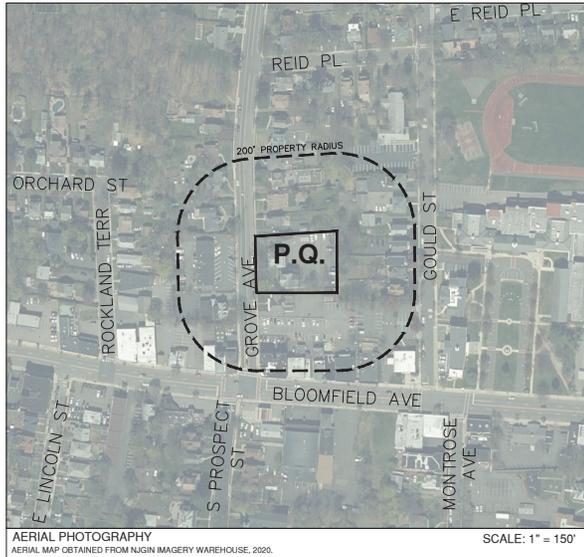


PRELIMINARY AND FINAL SITE PLAN

PREPARED FOR ABBASI CONSTRUCTION, LLC

21 & 25 GROVE AVENUE
BLOCK 1702 LOT 22
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY



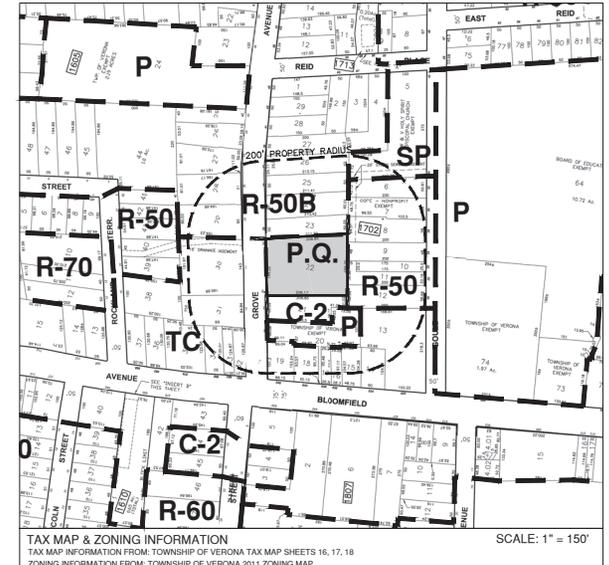
SITE DATA CHART				
LOT 22 BLOCK 1702 ZONE: C-2 PROFESSIONAL OFFICE & BUSINESS AREA: 31,210 SF (0.7165 ACRES)		OWNER: 21 AND 25 GROVE ASSOCIATES LLC 21 GROVE AVENUE VERONA, NJ 07044	APPLICANT: ABBASI CONSTRUCTION, LLC 6716 NEWKirk AVENUE NORTH BERGEN, NJ 07047	
EXISTING USE: COMMERCIAL PROPOSED USE: TOWNHOUSE APARTMENTS (11 UNITS)				
BULK STANDARDS (\$150 ZONING)				
DESCRIPTION	CODE	EXISTING	PROPOSED	COMPLIANCE
LOT REQUIREMENTS				
MIN. LOT SIZE	15,000 SF	31,210 SF	NO CHANGE	YES
MIN. LOT WIDTH	100 FT	145.5 FT	NO CHANGE	YES
MAX. BUILDING COVERAGE	30%	10.6%	28.5%	YES
MAX. IMPROVED LOT COVERAGE	65%	69.4%	64.2%	YES
PRINCIPAL BUILDING REQUIREMENTS				
MIN. FRONT YARD	20 FT	29.8 FT	20.0 FT	YES
MIN. SIDE YARD - ONE	15 FT	10.9 FT	VARIABLE (12.0 FT MIN)	NO*
MIN. SIDE YARD - BOTH	35 FT	60.4 FT	VARIABLE (27'-0" - 35'-0") (SEE SHEET SP-3)	NO*
MIN. REAR YARD	50 FT	103.2 FT	VARIABLE (33'-0" - 50'-0") (SEE SHEET SP-3)	NO*
MAX. HEIGHT	30 FT 2 1/2 STORIES	2 1/2 STORIES	2 1/2 - 3 STORIES (SEE SHEET SP-4.3 FOR BULK HEIGHTS)	NO*
MAX. FLOOR AREA RATIO	0.30 (15,585 SF)	-	0.75 (23,662 SF)	NO*
PARKING AND LOADING REQUIREMENTS (\$150-12)				
PARKING SPACES	24 SPACES	-	34 SPACES	YES
PARKING STALL SIZE	9 FT x 20 FT**	-	9 FT x 18 FT**	NO*
MIN. PARKING AISLE WIDTH	24 FT	-	24 FT	YES
MIN. DRIVE AISLE WIDTH	20 FT	-	20 FT	YES
MIN. FOOT CANDLES IN PARKING AREAS	1.0 ftc	-	1.0 ftc	YES
MISC. REQUIREMENTS				
MAX. RETAINING WALL HEIGHT (SIDE/REAR YARDS)	8 FT	-	4 FT	YES
MIN. DECK SIDE YARD SETBACK	15 FT	-	VARIABLE (8'-0" - 15'-0") (SEE SHEET SP-5)	NO*

*VARIANCE REQUIRED
**TAKEN FROM ARCHITECTURAL PLANS PREPARED BY BOGNAR ARCHITECTURAL STUDIO AND DATED 02/21/2028
**OR 9 FT x 18 FT WITH A 2 FT OVERTHANG
*PER R-50:
a. A ONE-CAR GARAGE AND DRIVEWAY COMBINATION SHALL COUNT AS 2.0 OFF-STREET PARKING SPACES, PROVIDED THE DRIVEWAY MEASURES A MINIMUM OF 18 FEET IN LENGTH BETWEEN THE FACE OF THE GARAGE DOOR AND THE RIGHT-OF-WAY.
b. A TWO-CAR GARAGE AND DRIVEWAY COMBINATION SHALL COUNT AS 3.5 OFF-STREET PARKING SPACES, PROVIDED A MINIMUM PARKING WIDTH OF 20 FEET IS PROVIDED FOR A MINIMUM LENGTH OF 18 FEET AS SPECIFIED FOR A ONE-CAR GARAGE AND DRIVEWAY COMBINATION.

REQUIRED PARKING CALCULATIONS (RSS: §§21-4.14):
2.4 PER 3 BEDROOM UNIT
2.3 PER 2 BEDROOM UNIT
6-3 BEDROOM UNITS PROPOSED
4-2 BEDROOM UNITS PROPOSED
(2.4 x 6) + (2.3 x 4) = 23.6 SPACES REQUIRED
ELECTRIC VEHICLE PARKING CALCULATIONS (PER N.J.A.C. 40:55D-66.20):
24 SPACES x 15% = 3.6 -> 4 EV SPACES REQUIRED
4 EV SPACES PROPOSED
PROCESSED PARKING CALCULATIONS (PER RSS: §§21-4.14):
TWO-CAR GARAGE AND DRIVEWAY COMBINATION: 3.5 SPACES PER R-50
ONE-CAR GARAGE AND DRIVEWAY COMBINATION: 2.0 SPACES PER R-50
5 GARAGE AND DRIVEWAY COMBINATIONS = (3.5 x 5) = 17.5 SPACES
5 GARAGES WITH NO DRIVEWAY PARKING = (2.0 x 5) + (1.0 x 2) = 8 SPACES
EV CREDIT (COUNTS AS DOUBLE UP TO 10% OF REQUIREMENT) = 5 SPACES
TOTAL = 34.5 SPACES

BUILDING COVERAGE CALCULATIONS		
DESCRIPTION	EXISTING	PROPOSED
HOUSE/TOWNHOUSE	2,501 SF	8,883 SF
GARAGE	420 SF	0 SF
TOTAL	3,321 SF	8,883 SF
CALCULATION	3,321 SF / 31,210 SF	8,883 SF / 31,210 SF
PERCENTAGE	10.6%	28.5%

LOT COVERAGE CALCULATIONS		
DESCRIPTION	EXISTING	PROPOSED
HOUSE/TOWNHOUSE	2,501 SF	8,883 SF
CURB	420 SF	0 SF
DRIVEWAY/CURBS	16,054 SF	9,437 SF
WALKWAYS	2,251 SF	530 SF
DECKS	0 SF	800 SF
WALLS	0 SF	230 SF
EQUIPMENT PADS	35 SF	13 SF
REFUSE PAD	0 SF	158 SF
TOTAL	21,851 SF	20,541 SF
CALCULATION	21,851 SF / 31,210 SF	20,541 SF / 31,210 SF
PERCENTAGE	69.4%	64.2%



TAX MAP & ZONING INFORMATION
TAX MAP INFORMATION FROM: TOWNSHIP OF VERONA TAX MAP SHEETS 16, 17, 18
ZONING INFORMATION FROM: TOWNSHIP OF VERONA 2011 ZONING MAP

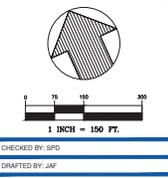
SHEET NO.	TITLE	PREPARED BY
SP-1	TITLE SHEET	PETRY ENGINEERING
SP-2	EXISTING CONDITIONS AND DEMO PLAN	PETRY ENGINEERING
SP-3	LAYOUT PLAN	PETRY ENGINEERING
SP-4.1	GRADING & DRAINAGE PLAN	PETRY ENGINEERING
SP-4.2	DETAILED GRADING PLAN AT ENTRANCES	PETRY ENGINEERING
SP-4.3	AVERAGE GRADE KEY MAP	PETRY ENGINEERING
SP-4.4	UTILITY PLAN	PETRY ENGINEERING
SP-4.5	STORM AND SANITARY SEWER PROFILES	PETRY ENGINEERING
SP-5	LANDSCAPE PLAN	PETRY ENGINEERING
SP-6.1	LIGHTING PLAN	PETRY ENGINEERING
SP-6.2	LIGHTING DETAILS	PETRY ENGINEERING
SP-7.1	SOIL EROSION AND SEDIMENT CONTROL PLAN	PETRY ENGINEERING
SP-7.2	SSC NOTES AND DETAILS	PETRY ENGINEERING
SP-8.1	GENERAL NOTES	PETRY ENGINEERING
SP-8.2	CONSTRUCTION DETAILS	PETRY ENGINEERING
SP-8.3	CONSTRUCTION DETAILS	PETRY ENGINEERING
TM-1	TURNING MOVEMENTS	PETRY ENGINEERING
TM-2	TURNING MOVEMENTS	PETRY ENGINEERING
TM-3	FIRETRUCK TURNING MOVEMENTS	PETRY ENGINEERING
TM-4	180-Degree TURNING MOVEMENTS	PETRY ENGINEERING
TM-5	AMBULANCE TURNING MOVEMENTS	PETRY ENGINEERING
TM-6	REFUSE TURNING MOVEMENTS	PETRY ENGINEERING
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY	VERONA ENGINEERING, INC.
ZN1	ARCHITECTURAL SITE PLAN DRAWING DATA	BOGNAR ARCHITECTURAL STUDIO
ZN2	UNIT PLANS ELEVATION	BOGNAR ARCHITECTURAL STUDIO
ZN3	GROVE AVENUE ELEVATION & DETAILS	BOGNAR ARCHITECTURAL STUDIO
ZN4	REAR ELEVATION	BOGNAR ARCHITECTURAL STUDIO
ZN5	SIDE SIDE SOUTH ELEVATION	BOGNAR ARCHITECTURAL STUDIO
ZN6	S UNIT SIDE NORTH ELEVATION	BOGNAR ARCHITECTURAL STUDIO
ZN7	UNIT ELEVATIONS	BOGNAR ARCHITECTURAL STUDIO
ZN8	UNIT ELEVATIONS	BOGNAR ARCHITECTURAL STUDIO

GENERAL NOTES:
1. A PERMIT IS REQUIRED FROM THE OFFICE OF THE COUNTY ENGINEER PRIOR TO BEGINNING ANY WORK ALONG GROVE AVENUE.
2. ALL WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE ACCORDING TO ESSEX COUNTY STANDARDS.

LIST OF APPROVALS REQUIRED:
1. TOWNSHIP OF VERONA ZONING BOARD
2. ESSEX COUNTY PLANNING BOARD SITE PLAN
3. HEPSC SOIL EROSION AND SEDIMENT CONTROL

APPROVALS
TOWNSHIP OF VERONA ZONING BOARD
APPROVED AS SHOWN AND BY THE TOWNSHIP OF VERONA:
DATE: _____
ZONING BOARD CHAIRPERSON: _____ DATE: _____
BOARD SECRETARY: _____ DATE: _____
BOARD ENGINEER: _____ DATE: _____

REV	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD COMMENTS	05/26/24
1	REVISED PER ZONING BOARD COMMENTS	01/26/24



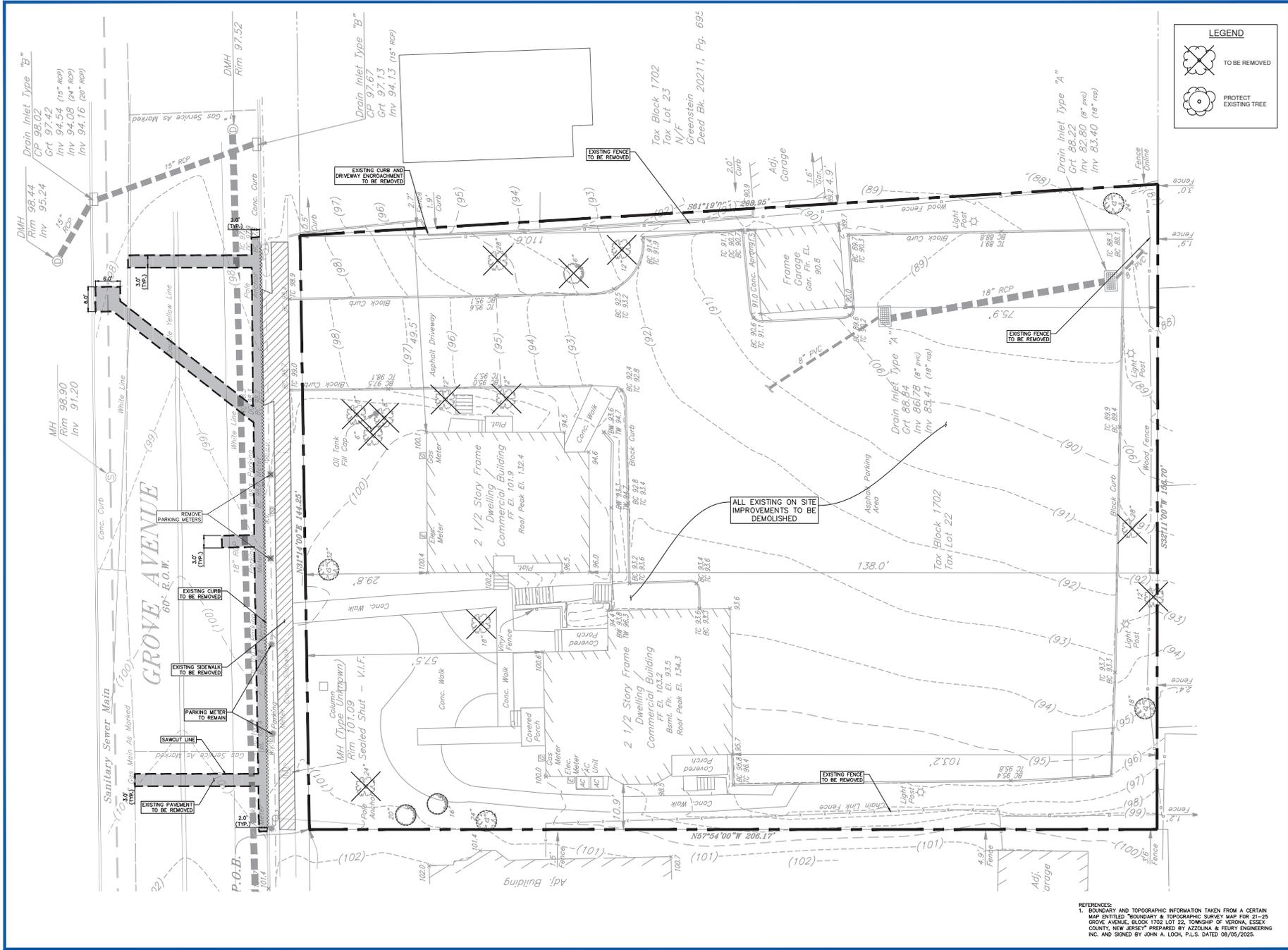
CHECKED BY: SPJ
DRAFTED BY: JAF

J. MICHAEL PETRY-PE, P.P.R.A.
NJ PROFESSIONAL ENGINEER, LIC. NO. 36662
Shawn P. Delaney

SHAUN P. DELANEY-PE, P.P.
NJ PROFESSIONAL ENGINEER, LIC. NO. 51737
DATE: 10/26/2024

PREPARED FOR
ABBASI CONSTRUCTION, LLC
BLOCK 1702 LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE SHEET
PROJECT # 25-250 SHEET SP-1



LEGEND

TO BE REMOVED

PROTECT EXISTING TREE

PETRY ENGINEERING, LLC
 1000 W. 10th Street, Suite 200
 Verona, NJ 07093
 TEL: 908.261.1100 FAX: 908.261.1101
 WWW.PETRYENGINEERING.COM

REV	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD COMMENTS	05/26/24
1	REVISED PER ZONING BOARD COMMENTS	01/29/24
RCV		

CHECKED BY: SPB
 DRAFTED BY: JAF

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
 NJ PROFESSIONAL ENGINEER, LIC. NO. 36682
 DATE: 05/26/2024
Shaun P. Delaney

SHAUN P. DELANEY-PE,PP
 NJ PROFESSIONAL ENGINEER, LIC. NO. 57157
 DATE: 10/26/2024

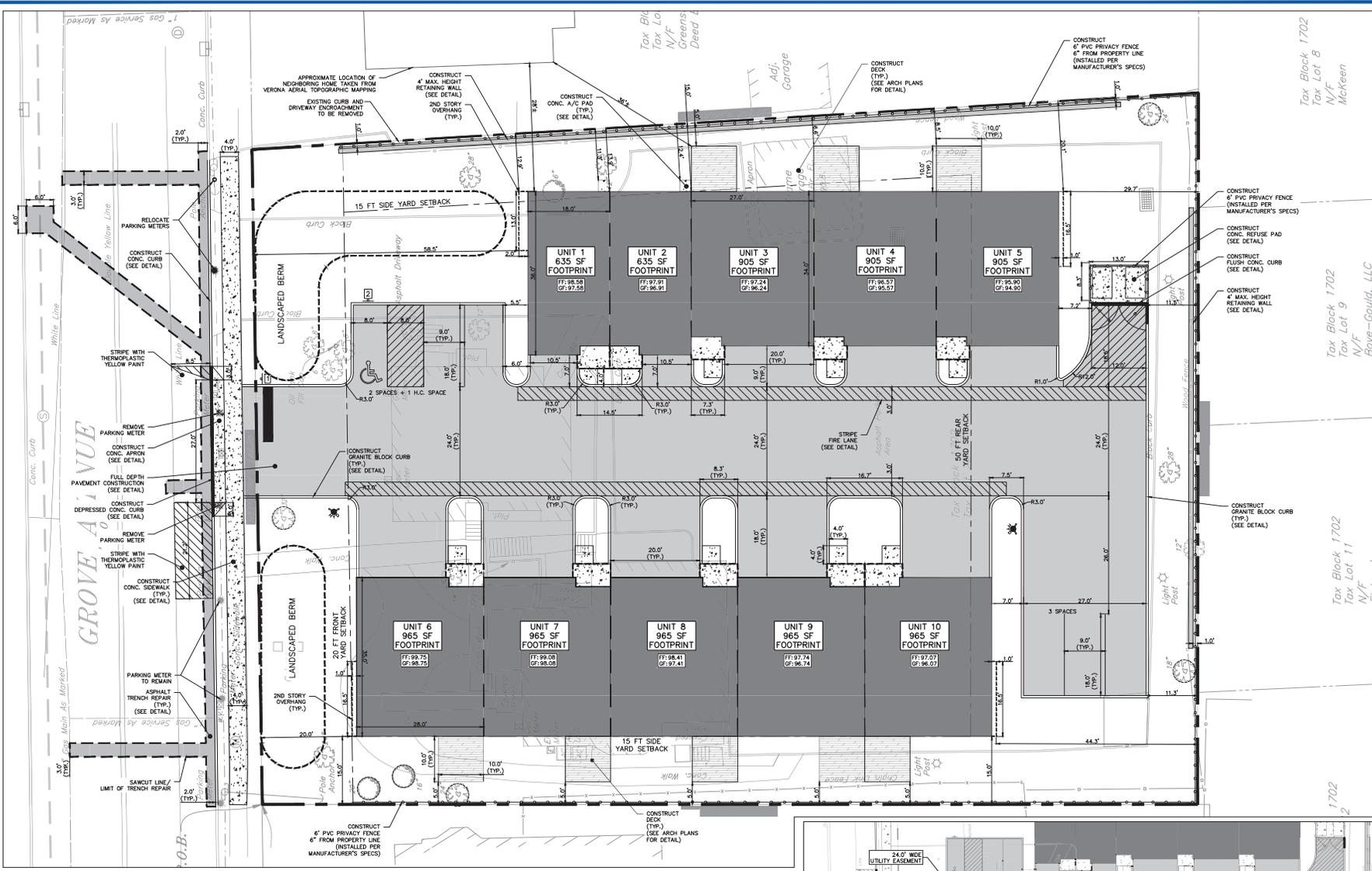
CAUTION: IF THE BOUNDARY DOES NOT CORRELATE TO A PREVIOUS SURVEY, THE BOUNDARY SHOWN ON THIS PLAN IS THE BOUNDARY OF THE PROPERTY AS SHOWN ON THE RECORD SURVEY MAP.

PREPARED FOR
ABBASI CONSTRUCTION, LLC
 BLOCK 1702 LOT 22
 21-25 GROVE AVENUE
 TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY

TITLE:
EXISTING CONDITIONS AND DEMO PLAN

PROJECT # 25-250 SHEET SP-2

REFERENCES:
 1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY MAP FOR 21-25 GROVE AVENUE, BLOCK 1702 LOT 22, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY" PREPARED BY AZZOLINA & FEURY ENGINEERING INC. AND SIGNED BY JOHN A. LOCH, P.L.S. DATED 08/05/2025.

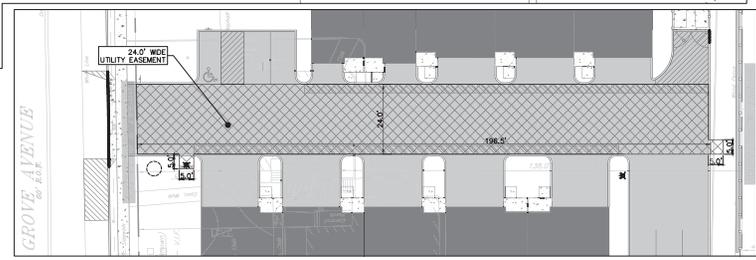


LAYOUT PLAN
SCALE: 1" = 10'

SIGN LEGEND	
1	R1-1 STOP SIGN
2	R7-B & 8B HANDICAP PARKING

- NOTES:
1. THE APPLICANT SHALL BE AWARE OF THEIR RESPONSIBILITY TO REPAIR ANY DAMAGE TO IMPROVEMENTS WITHIN THE GROVE AVENUE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, ANY SIDEWALK, CURB, AND ASPHALT, CAUSED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE IMPROVEMENTS ON THE SUBJECT LOT.
 2. ALL ADA PARKING SPACES, ACCESSIBLE PATHS AND PEDESTRIAN FACILITIES CONSTRUCTED ON SITE AND WITHIN PUBLIC RIGHTS-OF-WAY MUST BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL ADA STANDARDS. COMPLIANT DESIGN AND CONSTRUCTION CERTIFICATIONS FOR ADA FACILITIES MUST BE SUBMITTED TO THE MUNICIPAL ENGINEER.
 3. ANY DAMAGE TO THE TOWNSHIP ROADWAY, CURB OR STORM DRAINAGE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO SATISFACTORILY ADDRESS AS PER THE TOWNSHIP ENGINEER. THE CONTRACTOR MUST MAINTAIN SOIL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.

REFERENCES:
1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY MAP FOR 21-25 GROVE AVENUE, BLOCK 1702 LOT 22, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY" PREPARED BY AZZOUNA & FELTY ENGINEERING INC. AND SIGNED BY JOHN A. LOCK, P.L.S. DATED 08/05/2025.



EASEMENT KEY MAP
SCALE: 1" = 20'

Tax Block 1702
Tax Lot 8
N/F
McKeen

Tax Block 1702
Tax Lot 9
N/F
Boye-Gould, LLC

Tax Block 1702
Tax Lot 11
N/F



REV	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD COMMENTS	05/26/26
1	REVISED PER ZONING BOARD COMMENTS	01/29/26

CHECKED BY: SPD
DRAFTED BY: JAF

1 INCH = 10 FEET

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER, LIC. NO. 36682
DATE: 10/26/2025
Shaun P. Delaney

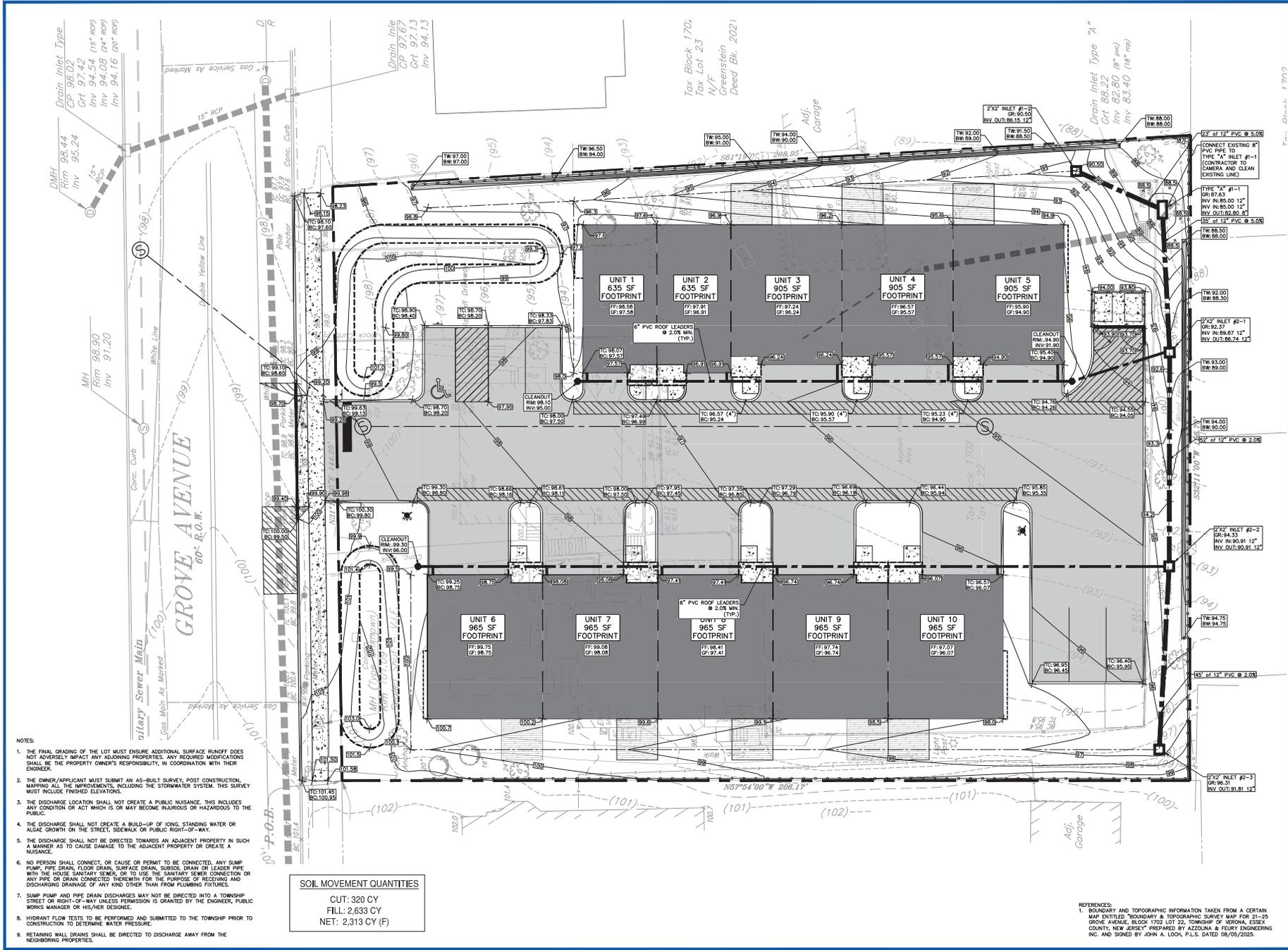
SHAUN P. DELANEY-PE,PP
NJ PROFESSIONAL ENGINEER, LIC. NO. 57157
DATE: 10/26/2025

CAUTION: IF THE PROPERTY DOES NOT CONTAIN A HAZARDOUS MATERIAL, THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PREPARED FOR:
ABBASI CONSTRUCTION, LLC
BLOCK 1702 LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE: LAYOUT PLAN

PROJECT #	SHEET
25-250	SP-3



SOIL MOVEMENT QUANTITIES

CUT: 320 CY
 FILL: 2,633 CY
 NET: 2,313 CY (F)

- NOTES:
- THE FINAL GRADING OF THE LOT MUST ENSURE ADDITIONAL SURFACE RUNOFF DOES NOT ADVERSELY IMPACT ANY ADJACENT PROPERTIES. ANY REQUIRED MODIFICATIONS SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY, IN COORDINATION WITH THEIR ENGINEER.
 - THE OWNER/APPLICANT MUST SUBMIT AN AS-BUILT SURVEY, POST CONSTRUCTION, MAPPING ALL THE IMPROVEMENTS, INCLUDING THE STORMWATER SYSTEM. THIS SURVEY MUST INCLUDE FINISHED ELEVATIONS.
 - THE DISCHARGE LOCATION SHALL NOT CREATE A PUBLIC NUISANCE. THIS INCLUDES ANY CONDITION OR ACT WHICH IS OR MAY BECOME INJURIOUS OR HAZARDOUS TO THE PUBLIC.
 - THE DISCHARGE SHALL NOT CREATE A BUILD-UP OF ICE, STANDING WATER OR ALGAE GROWTH ON THE STREET, SIDEWALK OR PUBLIC RIGHT-OF-WAY.
 - THE DISCHARGE SHALL NOT BE DIRECTED TOWARDS AN ADJACENT PROPERTY IN SUCH A MANNER AS TO CAUSE DAMAGE TO THE ADJACENT PROPERTY OR CREATE A NUISANCE.
 - NO PERSON SHALL CONNECT, OR CAUSE OR PERMIT TO BE CONNECTED, ANY SUMP PUMP, PIPE DRAIN, FLOOR DRAIN, SURFACE DRAIN, SUBSOIL DRAIN OR LEADER PIPE WITH THE HOUSE SANITARY SEWER, OR TO USE THE SANITARY SEWER CONNECTION OR ANY PIPE OR DRAIN CONNECTED THEREWITH FOR THE PURPOSE OF RECEIVING AND DISCHARGING DRAINAGE OF ANY KIND OTHER THAN FROM PLUMBING FIXTURES.
 - SUMP PUMP AND PIPE DRAIN DISCHARGES MAY NOT BE DIRECTED INTO A TOWNSHIP STREET OR RIGHT-OF-WAY UNLESS PERMISSION IS GRANTED BY THE ENGINEER, PUBLIC WORKS MANAGER OR HIS/HER DESIGNEE.
 - HYDRANT FLOW TESTS TO BE PERFORMED AND SUBMITTED TO THE TOWNSHIP PRIOR TO CONSTRUCTION TO DETERMINE WATER PRESSURE.
 - RETAINING WALL DRAINS SHALL BE DIRECTED TO DISCHARGE AWAY FROM THE NEIGHBORING PROPERTIES.

REFERENCES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY MAP FOR 21-25 GROVE AVENUE, BLOCK 1702 LOT 22, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY" PREPARED BY AZZOLINA & FEURY ENGINEERING INC. AND SIGNED BY JOHN A. LOCH, P.L.S. DATED 08/05/2025.

PETRY ENGINEERING, LLC
 21-25 GROVE AVENUE, SUITE 200
 VERONA, NJ 07093
 TEL: 973-261-1100
 WWW.PETRYENGINEERING.COM

REV	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD COMMENTS	03/20/26
1	REVISED PER ZONING BOARD COMMENTS	01/29/26

Checked by: SPB
 Drafted by: JAF

1 INCH = 10 FEET

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
 NJ PROFESSIONAL ENGINEER LIC. NO. 36662
 DATE: 01/29/26

Shaun P. Delaney

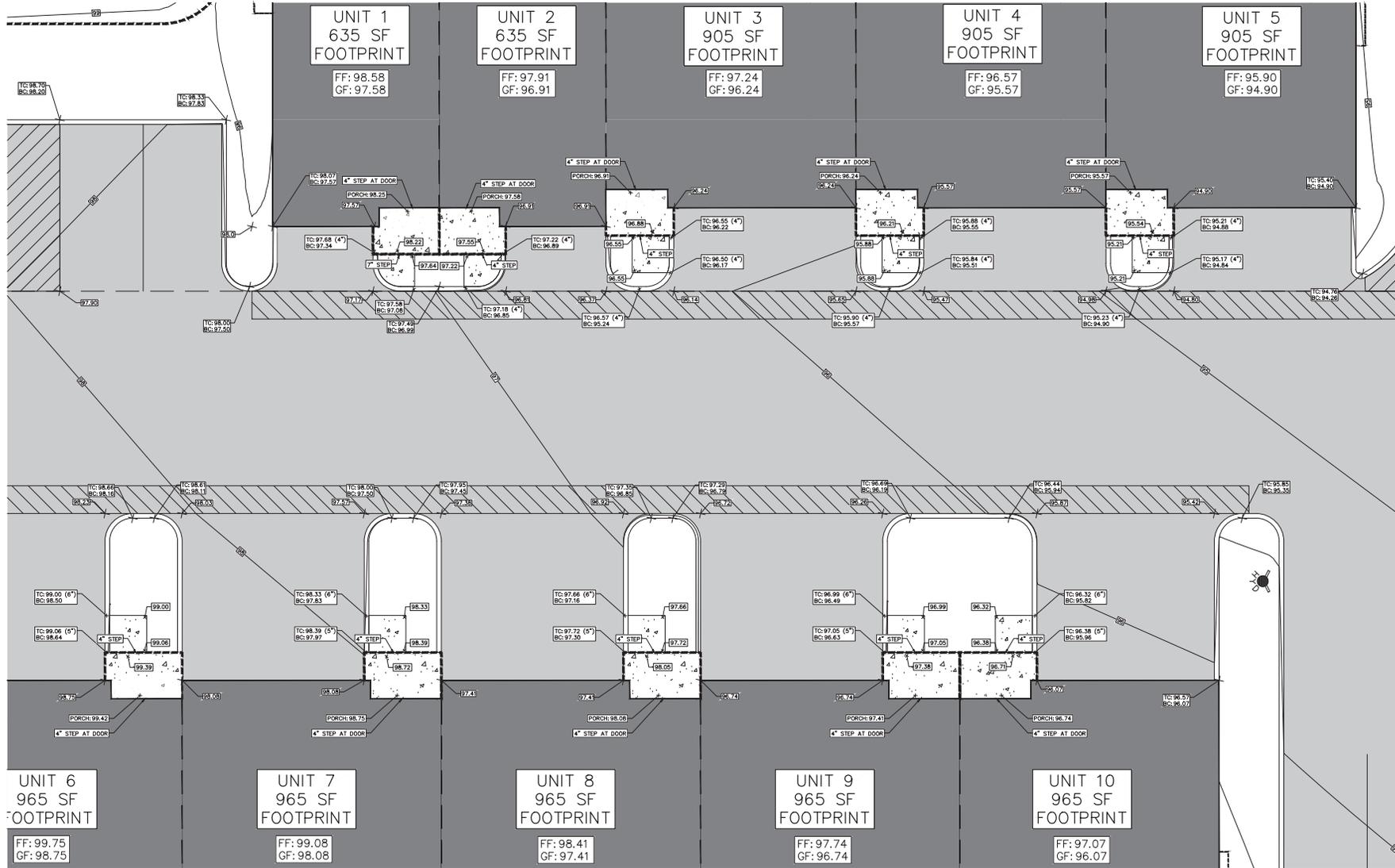
SHAUN P. DELANEY-PE,PP
 NJ PROFESSIONAL ENGINEER LIC. NO. 51757
 DATE: 10/06/2025

CAUTION: IF THE ORIGINAL DOES NOT CONTAIN A WATER PROTECTION, PLEASE CONTACT THE ENGINEER FOR THE PROPER PROTECTION.

PREPARED FOR:
ABBASI CONSTRUCTION, LLC
 BLOCK 1702 LOT 22
 21-25 GROVE AVENUE
 TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY

TITLE:
GRADING AND DRAINAGE PLAN

PROJECT # 25-250 SHEET SP-4.1



REV	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD COMMENTS	05/26/20
1	REVISED PER ZONING BOARD COMMENTS	01/29/20

CHECKED BY: SPD
DRAFTED BY: JAF

1 INCH = 5 FT.

PETRY
ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER, LIC. NO. 36662
DATE: 10/26/2019

Shaun P. Delaney

SHAUN P. DELANEY-PE,PP
NJ PROFESSIONAL ENGINEER, LIC. NO. 57157
DATE: 10/26/2019

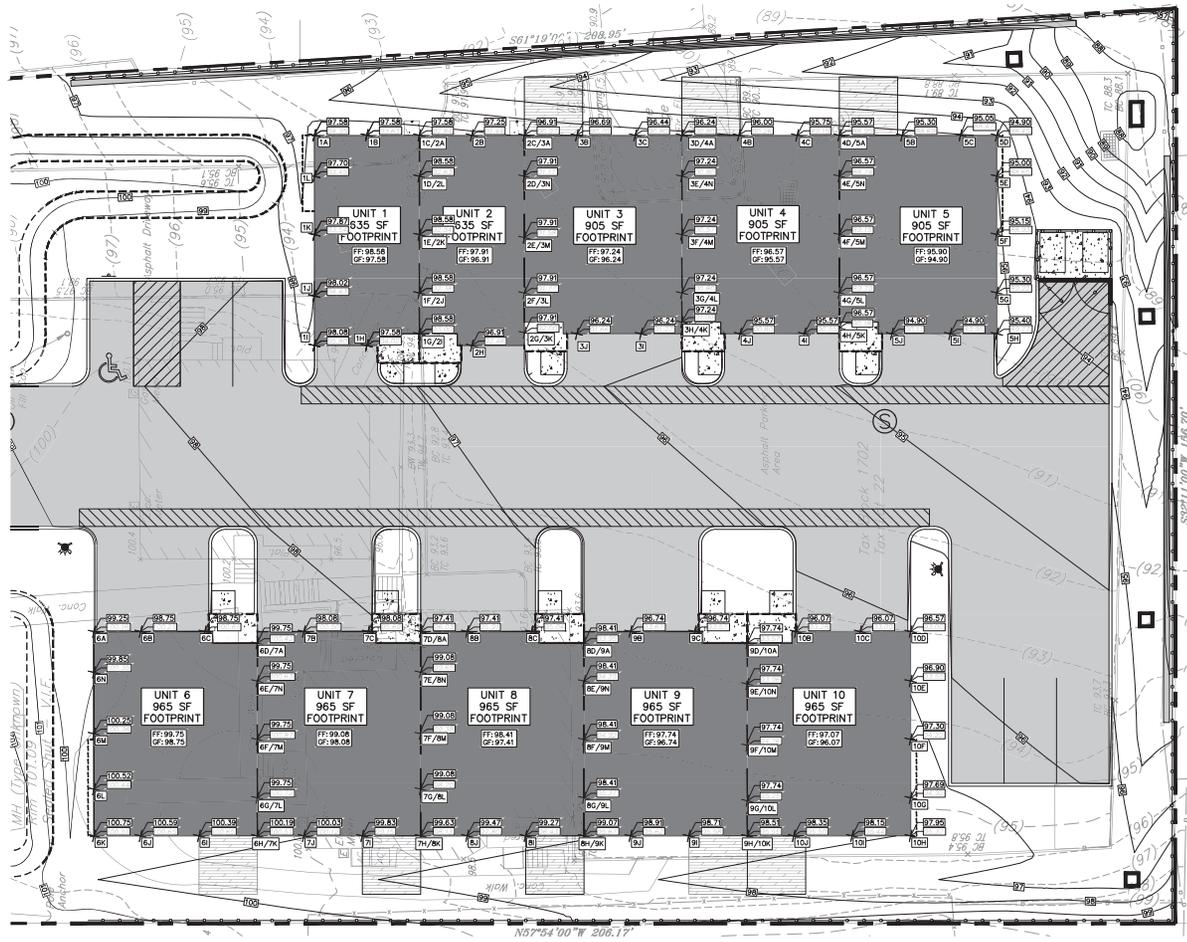
CAUTION: IF THE PROPERTY DOES NOT CONTAIN A ANCESTRAL EASEMENT, THE EASEMENT IS NOT AN EASEMENT, AND THE PROPERTY IS NOT AN EASEMENT.

PREPARED FOR:
ABBASI CONSTRUCTION, LLC
BLOCK 1702, LOT 23
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
DETAILED GRADING PLAN AT ENTRANCES

PROJECT # 25-250 SHEET: SP-4.2

REFERENCES:
1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY MAP FOR 21-25 GROVE AVENUE, BLOCK 1702, LOT 23, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY" PREPARED BY AZZOLINA & FEURY ENGINEERING INC. AND SIGNED BY JOHN A. LOCH, P.L.S. DATED 08/05/2020.



Unit 1

Point	Ex. Elev.	Pr. Elev.	Lowest
A	93.55	97.58	94.55
B	93.63	97.58	93.63
C	93.84	97.58	93.84
D	92.63	98.58	92.63
E	92.54	98.58	92.54
F	92.38	98.58	92.38
G	93.00	98.58	93.00
H	94.02	97.58	94.02
I	95.80	98.08	95.80
J	94.43	98.02	94.43
K	93.54	97.87	93.54
L	93.85	97.87	93.85
Average	93.55	98.03	93.55
First Floor Elevation	98.58		
First Floor to Bridge	34.67'		
Building Height	39.70		

Unit 2

Point	Ex. Elev.	Pr. Elev.	Lowest
A	92.81	97.58	92.81
B	91.44	97.25	91.44
C	90.97	96.91	90.97
D	91.17	97.91	91.17
E	91.58	97.91	91.58
F	91.77	97.91	91.77
G	92.00	97.91	92.00
H	92.46	96.91	92.46
I	93.00	98.58	93.00
J	93.88	98.58	93.88
K	92.54	98.58	92.54
L	92.73	98.58	92.73
Average	92.07	97.88	92.07
First Floor Elevation	97.91		
First Floor to Bridge	34.67'		
Building Height	40.52		

Unit 3

Point	Ex. Elev.	Pr. Elev.	Lowest
A	90.57	96.91	90.57
B	90.70	96.09	90.70
C	90.80	96.44	90.80
D	90.80	96.24	90.80
E	90.80	97.24	90.80
F	90.57	97.24	90.57
G	90.80	97.24	90.80
H	91.00	97.24	91.00
I	91.27	98.24	91.27
J	91.80	98.24	91.80
K	92.00	97.93	92.00
L	91.77	97.93	91.77
M	91.58	97.93	91.58
N	91.17	97.93	91.17
Average	91.44	97.88	91.44
First Floor Elevation	97.24		
First Floor to Bridge	34.67'		
Building Height	40.78		

Unit 4

Point	Ex. Elev.	Pr. Elev.	Lowest
A	90.80	96.00	90.80
B	90.26	96.00	90.26
C	89.15	96.75	89.15
D	88.95	96.57	88.95
E	88.74	96.57	88.74
F	89.15	96.57	89.15
G	89.79	96.57	89.79
H	90.18	96.57	90.18
I	90.55	96.57	90.55
J	90.80	96.57	90.80
K	91.00	97.24	91.00
L	91.80	97.24	91.80
M	90.57	97.24	90.57
N	90.80	97.24	90.80
Average	90.11	96.43	90.11
First Floor Elevation	96.57		
First Floor to Bridge	34.67'		
Building Height	41.53		

Unit 5

Point	Ex. Elev.	Pr. Elev.	Lowest
A	90.96	95.57	90.96
B	88.69	95.50	88.69
C	88.47	95.05	88.47
D	88.45	94.50	88.45
E	88.68	95.05	88.68
F	88.93	95.15	88.93
G	89.22	95.30	89.22
H	89.77	95.40	89.77
I	89.55	94.50	89.55
J	90.11	94.90	90.11
K	90.18	96.57	90.18
L	89.79	96.57	89.79
M	89.15	96.57	89.15
N	88.74	96.57	88.74
Average	89.22	95.95	89.22
First Floor Elevation	95.90		
First Floor to Bridge	34.67'		
Building Height	43.35		

Unit 6

Point	Ex. Elev.	Pr. Elev.	Lowest
A	100.16	99.25	99.15
B	100.21	98.75	98.75
C	100.03	98.75	98.15
D	100.42	99.75	99.75
E	100.09	99.75	99.75
F	100.87	99.75	99.75
G	100.72	99.75	99.75
H	100.51	99.75	99.75
I	100.65	100.39	100.39
J	100.65	100.59	100.59
K	100.51	100.75	100.51
L	100.44	100.52	100.44
M	100.36	100.25	100.25
N	100.35	99.85	99.85
Average	100.51	99.88	99.88
First Floor Elevation	99.75		
First Floor to Bridge	34.67'		
Building Height	34.56		

Unit 7

Point	Ex. Elev.	Pr. Elev.	Lowest
A	100.42	99.75	99.75
B	100.50	98.08	98.08
C	99.69	98.08	98.08
D	98.03	97.41	98.03
E	98.05	99.08	98.05
F	99.38	99.08	99.08
G	98.70	99.08	98.70
H	98.13	99.63	98.13
I	99.35	99.63	99.35
J	100.12	100.09	100.09
K	100.51	100.19	100.19
L	100.71	99.75	99.75
M	100.87	99.75	99.75
N	100.83	99.75	99.75
Average	99.92	99.25	99.88
First Floor Elevation	99.08		
First Floor to Bridge	34.67'		
Building Height	34.95		

Unit 8

Point	Ex. Elev.	Pr. Elev.	Lowest
A	96.03	97.41	96.03
B	95.91	97.41	95.91
C	95.04	97.41	95.04
D	93.95	98.41	93.95
E	94.30	98.41	94.30
F	94.92	98.41	94.92
G	95.37	98.41	95.37
H	95.67	99.07	95.67
I	96.43	99.27	96.43
J	97.80	99.47	97.80
K	98.13	99.63	98.13
L	98.20	99.08	98.20
M	98.38	99.08	98.38
N	98.62	99.08	98.62
Average	96.53	98.61	96.46
First Floor Elevation	98.41		
First Floor to Bridge	34.67'		
Building Height	36.42		

Unit 9

Point	Ex. Elev.	Pr. Elev.	Lowest
A	93.95	98.41	93.95
B	93.67	98.74	93.67
C	93.57	98.74	93.57
D	93.57	97.74	93.57
E	93.96	97.74	93.96
F	94.76	97.74	94.76
G	95.25	97.74	95.25
H	95.55	98.51	95.55
I	95.58	98.71	95.58
J	95.62	98.91	95.62
K	95.67	99.07	95.67
L	95.97	98.41	95.97
M	94.92	98.41	94.92
N	94.39	98.41	94.39
Average	94.70	98.09	94.70
First Floor Elevation	97.74		
First Floor to Bridge	34.67'		
Building Height	37.71		

Unit 10

Point	Ex. Elev.	Pr. Elev.	Lowest
A	91.57	97.14	91.57
B	91.28	96.07	91.28
C	91.09	96.07	91.09
D	91.00	96.57	91.00
E	91.50	96.00	91.50
F	94.22	97.30	94.22
G	94.22	97.69	94.22
H	95.37	97.95	95.37
I	95.44	98.15	95.44
J	95.50	98.35	95.50
K	95.55	98.51	95.55
L	95.97	97.74	95.97
M	94.76	97.74	94.76
N	94.39	97.74	94.39
Average	94.99	97.47	94.99
First Floor Elevation	97.07		
First Floor to Bridge	34.67'		
Building Height	37.55		

* TAKEN FROM ARCHITECTURAL PLANS PREPARED BY BOONAR ARCHITECTURAL STUDIO AND DATED 02-21-2020.

REV	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD COMMENTS	05/26/20
1	REVISED PER ZONING BOARD COMMENTS	01/29/20

CHECKED BY: SPB
DRAFTED BY: JAF

PETRY
ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER, LIC. NO. 36860
DATE: 05/26/2020
Shawn P. Delaney

SHAUN P. DELANEY-PE,PP
NJ PROFESSIONAL ENGINEER, LIC. NO. 57197
DATE: 10/06/2004

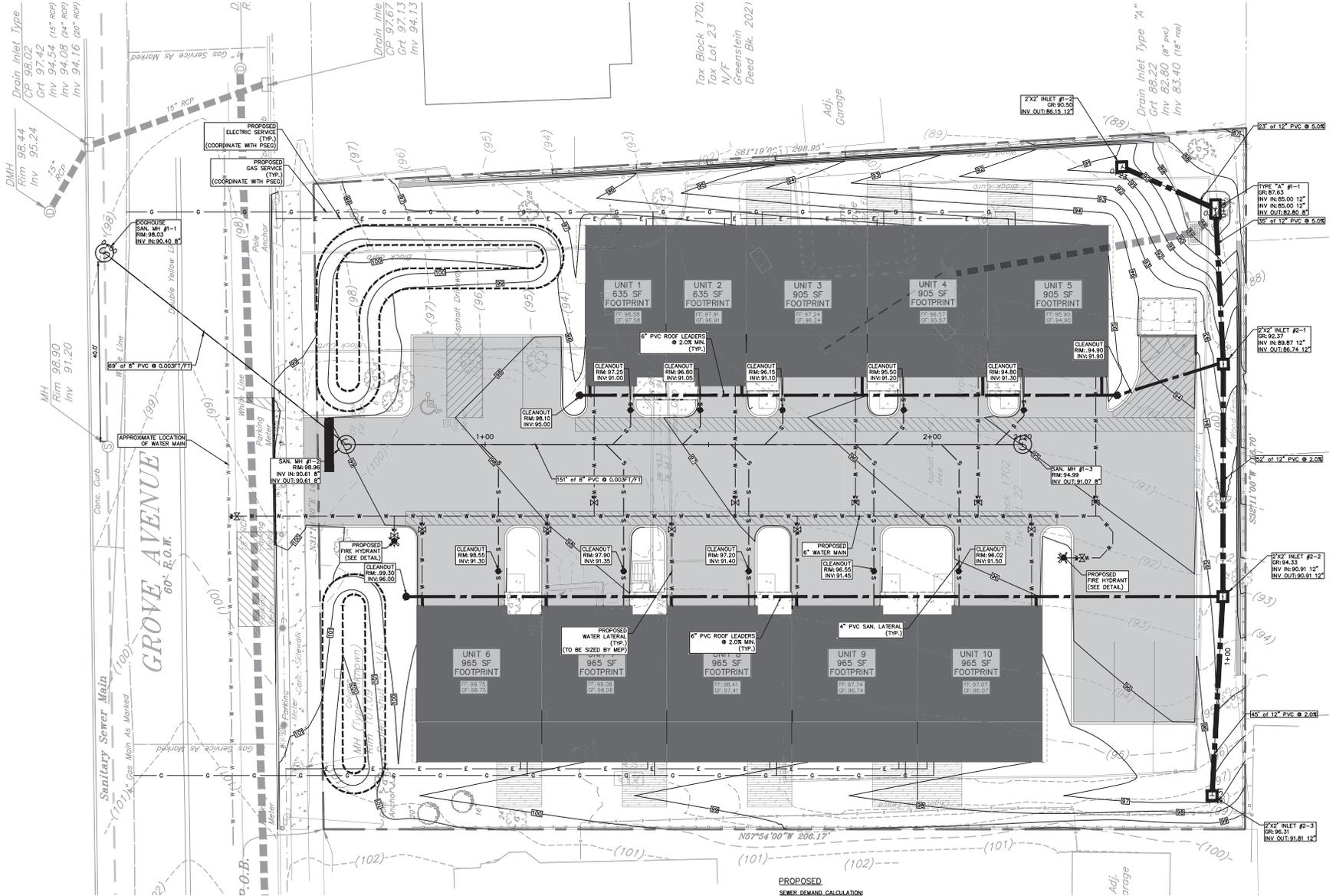
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PREPARED FOR:
ABBASI CONSTRUCTION, LLC
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

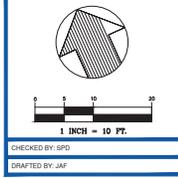
TITLE:
AVERAGE GRADE KEY MAP

PROJECT # **25-250** SHEET: **SP-4.3**

REFERENCES:
1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY MAP FOR 21-25 GROVE AVENUE, BLOCK 1702, LOT 22, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY" PREPARED BY AZZOLINA & FEURY ENGINEERING INC. AND SIGNED BY JOHN A. LUZZI, P.L.S. DATED 08/05/2005.



REV	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD COMMENTS	03/26/24
1	REVISED PER ZONING BOARD COMMENTS	01/29/24
RCV		



CHECKED BY: SPD
DRAFTED BY: JAF

PETRY
ENGINEERING, LLC

J. MICHAEL PETRY-PE, P.R.
NJ PROFESSIONAL ENGINEER LIC. NO. 36660
DATE: 01/29/24
Shaun P. Delaney

SHAUN P. DELANEY-PE, P.P.
NJ PROFESSIONAL ENGINEER LIC. NO. 57157
DATE: 10/06/2020

PREPARED FOR:
ABBASI CONSTRUCTION, LLC
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
UTILITY PLAN

PROJECT # 25-250 SHEET SP-4.4

NOTES:
1. IN ACCORDANCE WITH NJAC 7:10-12.36 (E), ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A MINIMUM DISTANCE OF AT LEAST 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN.

EXISTING
SEWER DEMAND CALCULATION:
COMMERCIAL: 5,178 SF FLOOR AREA (PER NJ PROPERTY RECORDS)
5,178 SF * 0.100 GPD/SF = 517.8 GPD

WATER DEMAND CALCULATION:
TOWNHOUSES: 5,178 SF FLOOR AREA (PER NJ PROPERTY RECORDS)
5,178 SF * 0.125 GPD/SF = 647.25 GPD

PROPOSED
SEWER DEMAND CALCULATION:
TOWNHOUSE: 11-3 BEDROOM UNITS
11 X 300 GPD = 3,300 GPD

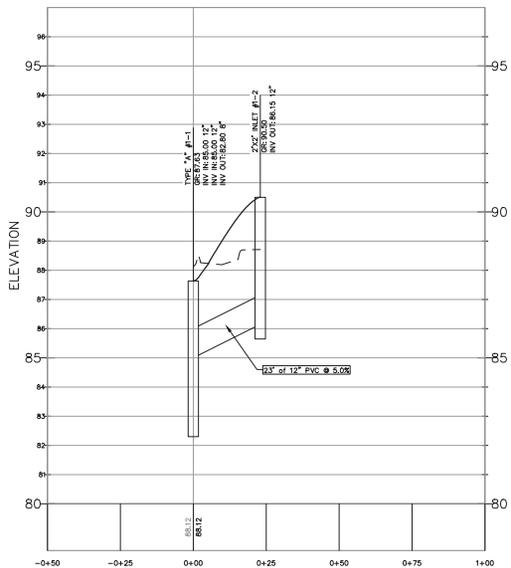
* TWA APPLICATION IS NOT REQUIRED SINCE GPD IS LESS THAN 8,000 GPD.

WATER DEMAND CALCULATION:
TOWNHOUSES: 11-3 BEDROOM UNITS
11 X 215 GPD = 2,365 GPD

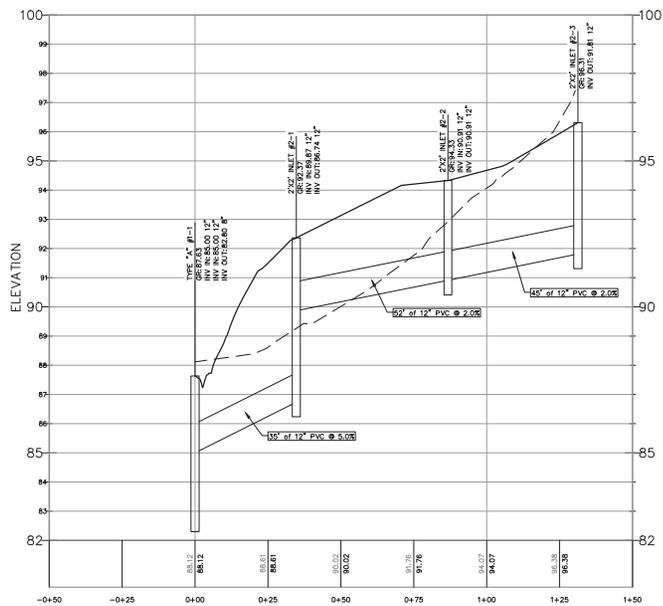
* TOWN WATER EXTENSION APPLICATION IS NOT REQUIRED SINCE THERE ARE LESS THAN 30 REALTY IMPROVEMENTS AND LESS THAN 3,000 FEET IN LENGTH.

REFERENCES:
1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY MAP FOR 21-25 GROVE AVENUE, BLOCK 1702, LOT 22, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY" PREPARED BY AZZOLINA & FEURY ENGINEERING INC. AND SIGNED BY JOHN A. LOON, P.L.S., DATED 08/05/2020.

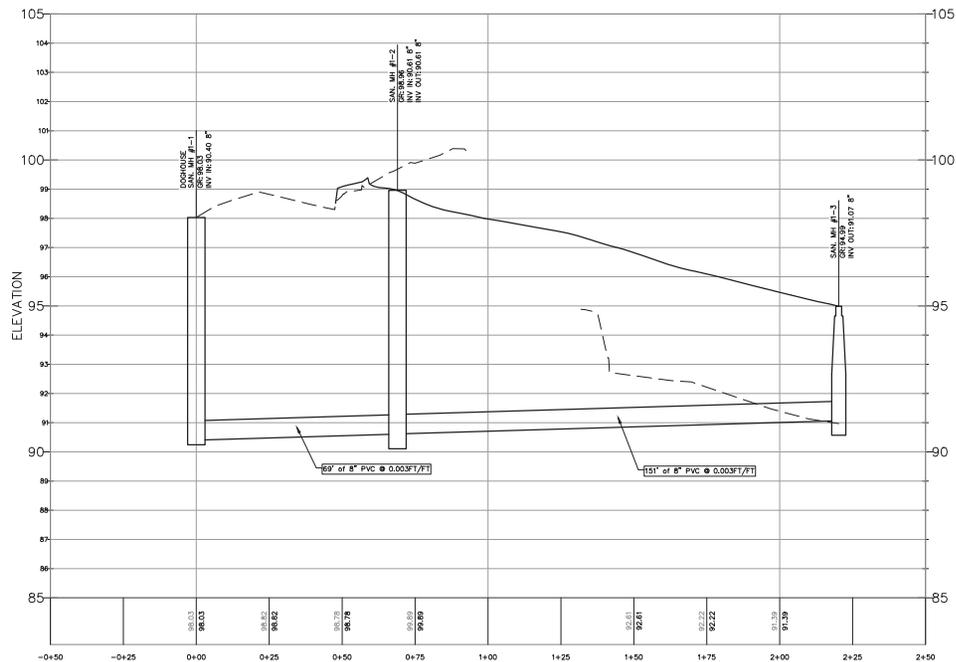
STORM SEWER NETWORK #1 PROFILE



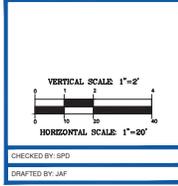
STORM SEWER NETWORK #2 PROFILE



SANITARY SEWER NETWORK #1 PROFILE



REV	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD COMMENTS	02/26/24
1	REVISED PER ZONING BOARD COMMENTS	01/29/24



PETRY ENGINEERING, LLC
 J. MICHAEL PETRY-PE,PP,RA
 NJ PROFESSIONAL ENGINEER, LIC. No. 36662
 DATE: 10/26/2024
 Shaun P. Delaney
 SHAUN P. DELANEY-PE,PP
 NJ PROFESSIONAL ENGINEER, LIC. No. 57157
 DATE: 10/26/2024
CAUTION: IF THE DRAWING DOES NOT CONTAIN A DESIGN PROFESSIONAL'S SEAL AND SIGNATURE, THE INFORMATION IS UNRELIABLE AND SHOULD NOT BE USED FOR ANY DECISIONS.

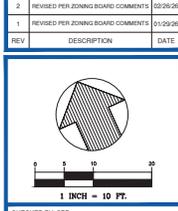
PREPARED FOR
ABBASI CONSTRUCTION, LLC
 BLOCK 1702, LOT 22
 21-25 GROVE AVENUE
 TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY

TITLE:
STORM AND SANITARY SEWER PROFILES

PROJECT #
 25-250

SHEET:
 SP-4.5

REV	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD COMMENTS	02/26/24
1	REVISED PER ZONING BOARD COMMENTS	01/29/24
RCV		



CHECKED BY: SPB
DRAFTED BY: JAF

J. MICHAEL PETRY-PE, P.P.R.
NJ PROFESSIONAL ENGINEER, LIC. NO. 36662
DATE: 01/29/24
Shawn P. Delaney

SHAUN P. DELANEY-PE, P.P.
NJ PROFESSIONAL ENGINEER, LIC. NO. 57157
DATE: 10/26/2024

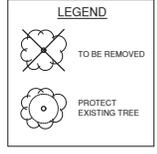
CAUTION: IF THE PROPERTY DOES NOT CONTAIN A MAJOR WATERWAY, THE USE OF ANY REMEDIATION OR RESTORATION MEASURES SHALL BE AT THE DISCRETION OF THE ENGINEER.

PREPARED FOR:
ABBASI CONSTRUCTION, LLC
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

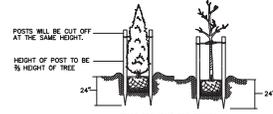
TITLE:
LANDSCAPE PLAN

PROJECT #
25-250

SHEET:
SP-5

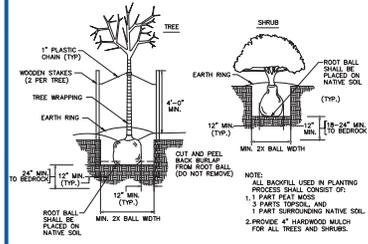


FENCING FOR TREE PROJECTION DETAIL
SCALE - N.T.S.

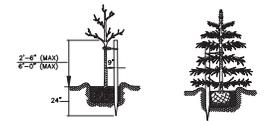


TREES REQUIRING TWO STAGES
DECIDUOUS TREES OVER 4" TO 12" CALIPER, INCLUDING ALL SAUX, REGARDLESS OF HEIGHT, CALIPER, BARE ROOT OR BALLED AND WRAPPED; CONE TYPE (PYRAMIDAL) TREES 9" TO 7" HIGH AND COLUMNAR EVERGREEN TREES 7" TO 9" HIGH, INCLUSIVE.

HEDGE PLANTING DETAIL
SCALE - N.T.S.

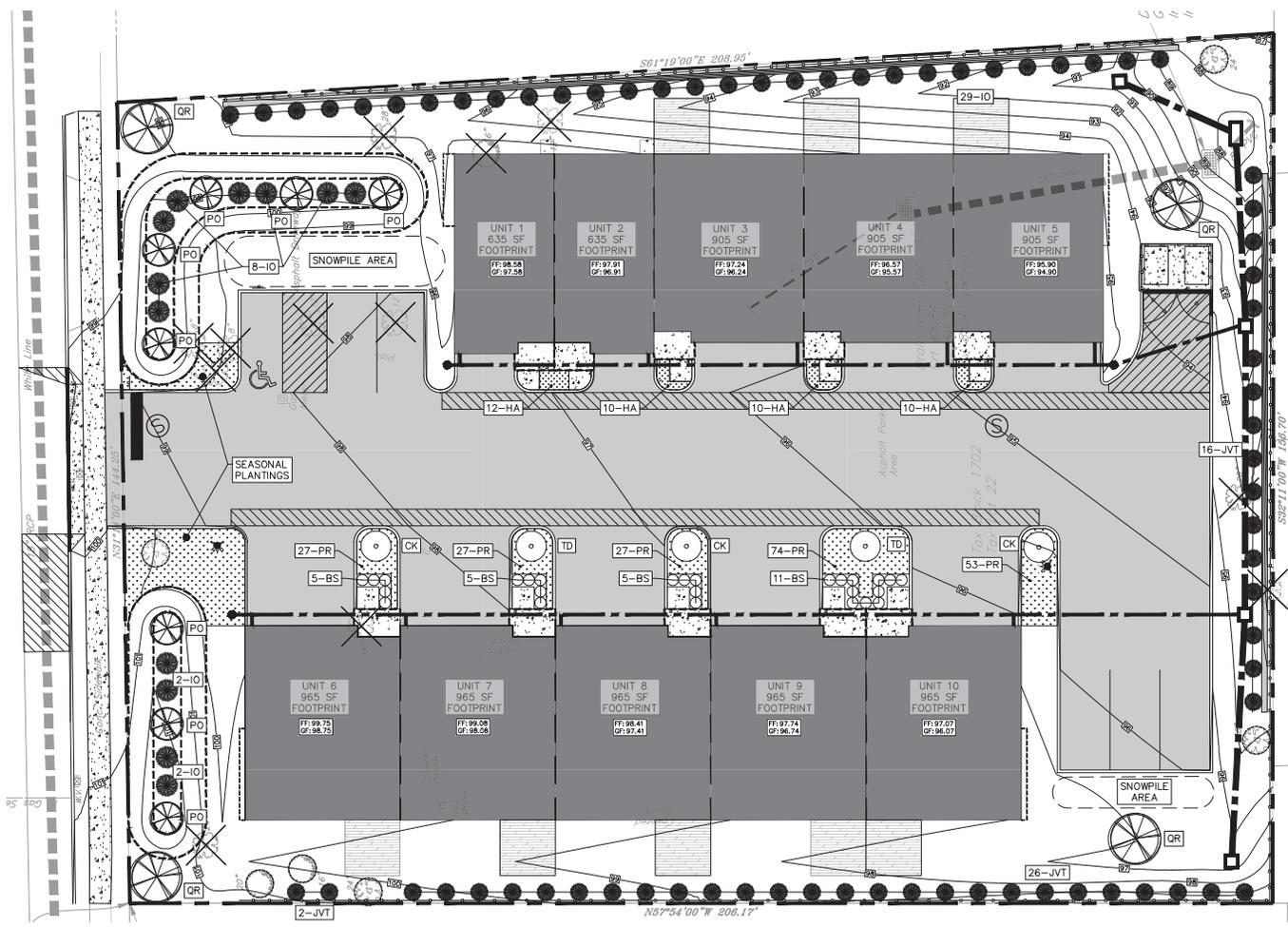


PLANTING DETAIL
SCALE - N.T.S.



STAKING DETAIL
SCALE - N.T.S.

REFERENCES:
1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY MAP FOR 21-25 GROVE AVENUE, BLOCK 1702, LOT 22, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY" PREPARED BY AZZOLINA & FEURY ENGINEERING INC. AND SIGNED BY JOHN A. LOON, P.L.S. DATED 08/05/2025.



PLANTING NOTES:
ALL PLANTS TO BE NURSERY GROWN AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM PLANTING.
ALL PLANTS AND CONCRETE SHRUB BEDS TO RECEIVE 3" LAYER OF SHREDDED HARDWOOD MULCH.
SEE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR TEMPORARY AND PERMANENT SEEDING FOR SITE STABILIZATION.
TOPSOIL AND SEED ALL AREAS DETERMINED AS A RESULT OF ANY AND ALL ACTIVITIES RELATED TO CONSTRUCTION TO INCLUDE ANY IMPACTED AREAS NOT SHOWN ON PLANS. CONTRACTOR TO FIELD VERIFY AREAS OF SEED.
TOPSOIL SHALL BE SANDY LOAM; FREE FROM STONES, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; 4% ORGANIC MATTER; pH 5.0 TO 6.5.
PLANTS SHALL BE SANDY LOAM; FREE FROM STONES, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; 4% ORGANIC MATTER; pH 5.0 TO 6.5.
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.
ALL CONIFEROUS TREES SHALL HAVE A MINIMUM HEIGHT OF 8.0 FEET MEASURED ABOVE THE TOP OF THE ROOT BALL AT THE TIME OF PLANTING.
NEW PLANTING ARE TO BE ADAPTED 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 STRIPPING.

NOTES:
1. REASONABLE MEASURES SHALL BE TAKEN TO PROTECT MATURE TREES SLATED TO REMAIN ALONG ALL LIMITS OF DISTURBANCE THROUGHOUT CONSTRUCTION.
2. ALL LANDSCAPING SHOWN ON THE LANDSCAPING PLAN SHALL BE MAINTAINED AND DEAD OR DYING TREES SHALL BE REPLACED.
3. THE LANDSCAPE PLAN SHALL INCORPORATE CHANGES OR CLARIFICATIONS, IF ANY, AS RECOMMENDED BY A CERTIFIED LANDSCAPE ARCHITECT.
4. 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.
5. ALL EXISTING TREES ON SITE ARE IN GENERALLY GOOD CONDITION. MITIGATION SHALL BE DETERMINED BY THE TOWNSHIP FORESTER.

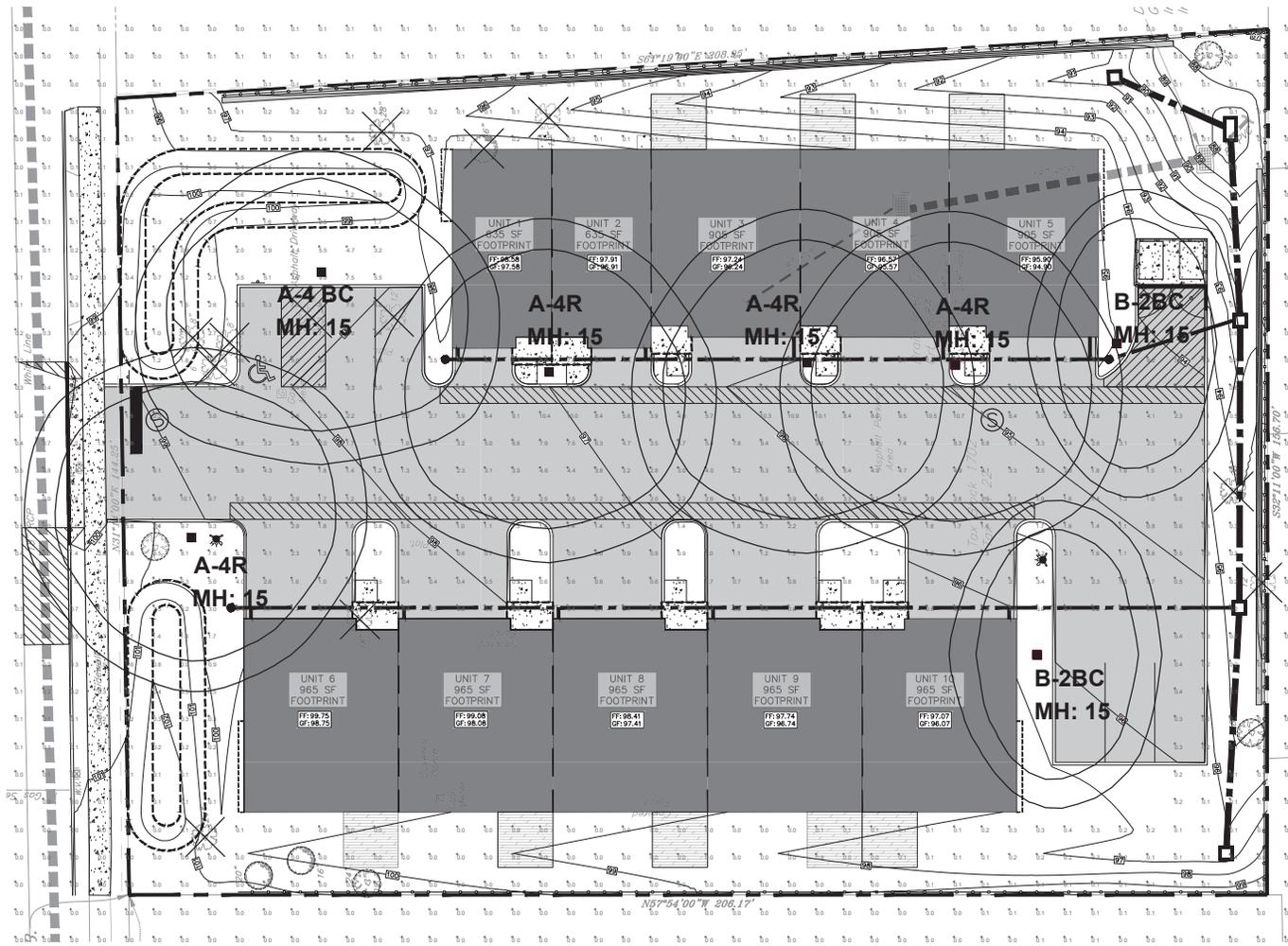
TREE REMOVAL CHART

# TREES REMOVED	DIAMETER	EQUIVALENT NUMBER OF TREES
8 TREES	6" - 15"	1 REPLACEMENT TREE
1 TREES	16" - 23"	2 REPLACEMENT TREES
3 TREES	24" AND GREATER	4 REPLACEMENT TREES

TOTAL = (8 TREES x 1) + (1 TREE x 2) + (3 TREES x 4) = 22 REPLACEMENT TREES REQUIRED

TREE PLANTING SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	TREE TYPE	SIZE/TYPE AT PLANTING	SPACING	QUANTITY
QR	QUERCUS RUBRA	NORTHERN RED OAK	DECIDUOUS	2.5"-3" CAL. B&B	30' C.C.	4
TD	TAXODIUM DISTICHUM	BALD CYPRESS	DECIDUOUS	2.5"-3" CAL. B&B	20' C.C.	2
CK	CORNUS KOUSA	CHINESE/KOREAN DOGWOOD	DECIDUOUS	2.5"-3" CAL. B&B	20' C.C.	3
IO	ILEX OPACA	AMERICAN HOLLY	EVERGREEN	6"-8" HT.	5' C.C.	41
JVT	JUNIPERUS VIRGINIANA TAYLOR	EASTERN RED CEDAR	EVERGREEN	6"-8" HT.	6' C.C.	44
PJO	PISEA ORIENTALIS	SKYLANDS	EVERGREEN	6"-8" HT.	17' C.C.	8
BS	BIUNUS SEMPERVIRENS	COMMON BOXWOOD	SHRUB	2" HT.	2' C.C.	26
PR	POLEMONIUM REPTANS	JACOBS LADDER	GROUND COVER	1 QT.	15" C.C.	208
HA	HUECHERA AMERICANA	CORAL BELLS	GROUND COVER	1 QT.	15" C.C.	42
			EVERGREEN			9
			EVERGREEN			93
			SHRUB			26
			GROUND COVER			250



LIGHTING NOTES:

1. THE PROPOSED LIGHTING SHALL BE SET ON A DUSK TO DAWN TIMER.
2. ALL PROPOSED LIGHT FIXTURES SHALL BE PROGRAMMABLE TO ALLOW FOR ADJUSTMENT ONCE INSTALLED.
3. ALL PROPOSED FIXTURES AND THEIR RESPECTIVE POLES SHALL BE BLACK (UNLESS OTHERWISE SPECIFIED BY THE OWNER/ARCHITECT).
4. ANY DEVIATION FROM THE SPECIFIED LIGHTING FIXTURES SHALL BE SUBMITTED IN WRITING TO PETRY ENGINEERING LLC ALONG WITH THE ACCOMPANYING POINT BY POINT ANALYSIS AND MAY ALSO BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWNSHIP PLANNING BOARD OR THEIR DESIGNEE.
5. ALL LIGHTS MUST HAVE BACKSHIELDS AND HOUSE SIDE SHIELDS PROVIDED.
6. THE TOWNSHIP RESERVES THE RIGHT TO REQUIRE MODIFICATION AND CHANGES IN THE PROPOSED LIGHTING FOR A SIX (6) MONTH ASSESSMENT PERIOD AFTER CONSTRUCTION OF THE PROJECT IS COMPLETED AND A CERTIFICATE OF OCCUPANCY IS ISSUED SO THAT THE TOWNSHIP OFFICIALS HAVE THE OPPORTUNITY TO DETERMINE WHAT, IF ANY, CHANGES ARE NECESSARY TO LIGHTING IMPROVEMENTS. APPLICANTS SHALL COMPLY.

LUMINAIRE SCHEDULE - "REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS"

Symbol	Qty	Arrangement	Fixture Type	Description	Manufacturer	Catalog Number	CCT	LLF	Total Watts	Delivered Lumens	Mounting Height	Fixtures
■	1	Single	A-4 BC	18 IN WIDE POST TOP, TYPE 4 DISTRIBUTION, NOM 16,800 LUMENS, FLAT SOFT VUE MODERATE DIFFUSED ACRYLIC LENS AND BACK LIGHT SHIELD, LUF ADJUSTED FOR 3000K CCT	Stemwing Lighting	PT-AK-US660-FTTTR-44L-3D	3000K	0.846	97.9	9791	15	US660-84L-40-T4-K0L-005-011-BL-0CIES
■	4	Single	A-4R	18 IN WIDE POST TOP, TYPE 4 DISTRIBUTION, NOM 16,800 LUMENS, FLAT SOFT VUE MODERATE DIFFUSED ACRYLIC LENS, LUF ADJUSTED FOR 3000K CCT	Stemwing Lighting	PT-AK-US660-FTTTR-44L-3D	3000K, 60 CR	0.846	97.9	9792	15	US660-84L-40-T4-K0L-005-012-BL-0CIES
■	2	Single	B-2BC	18 IN WIDE POST TOP, TYPE 2 DISTRIBUTION, NOM 2000 LUMENS, FLAT SOFT VUE MODERATE DIFFUSED ACRYLIC LENS, BACK LIGHT CONTROL, LUF ADJUSTED FOR 3000K CCT	Stemwing Lighting	PT-AK-US660-FTTTR-44L-3D	3000K, 60 CR	0.833	48.9	3837	15	US660-84L-40-T2-K0L-005-013-BL-0CIES

CALCULATION SUMMARY

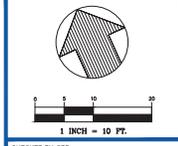
Label	CalcType	Units	Req	Max	Min	AngleIn	MaxMin	FDiscLr	FDiscCh
CALC POINTS TO ZERO	Balances	Fc	0.0	0.0	0.0	N/A	N/A	10	10
PROPERTY LINE	Balances	Fc	0.1	0.3	0.0	N/A	N/A	10	N/A
SITE, Ground	Balances	Fc	0.2	0.0	0.0	N/A	N/A	5	5
PARKING AND DRIVE LANS	Balances	Fc	3.4	0.0	0.0	0.0	27.3		

REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY MAP FOR 21-25 GROVE AVENUE, BLOCK 1702, LOT 22, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY" PREPARED BY AZOLINA & FEURY ENGINEERING INC. AND SIGNED BY JOHN A. LOPEL, P.L.S., DATED 08/05/2020.



REV	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD COMMENTS	05/26/24
1	REVISED PER ZONING BOARD COMMENTS	01/29/24



CHECKED BY: SPD
DRAFTED BY: JAF



J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER, LIC. NO. 34660
DATE: 05/26/2024
Shaun P. Delaney

SHAUN P. DELANEY-PE,PP
NJ PROFESSIONAL ENGINEER, LIC. NO. 57157
DATE: 10/05/2020

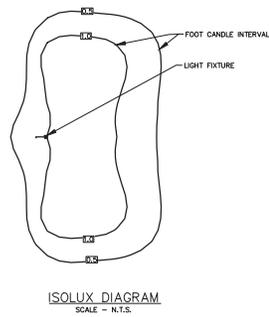
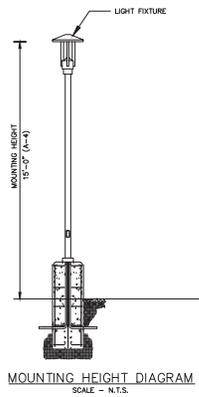
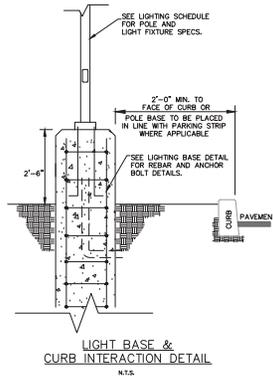
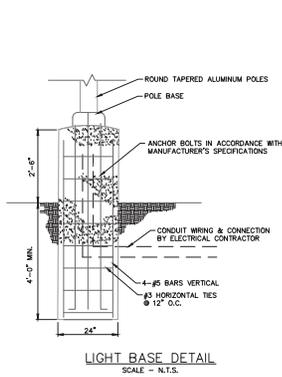
CAUTION: IF THE DRAWING DOES NOT CONTAIN A PHOTO METERED SIGNATURE, IT IS NOT AN APPROVED OR REGISTERED PROFESSIONAL ENGINEER'S SEAL.

PREPARED FOR
ABBASI CONSTRUCTION, LLC
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
LIGHTING PLAN

PROJECT #
25-250

SHEET:
SP-6.1



Specification Sheet Usonia
US660 Medium

Project name _____ City _____
Type Casting / Part Number

Certifications **Description**

Mounting Configuration **Features**

Optional Control

Optional Fixture

Optional Hangheight

Optional House Side Shield

Optional Fixed Dimming Resistor Board

Usonia US660 Medium

The US660 Usonia Luminaire illuminates pedestrian walkways and smaller buildings with traditional architecture. Its open-body design and clean lines, inspired by classic architectural principles, deliver local, timeless illumination.

8PA, 1.08 (31) | WEIGHT: 28 LBS

Mounting Configuration

Optional Control

Optional Fixture

Optional Hangheight

Optional House Side Shield

Optional Fixed Dimming Resistor Board

Sternberg 381 Lawrence Ave. Edison, NJ 07020 | 734-388-3300 | contact@sternberglighting.com
www.sternberglighting.com www.products.usp

1 / 1

FIXTURE "A-4"
SCALE - N.T.S.



REV	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD COMMENTS	02/26/24
1	REVISED PER ZONING BOARD COMMENTS	01/29/24

CHECKED BY: SPJ
DRAFTED BY: JAF



J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER, LIC. No. 36660
DATE: 11/16/2016
Shawn P. Delaney
SHAUN P. DELANEY-PE,PP
NJ PROFESSIONAL ENGINEER, LIC. No. 57157
DATE: 10/06/2006

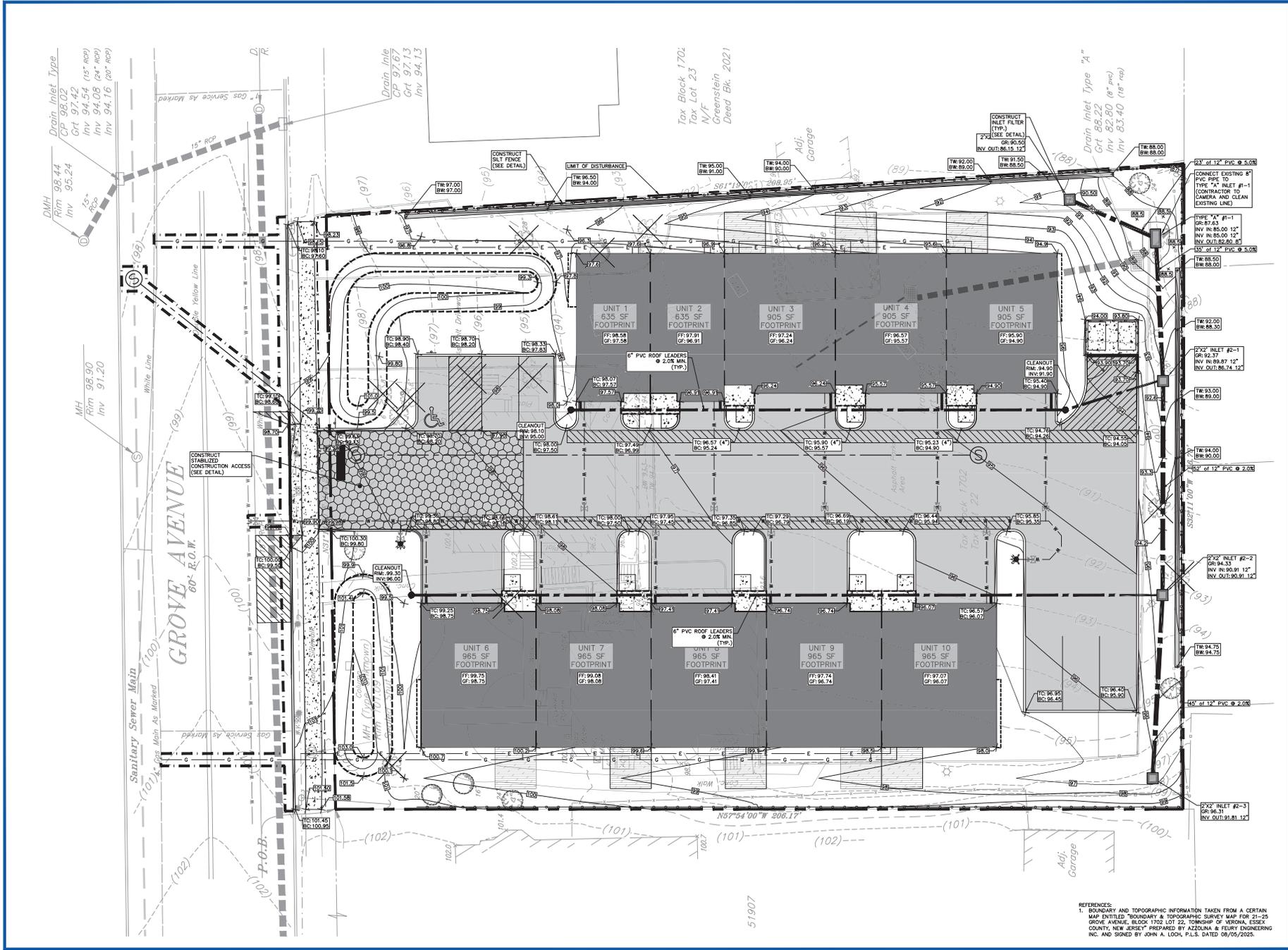
PREPARED FOR
**ABBASI
CONSTRUCTION, LLC**
BLOCK 1702, LOT 23
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
LIGHTING DETAILS

PROJECT #
25-250

SHEET:
SP-6.2

CAUTION: IF THE DRAWING DOES NOT CONTAIN A NOTICE TO THE CONTRARY, THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE INFORMATION CONTAINED HEREIN.

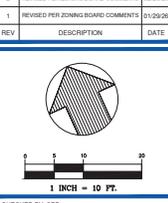


51907

REFERENCES:
 1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY MAP FOR 21-25 GROVE AVENUE, BLOCK 1702 LOT 22, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY" PREPARED BY AZZOLINA & FEURY ENGINEERING INC. AND SIGNED BY JOHN A. LOCH, P.L.S., DATED 08/05/2025.



REV	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD COMMENTS	03/26/26
1	REVISED PER ZONING BOARD COMMENTS	01/29/26



CHECKED BY: SPB
 DRAFTED BY: JAF



J. MICHAEL PETRY-PE,PP,RA
 NJ PROFESSIONAL ENGINEER, LIC. NO. 36662
Shaun P. Delaney

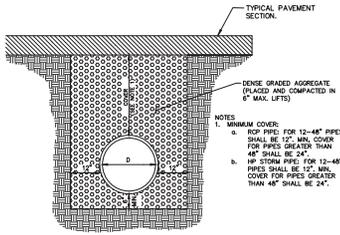
SHAUN P. DELANEY-PE,PP
 NJ PROFESSIONAL ENGINEER, LIC. NO. 51757
 DATE: 10/06/2025

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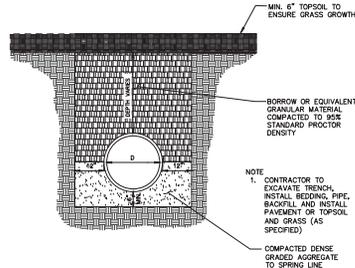
PREPARED FOR:
ABBASI CONSTRUCTION, LLC
 21-25 GROVE AVENUE
 TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY

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

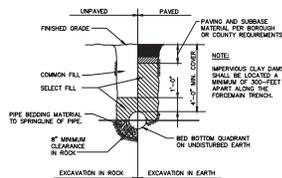
PROJECT # 25-250 SHEET SP-7.1



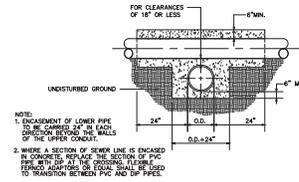
STORM SEWER TRENCH DETAIL (PAVED AREAS)
SCALE - N.T.S.



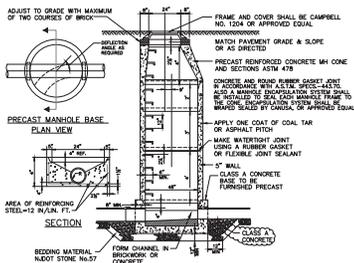
STORM SEWER TRENCH DETAIL (NON-PAVED AREAS)
SCALE - N.T.S.



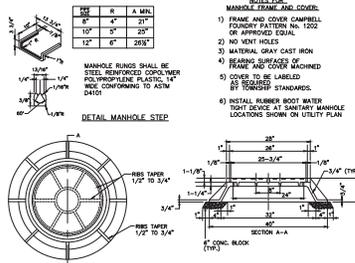
TYPICAL TRENCH DETAIL FOR UTILITIES
SCALE - N.T.S.



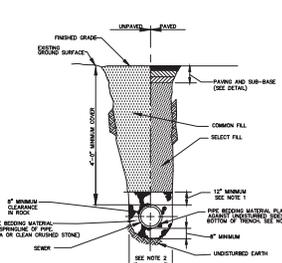
UTILITY CROSSING
SCALE - N.T.S.



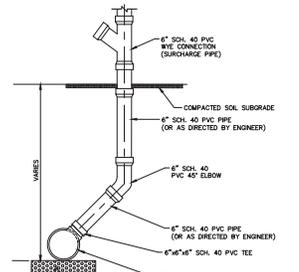
48" PRECAST CONCRETE MANHOLE
SCALE - N.T.S.



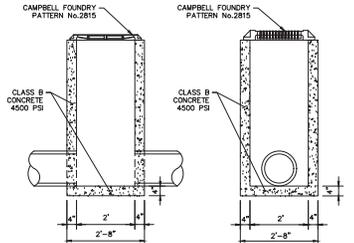
STANDARD MANHOLE FRAME & COVER DETAIL
SCALE - N.T.S.



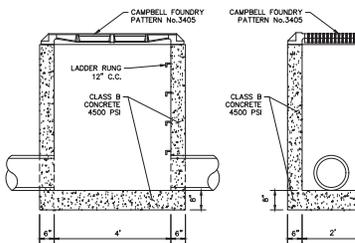
TYPICAL TRENCH DETAIL FOR PVC SDR-35 SEWER PIPE
SCALE - N.T.S.



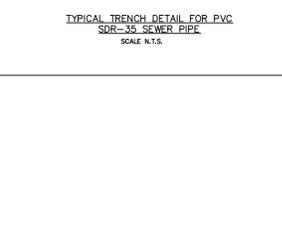
ROOF LEADER DRAIN
SCALE - N.T.S.



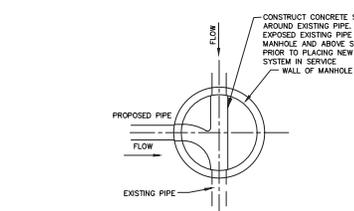
2' x 2' INLET
SCALE - N.T.S.



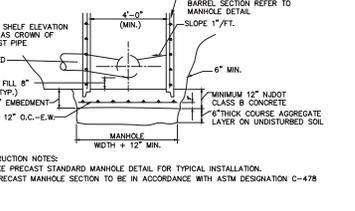
TYPE "A" INLET
SCALE - N.T.S.



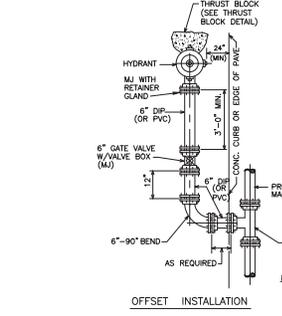
CLEANOUT
SCALE - N.T.S.



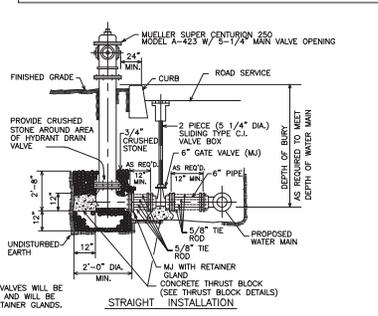
DOGHOUSE STRUCTURE (IF REQUIRED)
SCALE - N.T.S.



CONSTRUCTION NOTES:
1. SEE PRECAST STANDARD MANHOLE DETAIL FOR TYPICAL INSTALLATION.
2. PRECAST MANHOLE SECTION TO BE IN ACCORDANCE WITH ASTM DESIGNATION C-478



OFFSET INSTALLATION



STRAIGHT INSTALLATION

TYPICAL HYDRANT DETAILS
N.T.S.



REV	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD COMMENTS	05/26/20
1	REVISED PER ZONING BOARD COMMENTS	01/26/20

CHKD BY	DATE

CHECKED BY: SPJ
DRAFTED BY: JAF



J. MICHAEL PETRY-PE, P.P.R.A.
NJ PROFESSIONAL ENGINEER LIC. NO. 51757
DATE: 10/26/2004
Shaun P. Delaney

SHAUN P. DELANEY-PE, PP
NJ PROFESSIONAL ENGINEER LIC. NO. 51757
DATE: 10/26/2004

CAUTION: IF THE GRANULAR SOIL IS NOT COMPACTED TO THE PROPOSED DENSITY, IT IS TO BE REWORKED TO THE PROPOSED DENSITY.

PREPARED FOR
ABBASI CONSTRUCTION, LLC
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
CONSTRUCTION DETAILS

PROJECT #
25-250

SHEET:
SP-8.3