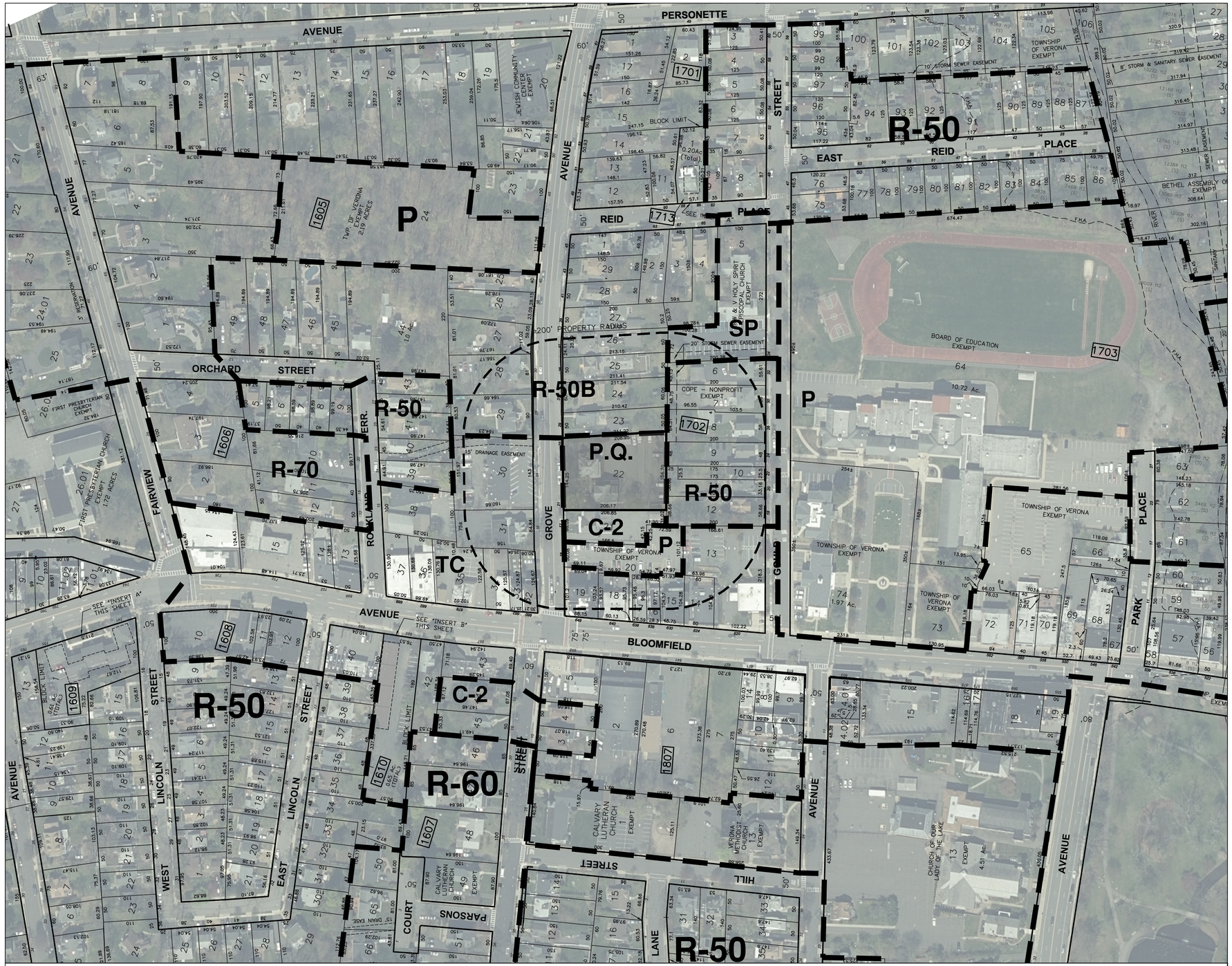

AERIAL PHOTOGRAPHY WITH TAX MAP AND ZONING INFORMATION

MAP REFERENCES:
NJGIN IMAGERY WAREHOUSE, 2020.
TOWNSHIP OF VERONA TAX MAP SHEETS 16, 17, 18
TOWNSHIP OF VERONA 2011 ZONING MAP

SCALE: 1" = 100'

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28115500
155 PASSAIC AVENUE • FAIRFIELD, NEW JERSEY • 07004
TEL: (973) 227-7004 FAX: (973) 227-7005
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE

0 50 100 200

1 INCH = 100 FT.

CHECKED BY: SPD

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PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 10/06/2025

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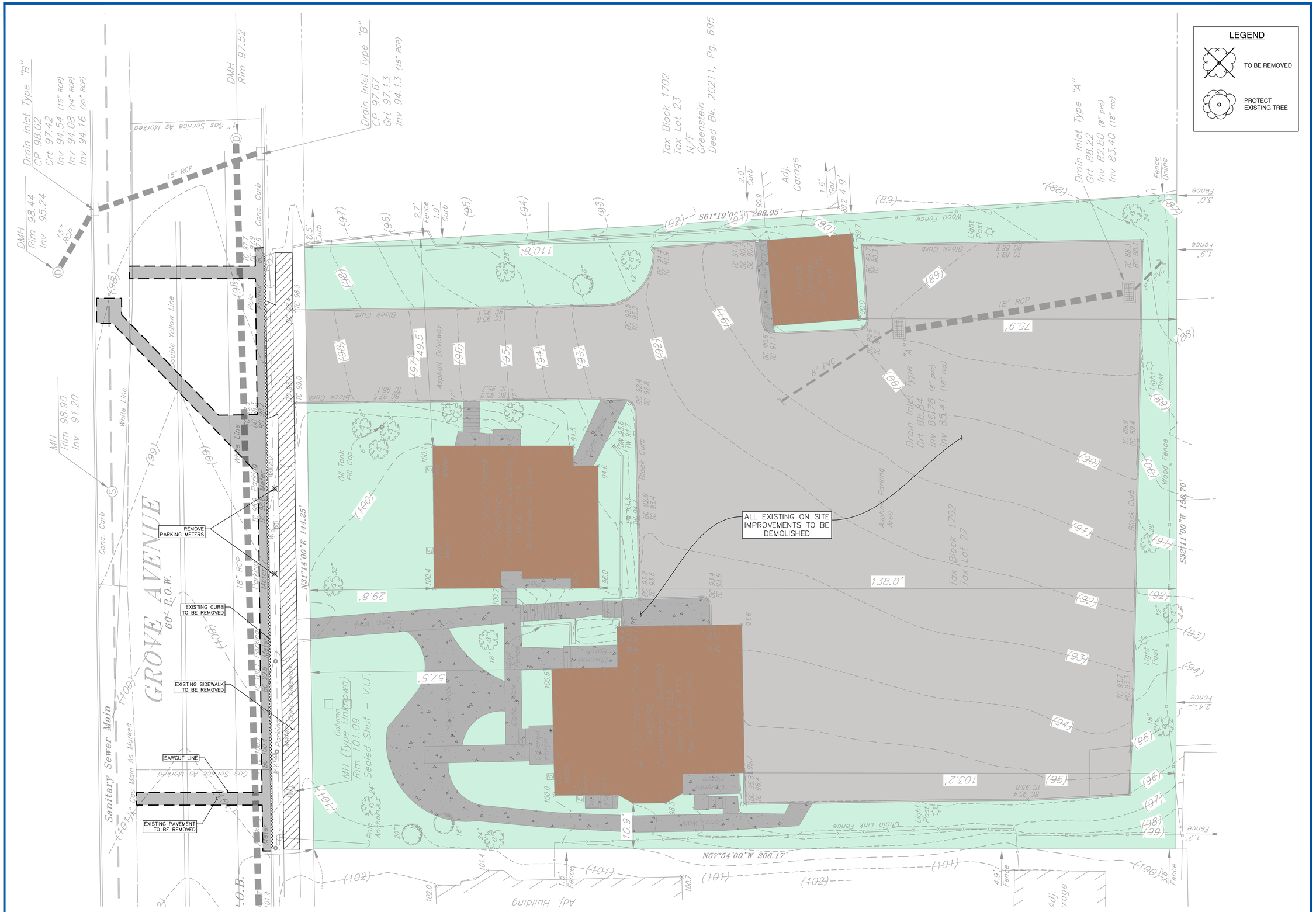
PREPARED FOR
MOHANNAD ABBASI
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
AERIAL PHOTOGRAPH WITH TAX AND ZONING INFORMATION

PROJECT #:	SHEET:
25-250	FIG.-1



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.

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28115500
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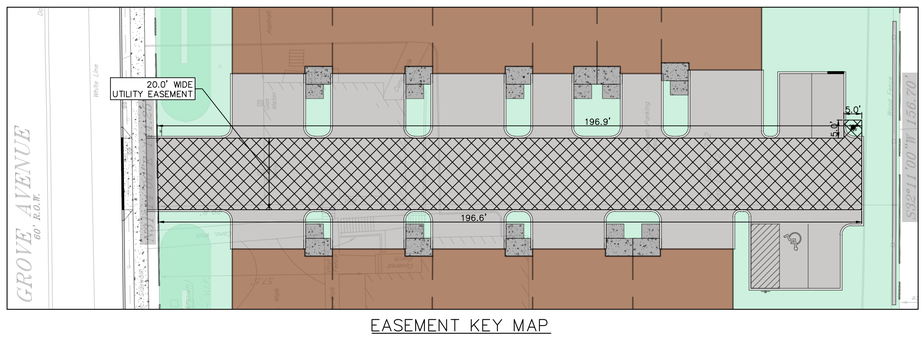
PREPARED FOR
MOHANNAD ABBASI
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
EXISTING CONDITIONS AND DEMO PLAN

PROJECT #: 25-250

SHEET: SP-2

LAYOUT PLAN
SCALE: 1" = 10'



EASEMENT KEY MAP
SCALE: 1" = 20'

SIGN LEGEND

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

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.

PETRY ENGINEERING, LLC
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J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 10/06/2025

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

TITLE:
LAYOUT PLAN

PROJECT #: 25-250

SHEET: SP-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. LOCH, P.L.S. DATED 08/05/2025.

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28115500
155 PASSAIC AVENUE • FAIR LAWN, NEW JERSEY • 07004
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J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 10/06/2025

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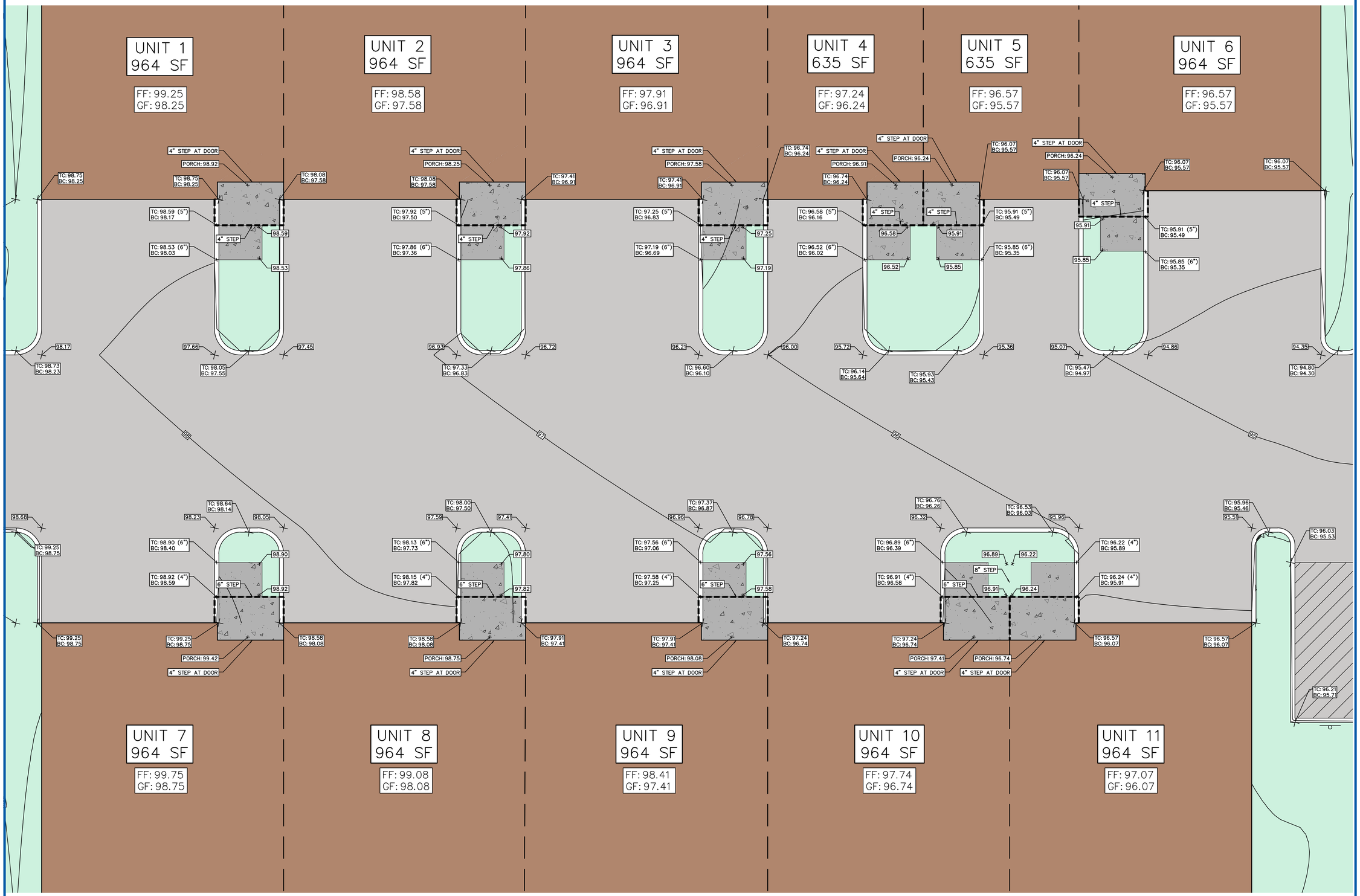
PREPARED FOR
MOHANNAD ABBASI
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
GRADING AND DRAINAGE PLAN

PROJECT #: 25-250

SHEET: SP-4.1



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.

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PETRYENGINEERING.COM

REV	DESCRIPTION	DATE

0 2.5 5 10
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PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 10/06/2025

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

TITLE:
DETAILED GRADING PLAN

PROJECT #: 25-250

SHEET: SP-4.2

Unit 1			
Point	Ex. Elev.	Pr. Elev.	Lowest
A	97.07	98.25	97.07
B	96.27	98.25	96.27
C	95.62	98.25	95.62
D	95.20	98.25	95.20
E	94.75	99.25	94.75
F	94.81	99.25	94.81
G	95.44	99.25	95.44
H	97.47	99.25	97.47
I	99.67	98.58	98.58
J	99.55	98.25	98.25
K	99.65	98.25	98.25
L	98.06	98.25	98.06
M	97.38	98.25	97.38
N	97.28	98.25	97.28
Average:	**97.02**	**98.56**	**96.75**
First Floor Elevation:		99.25	
First Floor to Ridge:		34.67*	
Building Height =		37.18	
FF to Stair Bulk Head:		37.83*	
Building Height to SBH =		40.34	

Unit 2			
Point	Ex. Elev.	Pr. Elev.	Lowest
A	95.20	98.25	95.20
B	94.43	98.01	94.43
C	93.64	97.77	93.64
D	92.96	97.58	92.96
E	92.52	98.58	92.52
F	92.43	98.58	92.43
G	92.65	98.58	92.65
H	93.29	98.58	93.29
I	93.99	97.91	93.99
J	95.88	97.58	95.88
K	97.47	99.25	97.47
L	95.44	99.25	95.44
M	94.81	99.25	94.81
N	94.75	99.25	94.75
Average:	**94.25**	**98.46**	**94.25**
First Floor Elevation:		99.25	
First Floor to Ridge:		34.67*	
Building Height =		39.67	
FF to Stair Bulk Head:		37.83*	
Building Height to SBH =		42.83	

Unit 3			
Point	Ex. Elev.	Pr. Elev.	Lowest
A	92.96	97.58	92.96
B	91.49	97.34	91.49
C	90.94	97.10	90.94
D	90.70	96.91	90.70
E	90.69	97.91	90.69
F	91.06	97.91	91.06
G	91.48	97.91	91.48
H	91.65	97.91	91.65
I	92.07	97.24	92.07
J	92.45	96.91	92.45
K	93.29	98.58	93.29
L	92.65	98.58	92.65
M	92.43	98.58	92.43
N	92.52	98.58	92.52
Average:	**91.88**	**97.79**	**91.88**
First Floor Elevation:		99.25	
First Floor to Ridge:		34.67*	
Building Height =		42.04	
FF to Stair Bulk Head:		37.83*	
Building Height to SBH =		45.20	

Unit 4			
Point	Ex. Elev.	Pr. Elev.	Lowest
A	90.70	96.91	90.70
B	90.80	96.71	90.80
C	90.80	96.53	90.80
D	90.80	97.24	90.80
E	90.57	97.24	90.57
F	90.80	97.24	90.80
G	91.07	97.24	91.07
H	91.43	96.24	96.24
I	91.65	97.91	91.65
J	91.48	97.91	91.48
K	91.06	97.91	91.06
L	90.69	97.91	90.69
Average:	**90.95**	**97.25**	**91.39**
First Floor Elevation:		99.25	
First Floor to Ridge:		34.67*	
Building Height =		42.53	
FF to Stair Bulk Head:		37.83*	
Building Height to SBH =		45.69	

Unit 5			
Point	Ex. Elev.	Pr. Elev.	Lowest
A	90.80	96.53	90.80
B	90.28	96.34	90.28
C	89.19	96.15	89.19
D	88.97	96.57	88.97
E	89.37	96.57	89.37
F	90.23	96.57	90.23
G	90.53	96.57	90.53
H	90.91	95.57	90.91
I	91.07	97.24	91.07
J	90.80	97.24	90.80
K	90.57	97.24	90.57
L	90.80	97.24	90.80
Average:	**90.29**	**96.65**	**90.29**
First Floor Elevation:		99.25	
First Floor to Ridge:		34.67*	
Building Height =		43.63	
FF to Stair Bulk Head:		37.83*	
Building Height to SBH =		46.79	

Unit 6			
Point	Ex. Elev.	Pr. Elev.	Lowest
A	89.19	96.15	89.19
B	88.92	95.94	88.92
C	88.68	95.74	88.68
D	88.50	95.57	88.50
E	88.69	95.57	88.69
F	88.97	95.57	88.97
G	89.57	95.57	89.57
H	90.01	95.57	90.01
I	90.17	95.57	90.17
J	90.32	95.90	90.32
K	90.53	96.57	90.53
L	90.23	96.57	90.23
M	89.37	96.57	89.37
N	88.97	96.57	88.97
Average:	**89.44**	**95.96**	**89.44**
First Floor Elevation:		99.25	
First Floor to Ridge:		34.67*	
Building Height =		44.48	
FF to Stair Bulk Head:		37.83*	
Building Height to SBH =		47.64	

Unit 7			
Point	Ex. Elev.	Pr. Elev.	Lowest
A	100.15	98.75	98.75
B	100.22	98.75	98.75
C	100.62	99.08	99.08
D	100.43	99.75	99.75
E	100.63	99.75	99.75
F	100.87	99.75	99.75
G	100.73	99.75	99.75
H	100.52	100.16	100.16
I	100.63	100.33	100.33
J	100.67	100.54	100.54
K	100.52	100.75	100.52
L	100.42	100.52	100.42
M	100.36	100.22	100.22
N	100.36	99.91	99.91
Average:	**100.51**	**99.86**	**99.83**
First Floor Elevation:		99.25	
First Floor to Ridge:		34.67*	
Building Height =		34.09	
FF to Stair Bulk Head:		37.83*	
Building Height to SBH =		37.25	

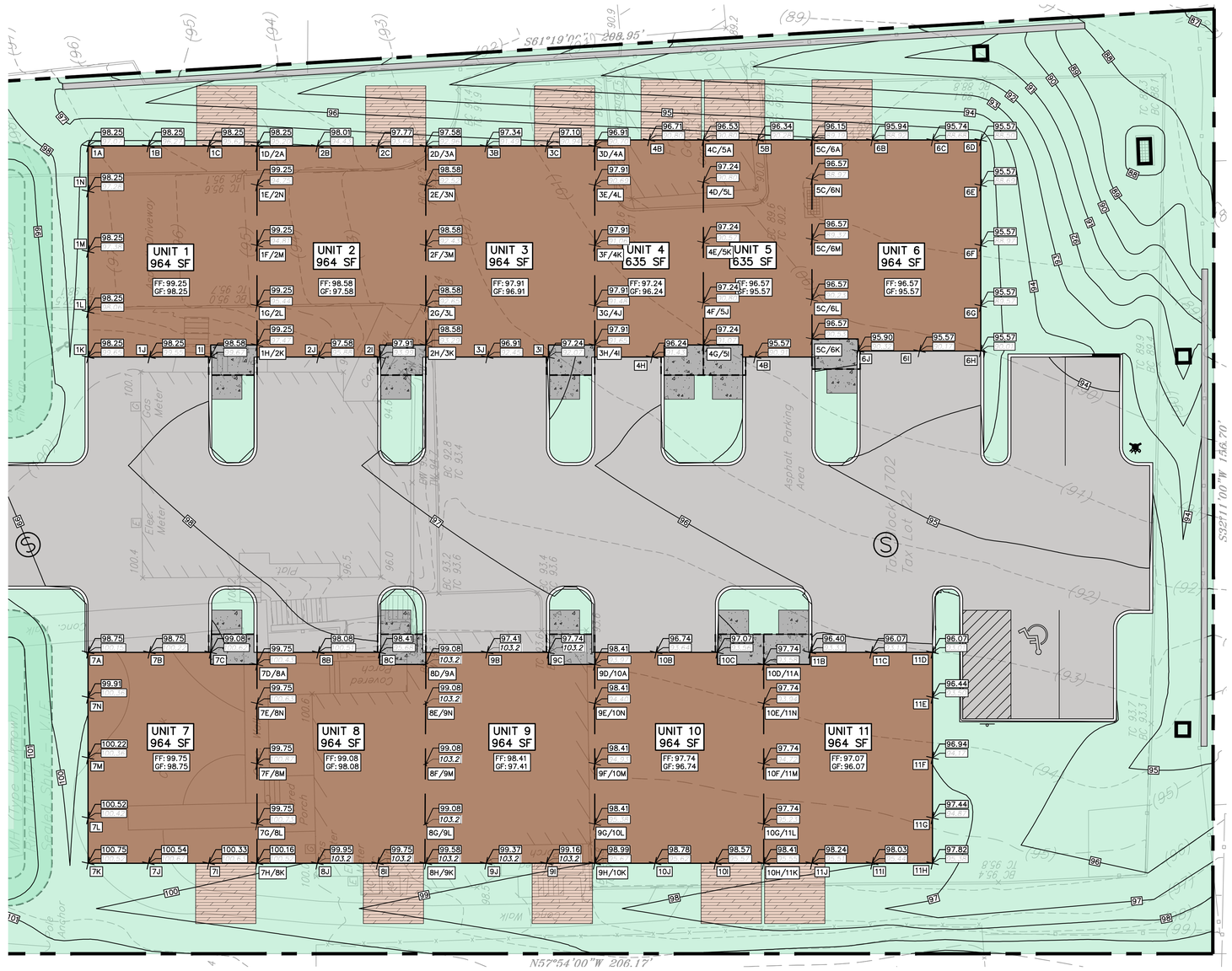
Unit 8			
Point	Ex. Elev.	Pr. Elev.	Lowest
A	100.43	99.75	99.75
B	100.51	98.08	98.08
C	95.68	98.41	95.68
D	103.20	99.08	99.08
E	103.20	99.08	99.08
F	103.20	99.08	99.08
G	103.20	99.08	99.08
H	103.20	99.58	99.58
I	103.20	99.75	99.75
J	103.20	99.95	99.95
K	100.52	100.16	100.16
L	100.73	99.75	99.75
M	100.87	99.75	99.75
N	100.63	99.75	99.75
Average:	**101.56**	**99.38**	**99.18**
First Floor Elevation:		99.25	
First Floor to Ridge:		34.67*	
Building Height =		34.74	
FF to Stair Bulk Head:		37.83*	
Building Height to SBH =		37.90	

Unit 9			
Point	Ex. Elev.	Pr. Elev.	Lowest
A	103.20	99.08	99.08
B	103.20	97.41	97.41
C	103.20	97.74	97.74
D	93.97	98.41	93.97
E	94.40	98.41	94.40
F	94.93	98.41	94.93
G	95.38	98.41	95.38
H	95.67	98.99	95.67
I	103.20	99.16	99.16
J	103.20	99.37	99.37
K	103.20	99.58	99.58
L	103.20	99.08	99.08
M	103.20	99.08	99.08
N	103.20	99.08	99.08
Average:	**100.23**	**98.73**	**97.42**
First Floor Elevation:		99.25	
First Floor to Ridge:		34.67*	
Building Height =		36.50	
FF to Stair Bulk Head:		37.83*	
Building Height to SBH =		39.66	

Unit 10			
Point	Ex. Elev.	Pr. Elev.	Lowest
A	93.97	98.41	93.97
B	93.64	96.74	93.64
C	93.56	97.07	93.56
D	93.58	97.74	93.58
E	93.94	97.74	93.94
F	94.72	97.74	94.72
G	95.23	97.74	95.23
H	95.55	98.41	95.55
I	95.57	98.57	95.57
J	95.62	98.78	95.62
K	95.67	98.99	95.67
L	95.38	98.41	95.38
M	94.93	98.41	94.93
N	94.40	98.41	94.40
Average:	**94.70**	**98.08**	**94.70**
First Floor Elevation:		99.25	
First Floor to Ridge:		34.67*	
Building Height =		39.22	
FF to Stair Bulk Head:		37.83*	
Building Height to SBH =		42.38	

Unit 11			
Point	Ex. Elev.	Pr. Elev.	Lowest
A	93.58	97.74	93.58
B	93.33	96.40	93.33
C	93.13	96.07	93.13
D	93.01	96.07	93.01
E	93.50	96.44	93.50
F	94.17	96.94	94.17
G	94.87	97.44	94.87
H	95.38	97.82	95.38
I	95.44	98.03	95.44
J	95.51	98.24	95.51
K	95.55	98.41	95.55
L	95.23	97.74	95.23
M	94.72	97.74	94.72
N	93.94	97.74	93.94
Average:	**94.38**	**97.34**	**94.38**
First Floor Elevation:		99.25	
First Floor to Ridge:		34.67*	
Building Height =		39.54	
FF to Stair Bulk Head:		37.83*	
Building Height to SBH =		42.70	

*TAKEN FROM ARCHITECTURAL PLANS PREPARED BY BODNAR ARCHITECTRUAL STUDIO AND DATED 9-29-2025.



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.

PETRY ENGINEERING, LLC
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155 PASSAIC AVENUE • FAIR LAWN, NEW JERSEY • 07004
TEL: (201) 797-7007 • FAX: (201) 797-7008
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE

0 5 10 20
1 INCH = 10 FT.

CHECKED BY: SPD

DRAFTED BY: JAF

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER L/C No. 36662

DATE: 10/06/2025

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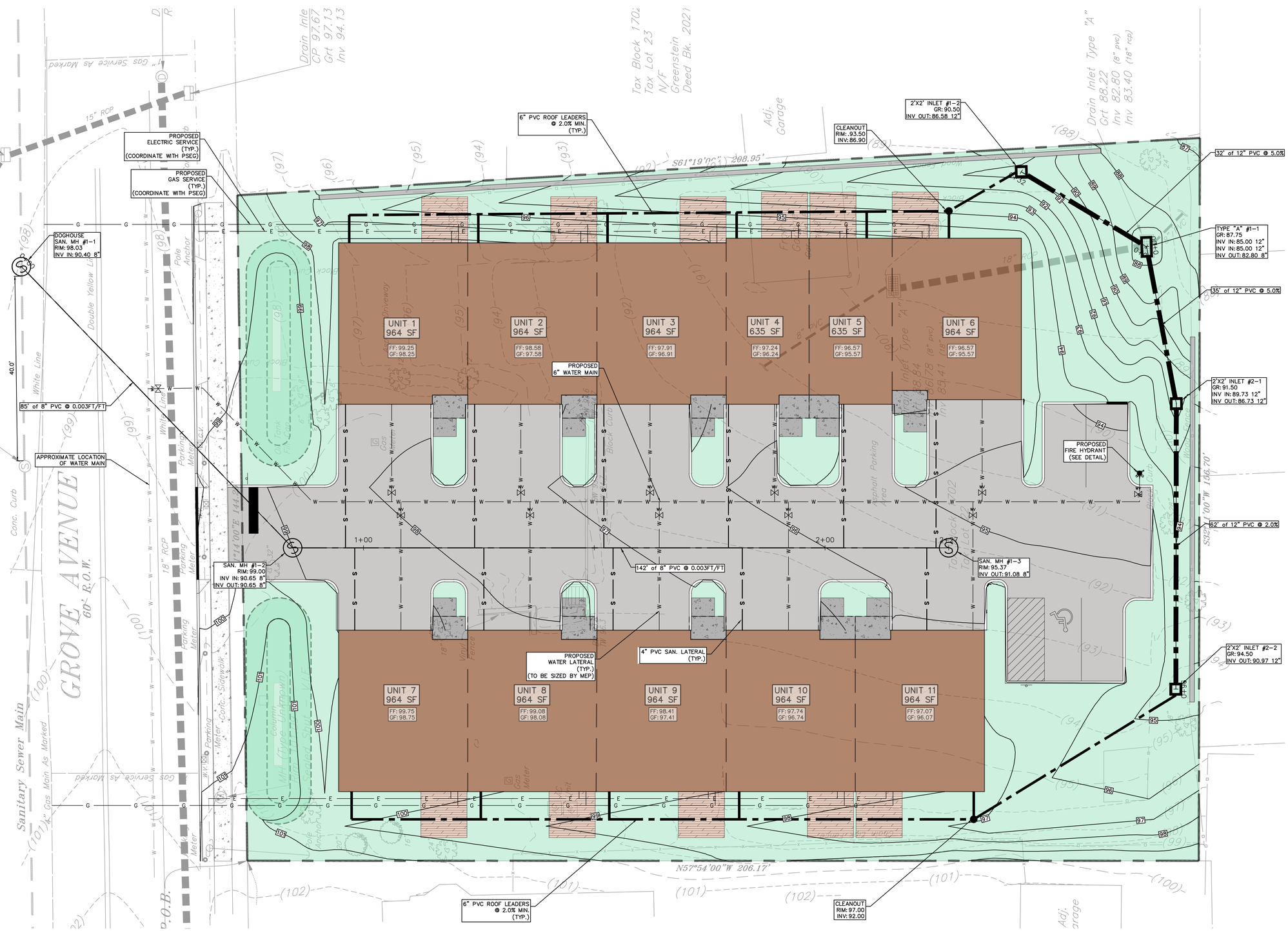
PREPARED FOR
MOHANNAD ABBASI
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
AVERAGE GRADE KEY MAP

PROJECT #: 25-250

SHEET: SP-4.3



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

* WATER MAIN 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. LOCH, P.L.S. DATED 08/05/2025.

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TEL: (973) 797-7000 • FAX: (973) 797-7005
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE

CHECKED BY: SPD

DRAFTED BY: JAF

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 10/06/2025

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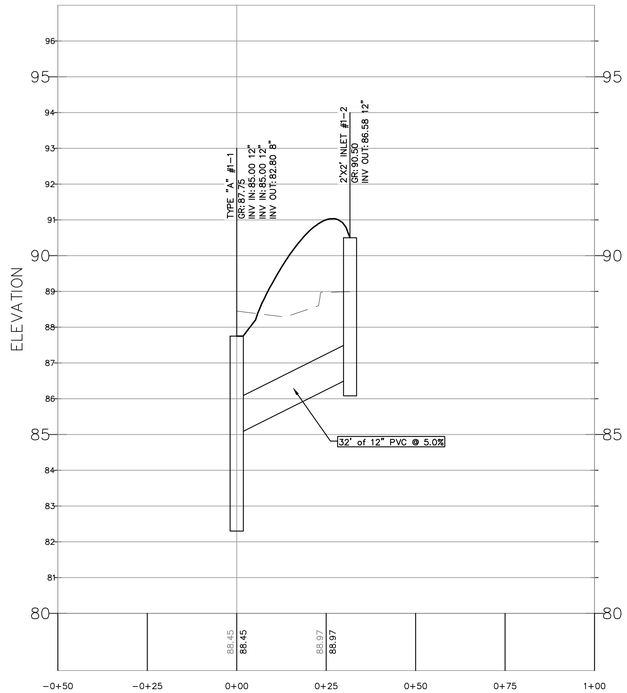
PREPARED FOR
MOHANNAD ABBASI
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
UTILITY PLAN

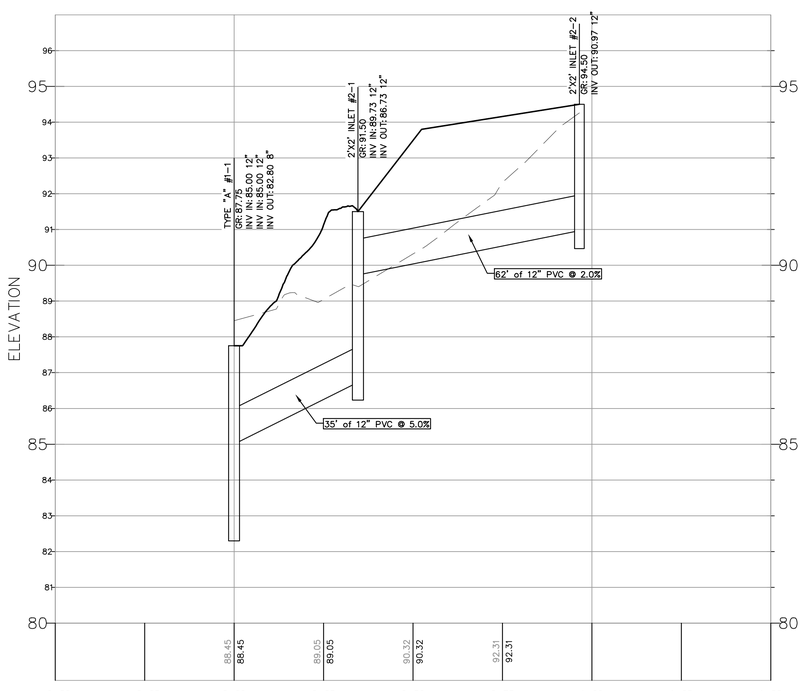
PROJECT #: 25-250

SHEET: SP-4.4

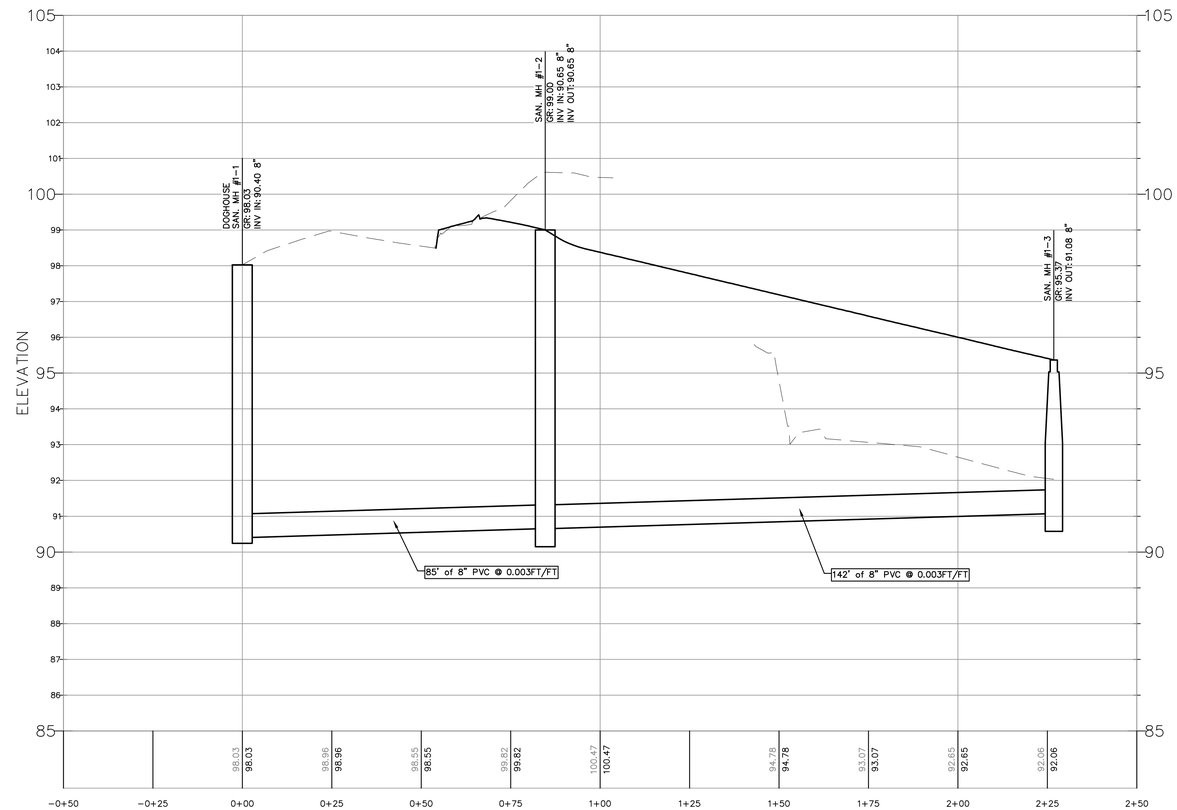
STORM SEWER NETWORK #1 PROFILE



STORM SEWER NETWORK #2 PROFILE



SANITARY SEWER NETWORK #1 PROFILE



PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28115500
155 PASSAIC AVENUE • FAIR LAWN, NEW JERSEY • 07004
TEL: (973) 794-1164 • FAX: (973) 703-9392
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE

VERTICAL SCALE: 1"=2'

HORIZONTAL SCALE: 1"=20'

CHECKED BY: SPD

DRAFTED BY: JAF

PETRY ENGINEERING, LLC

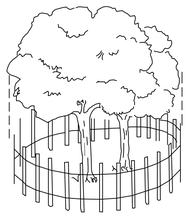
J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 10/06/2025

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.

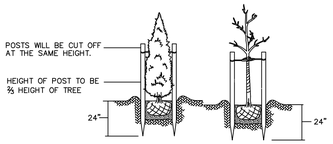
PREPARED FOR
MOHANNAD ABBASI
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
STORM AND SANITARY SEWER PROFILES

PROJECT #:	SHEET:
25-250	SP-4.5

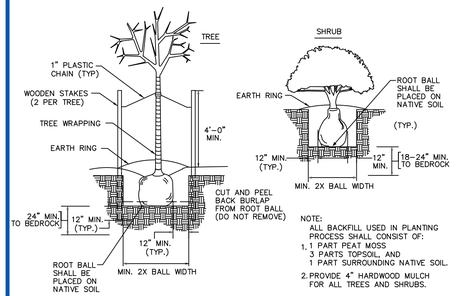


FENCING FOR
TREE PROTECTION DETAIL
SCALE – N.T.S.



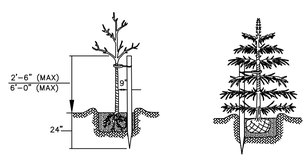
TREES REQUIRING TWO STAKES
DECIDIOUS TREES OVER 1" TO 1½" CALIPER, INCLUSIVE. ALL SALIX, REGARDLESS OF HEIGHT, CALIPER, BARE ROOT OR BALLED AND BURLAPPED. CONE TYPE (PYRAMIDAL) TREES 5' TO 7' HIGH AND COLUMNAR EVERGREEN TREES 7' TO 9' HIGH, INCLUSIVE.

HEDGE PLANTING DETAIL
SCALE – N.T.S.



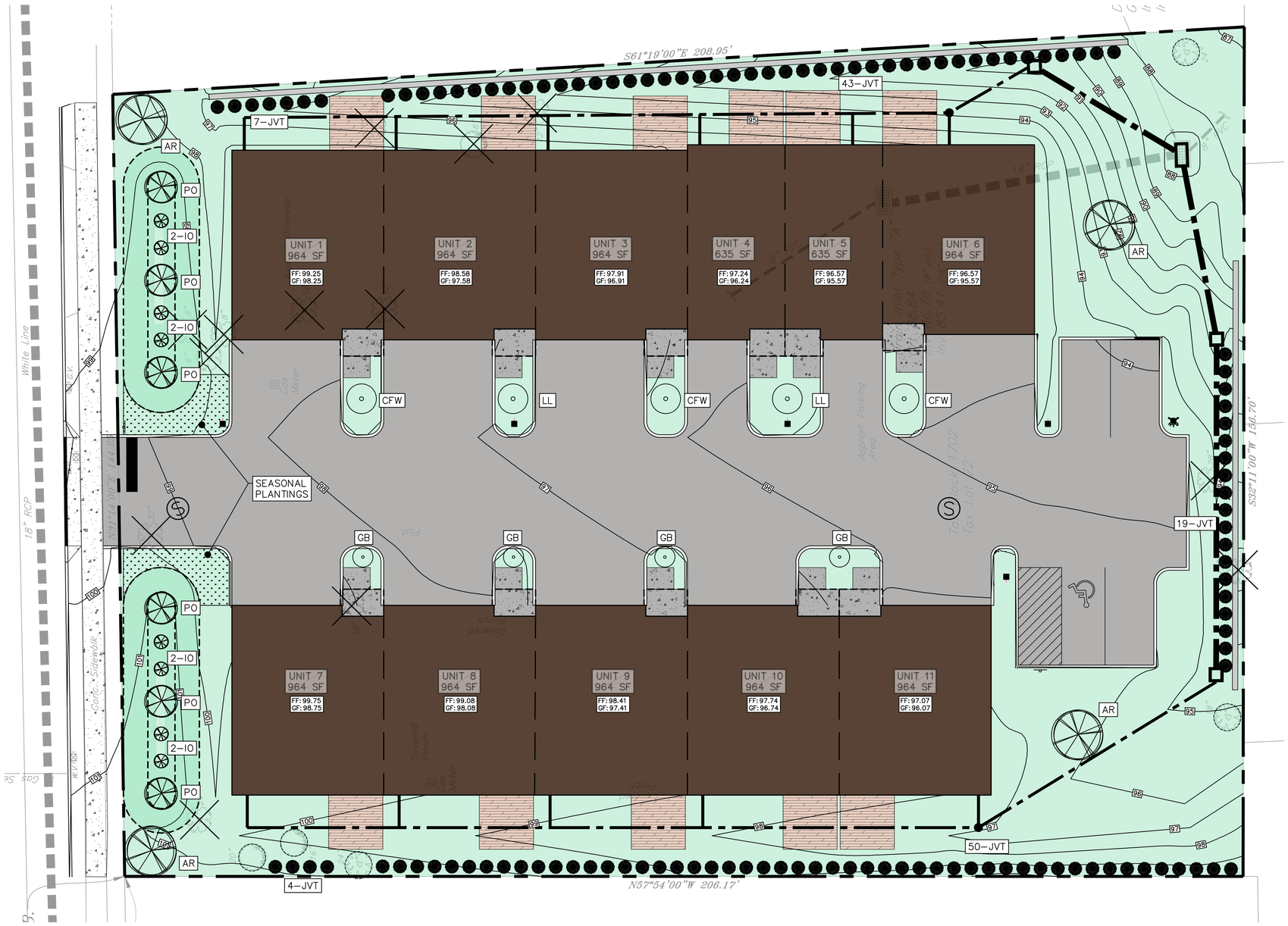
NOTE:
ALL BACKFILL USED IN PLANTING PROCESS SHALL CONSIST OF:
1. 1 PART PEAT MOSS
3 PARTS TOPSOIL, AND
1 PART SURROUNDING NATIVE SOIL.
2. PROVIDE 4" HARDWOOD MULCH FOR ALL TREES AND SHRUBS.

PLANTING DETAIL
SCALE – N.T.S.



TREES REQUIRING ONE STAKE
DECIDIOUS TREES (EXCEPT SALIX) 1" TO 1½" CALIPER, INCLUSIVE. CONE TYPE (PYRAMIDAL) TREES 3' TO 5' HIGH AND COLUMNAR EVERGREEN TREES 4' TO 7' HIGH, INCLUSIVE.

STAKING DETAIL
SCALE – N.T.S.



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 RECIEVE 3" LAYER OF SHREDDED HARDWOOD

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. CONTRACTOR 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 CROTCH 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.

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 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.

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 ANY 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.

TREE PLANTING SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING	QUANTITY
AR	ACER RUBRUM	RED MAPLE	2.5"–3" CAL. B&B	30' C.C.	4
GB	GINKGO BILOBA	AUTUMN GOLD	2.5"–3" CAL. B&B	4' C.C.	4
LL	TAXODIUM DISTICHUM	LINDEN LITTLEAF	2.5"–3" CAL. B&B	20' C.C.	2
IO	ILEX OPACA	AMERICAN HOLLY	2.5"–3" CAL. B&B	5' C.C.	8
CFW	CORNUS FLORIDA WHITE	FLOWERING DOGWOOD	2.5"–3" CAL. B&B	20' C.C.	3
JVT	JUNIPERUS VIRGINIANA TAYLOR	EASTERN RED CEDAR	2.5"–3" CAL. B&B	3.5' C.C.	123
PO	PICEA ORIENTALIS	SKYLANDS	2.5"–3" CAL. B&B	17' C.C.	6

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.

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28115500
155 PASSAIC AVENUE • FAIR LAWN, NEW JERSEY • 07004
TEL: (973) 797-1100 • FAX: (973) 797-1101
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE

0 5 10 20
1 INCH = 10 FT.

CHECKED BY: SPD

DRAFTED BY: JAF

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 10/06/2025

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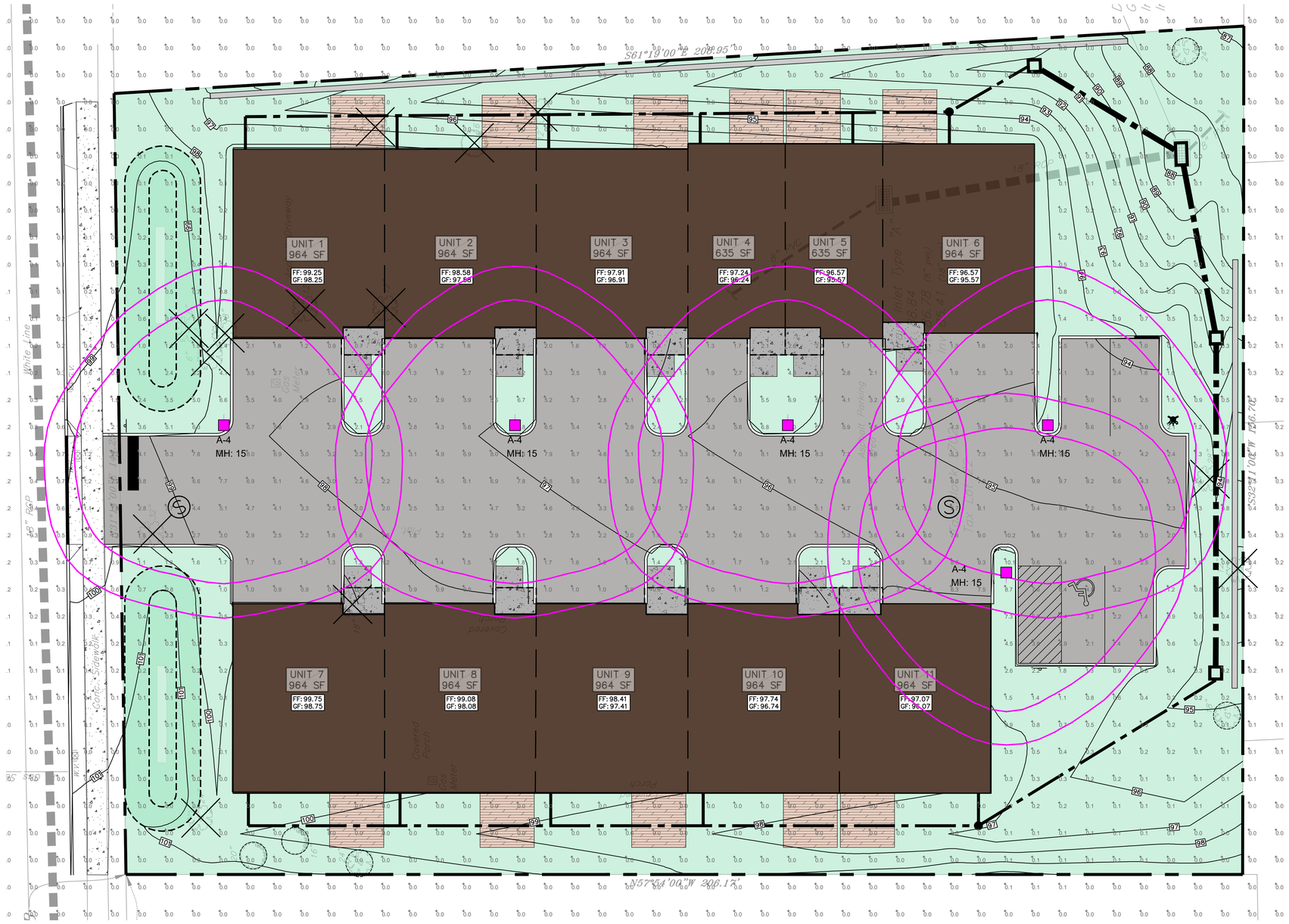
PREPARED FOR
MOHANNAD ABBASI
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
LANDSCAPE PLAN

PROJECT #: 25-250

SHEET: SP-5

FIXTURE "A-4"
SCALE – N.T.S.



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	Filename
	5	Single	A-4	17.9IN WIDE POST TOP, TYPE 4 DISTRIBUTION, MDL005 OUTPUT, LLF ADJUSTED FOR 3000K CCT FROM A BASE OF .9	STERNBERG	PT-(OVERALL DROP LENGTH)-US660-(FITTER)-84L-30-T4-MDL005-SV1	3000K	0.828	97.8	11254	15	US660-84L-40-T4-MDL005-SV1.IES

CALCULATION SUMMARY									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
SITE_Ground	Illuminance	Fc	0.2	10.2	0.0	N.A.	N.A.	5	5
PARKING AND DRIVE LANES_StatArea	Illuminance	Fc	4.0	10.2	0.9	4.5	11.3		

LIGHTING NOTES:

1. THE PROPOSED LIGHTING SHALL BE SET ON A DUSK TO DAWN TIMER.
2. ALL PROPOSED FIXTURES AND THEIR RESPECTIVE POLES SHALL BE BLACK.
3. 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 WEST ORANGE PLANNING BOARD OR THEIR DESIGNEE.

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.

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28115500
155 PASSAIC AVENUE • FAIR LAWN, NEW JERSEY • 07004
TEL. (973) 797-1809 • FAX (973) 797-1810
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE

0 5 10 20
1 INCH = 10 FT.

CHECKED BY: SPD

DRAFTED BY: JAF

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 10/06/2025

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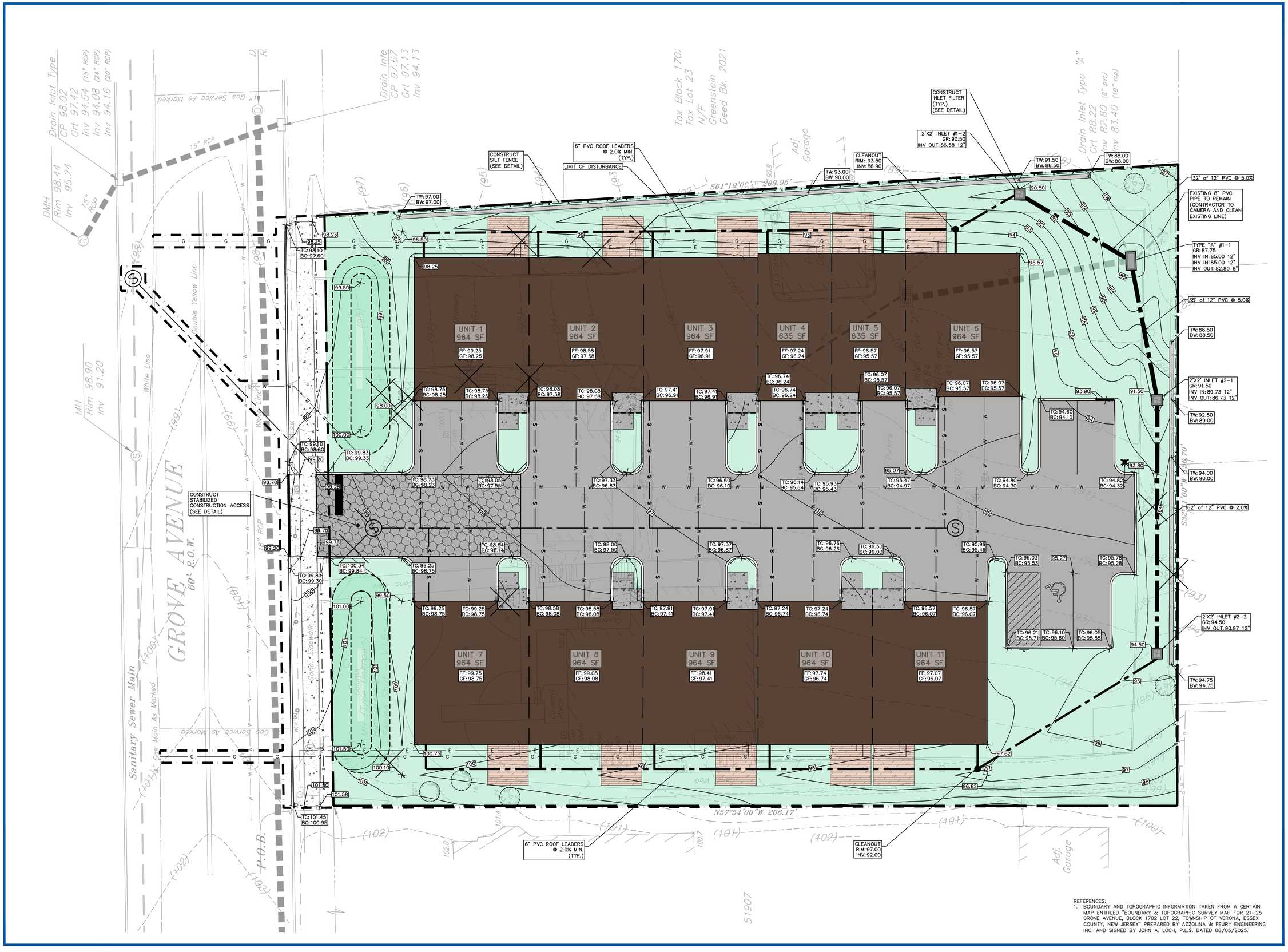
PREPARED FOR
MOHANNAD ABBASI
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
LIGHTING PLAN

PROJECT #: 25-250

SHEET: SP-6.1



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.

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28115500
CIVIL • WATER • SEWER • ROADS • NEW JERSEY • 07004
155 PASSAIC AVENUE, FAIR LAWN, NEW JERSEY • 07004
TEL: (973) 796-7300 FAX: (973) 796-7303
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE

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1 INCH = 10 FT.

CHECKED BY: SPD

DRAFTED BY: JAF

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 10/06/2025

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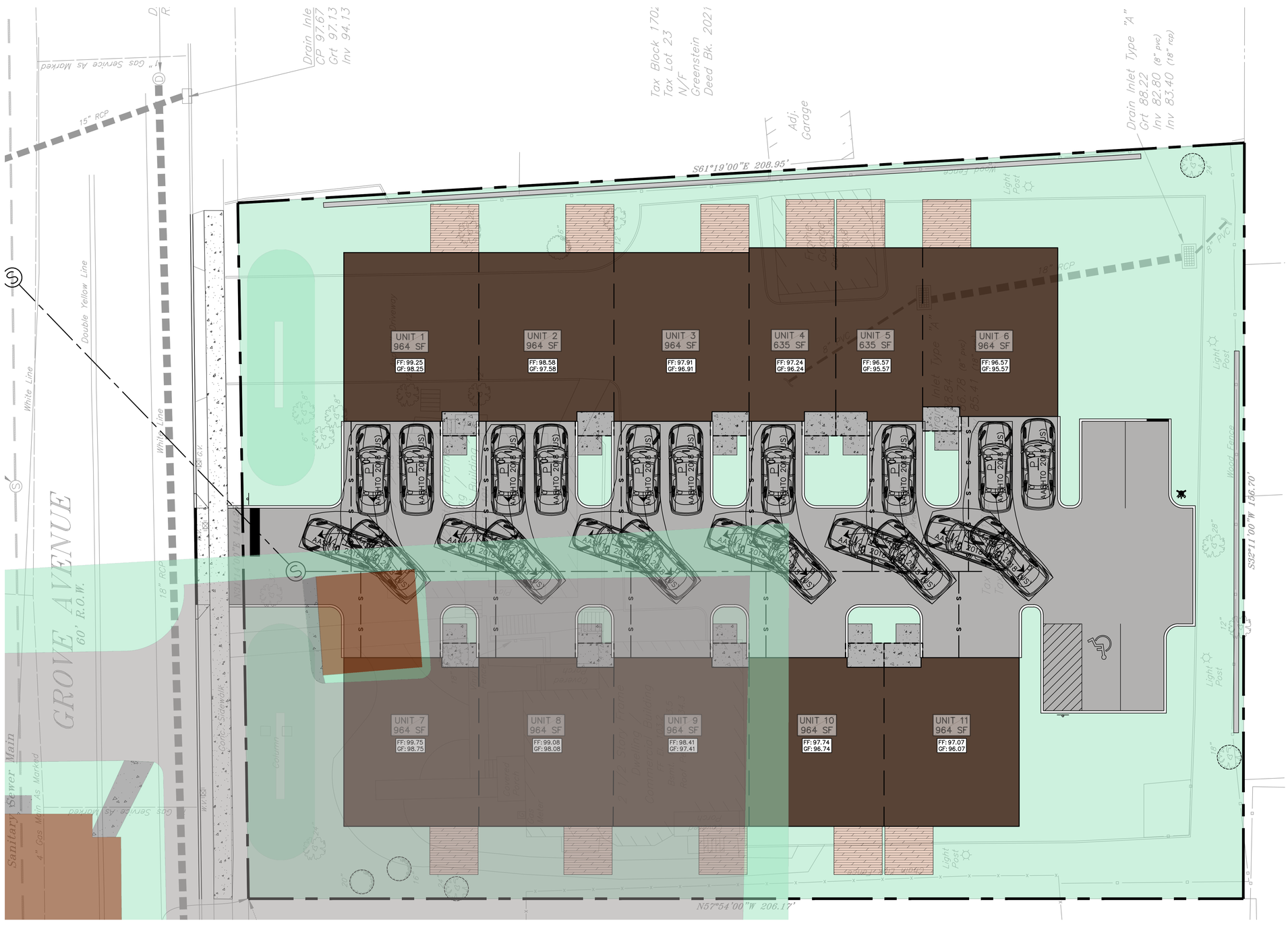
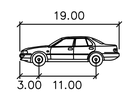
PREPARED FOR
MOHANNAD ABBASI
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJECT #: 25-250

SHEET: SP-7.1





P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

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.

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155 PASSAIC AVENUE • FAIR LAWN, NEW JERSEY • 07004
TEL. (973) 797-1000 • FAX (973) 797-1005
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE

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DRAFTED BY: JAF

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 10/06/2025

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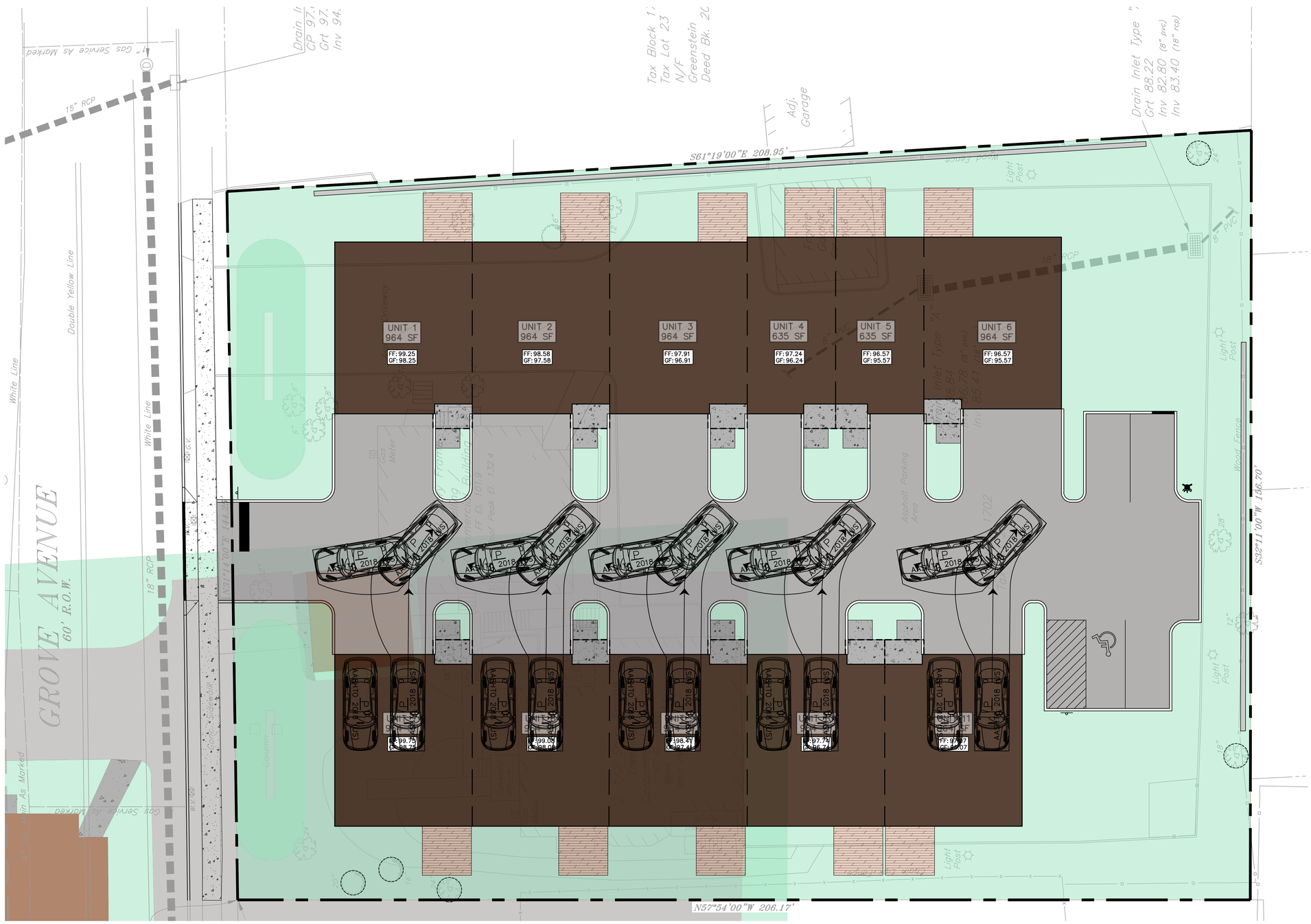
PREPARED FOR
MOHANNAD ABBASI
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
TURNING MOVEMENTS

PROJECT #: 25-250

SHEET: TM-1


GROVE AVENUE
60' R.O.W.
S61°19'00"E 208.95'
N57°54'00"W 206.17'
S32°11'00"W 136.70'
UNIT 1
964 SF
FF: 99.25
GF: 98.25
UNIT 2
964 SF
FF: 98.58
GF: 97.58
UNIT 3
964 SF
FF: 97.91
GF: 96.91
UNIT 4
635 SF
FF: 97.24
GF: 96.24
UNIT 5
635 SF
FF: 96.57
GF: 95.57
UNIT 6
964 SF
FF: 96.57
GF: 95.57
Tax Block 1
Tax Lot 23
N/F
Greenstein
Deed Bk: 20
Adj. Garage
Drain Inlet Type "
Grt 88.22
Inv 82.80 (8" pvc)
Inv 83.40 (18" rcp)
Drain In
CP 97.
Grt 97.
Inv 94.
15" RCP
18" RCP
Double Yellow Line
White Line
Gas Service As Marked
Light Post
Wood Fence
Asphalt Parking Area
Gas Meter
Driveway
Concrete Sidewalk
Curb
Curb Ramp
Curb Inlet
Cover
Pavement
Water Valve
Water Meter
Sewer Manhole
Cleanout
Tree
Bush
Fence
Gate
Post
Pole
Guy Wire
Utility Pole
Sign
Mailbox
Hydrant
Bollard
Footprint
Building
Front Porch
Front Stoop
Front Walk
Front Yard
Rear Yard
Side Yard
Rear Yard Setback
Front Yard Setback
Side Yard Setback
Building Setback
Property Line
Lot Line
Right of Way
Easement
Boundary
Centerline
Edge of Pavement
Edge of Water
Edge of Wood
Edge of Concrete
Edge of Curb
Edge of Sidewalk
Edge of Driveway
Edge of Grass
Edge of Trees
Edge of Shrubs
Edge of Bushes
Edge of Flowers
Edge of Plants

Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

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.

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28115500
155 PASSAIC AVENUE, FAIR LAWN, NEW JERSEY • 07004
TEL: (201) 796-7100 • FAX: (201) 797-0779
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE

0 5 10 20
1 INCH = 10 FT.

CHECKED BY: SPD

DRAFTED BY: JAF

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 10/06/2025

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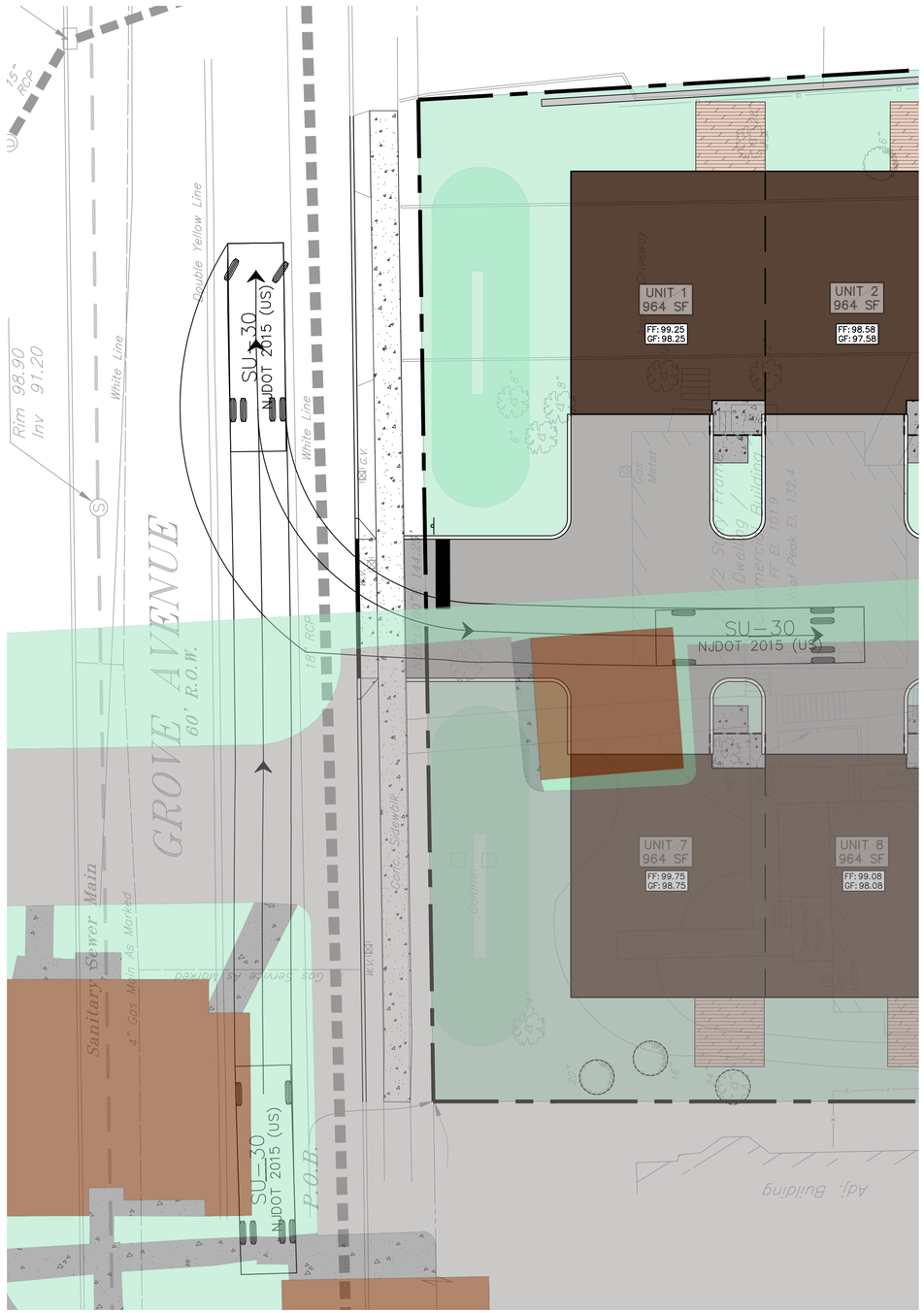
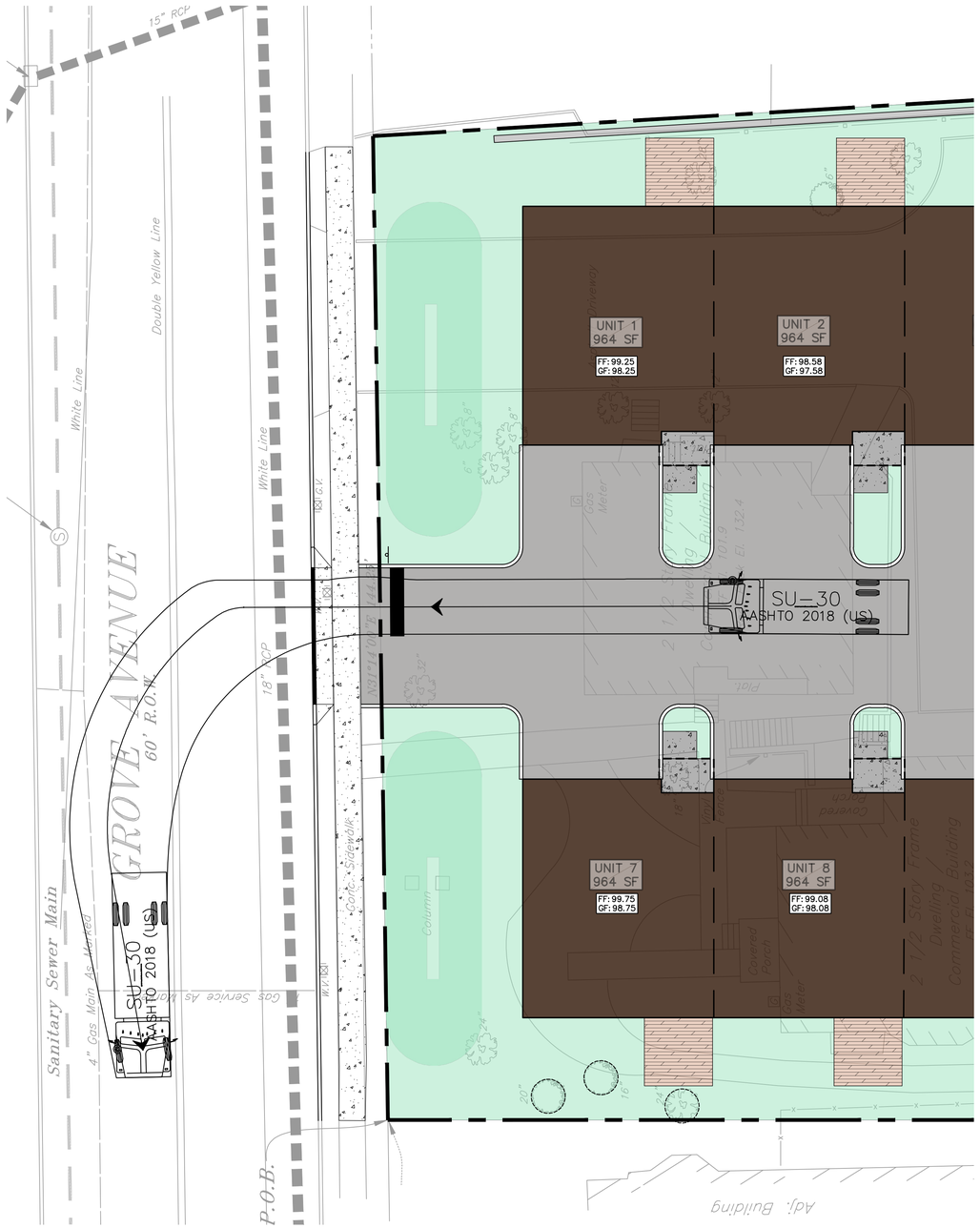
PREPARED FOR
MOHANNAD ABBASI
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

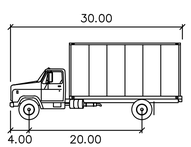
TITLE:
FIRETRUCK TURNING MOVEMENTS

PROJECT #: 25-250

SHEET: TM-3







SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

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.

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28115500
1 CLIFFWOOD AVENUE • SUITE 3 • MATAWAN, NEW JERSEY • 07004
155 PASSAIC AVENUE • FAIR LAWN, NEW JERSEY • 07410
TEL: (973) 798-9775 • FAX: (973) 797-0791
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE

1 INCH = 10 FT.

CHECKED BY: SPD

DRAFTED BY: JAF

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 10/06/2025

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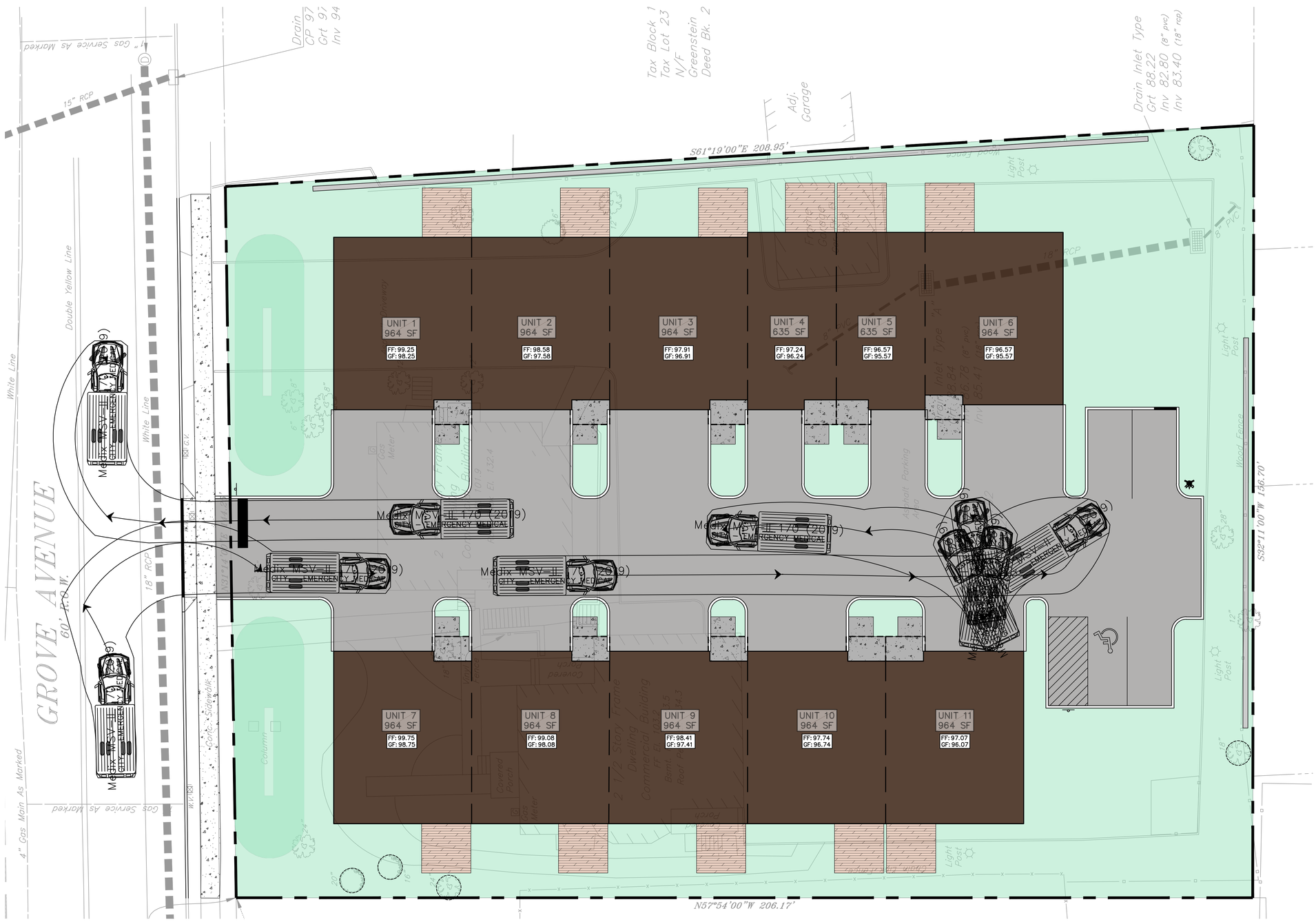
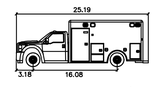
PREPARED FOR
MOHANNAD ABBASI
BLOCK 1702, LOT 22
21-25 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
SU-30
TURNING MOVEMENTS

PROJECT #: 25-250

SHEET: TM-4





Medix MSV–II 170 (2019)

	feet
Width	: 8.00
Track	: 6.23
Lock to Lock Time	: 6.0
Steering Angle	: 43.5

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.

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28115500
155 PASSAIC AVENUE • FAIR LAWN, NEW JERSEY • 07004
TEL. (973) 794-1177 • FAX (973) 703-9763
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE

1 INCH = 10 FT.

CHECKED BY: SPD

DRAFTED BY: JAF

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 10/06/2025

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

TITLE:
AMBULANCE TURNING MOVEMENTS

PROJECT #: 25-250

SHEET: TM-5