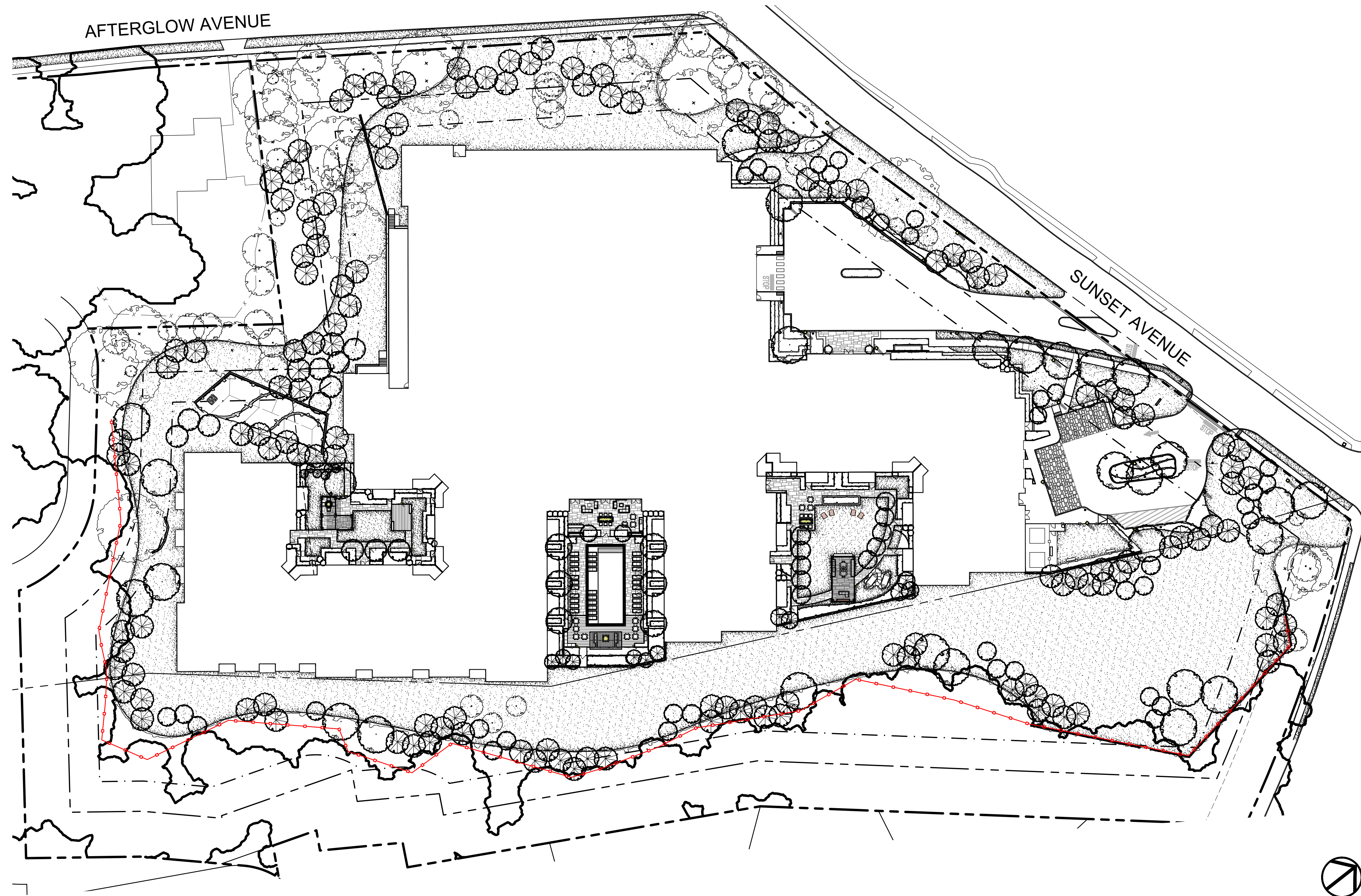


LANDSCAPE CONSTRUCTION
DOCUMENTS FOR:
VERONA SUNSET URBAN RENEWAL, LLC
ESSEX COUNTY, NEW JERSEY



PREPARED FOR:

CANOE BROOK
DEVELOPMENT
CANOE BROOK DEVELOPMENT
75 Eisenhower Parkway
Roseland, NJ 07068
PH. 973-852-1700

PREPARED BY:

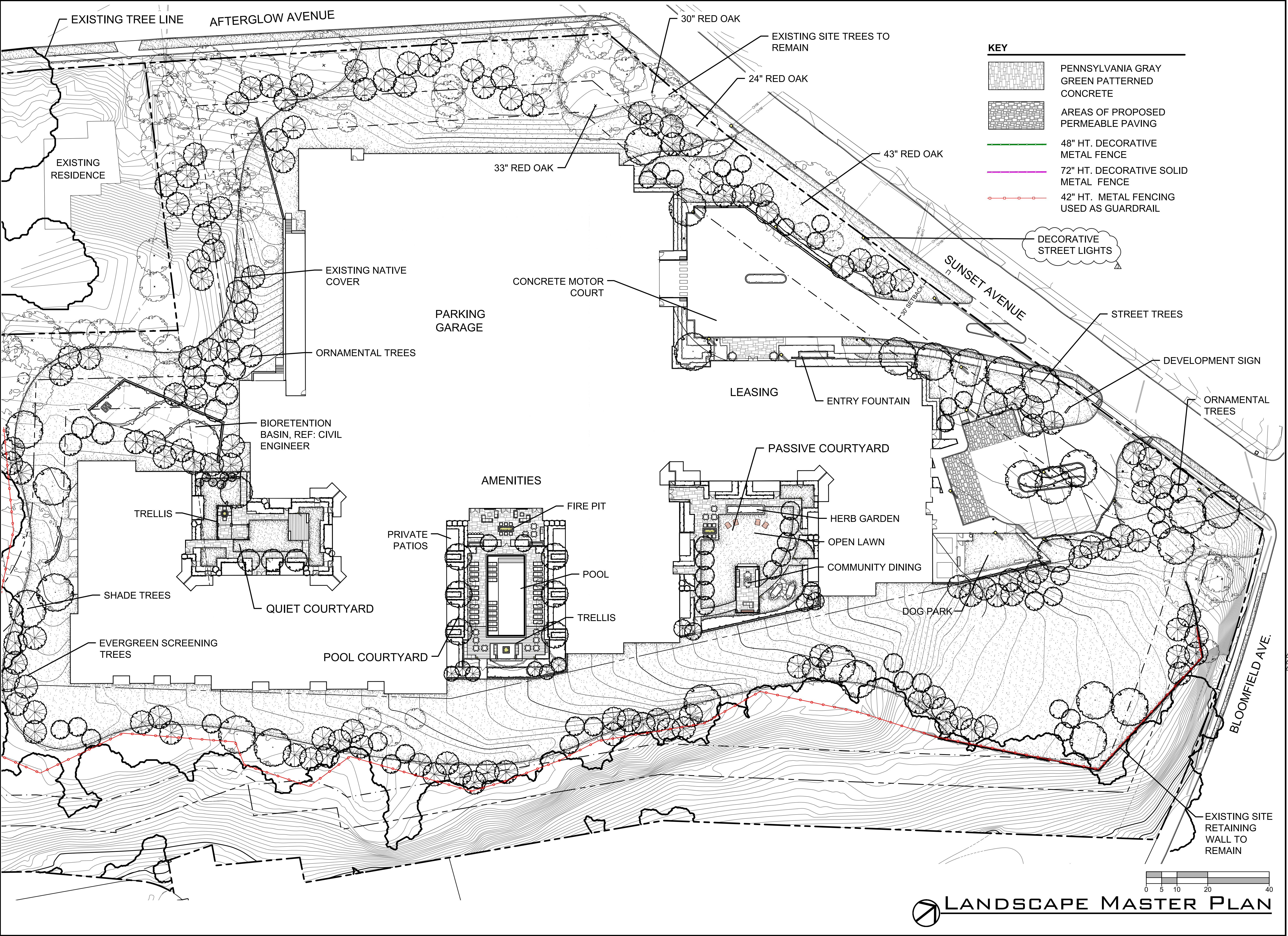
BNE | REAL ESTATE GROUP
BNE Real Estate Group
16 Microlab Road, Suite A
Livingstone, NJ 070349
PH. 973-992-2443



LANDSCAPE ARCHITECTS
11411 N. Central Expy. Suite V, Dallas,
Texas 75243 Tel. (214) 750-1210 Fax.
(214) 750-1210

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L1.06	LANDSCAPE PLANTING PLAN	L1.13	LANDSCAPE DETAILS
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CANOE BROOK
DEVELOPMENT

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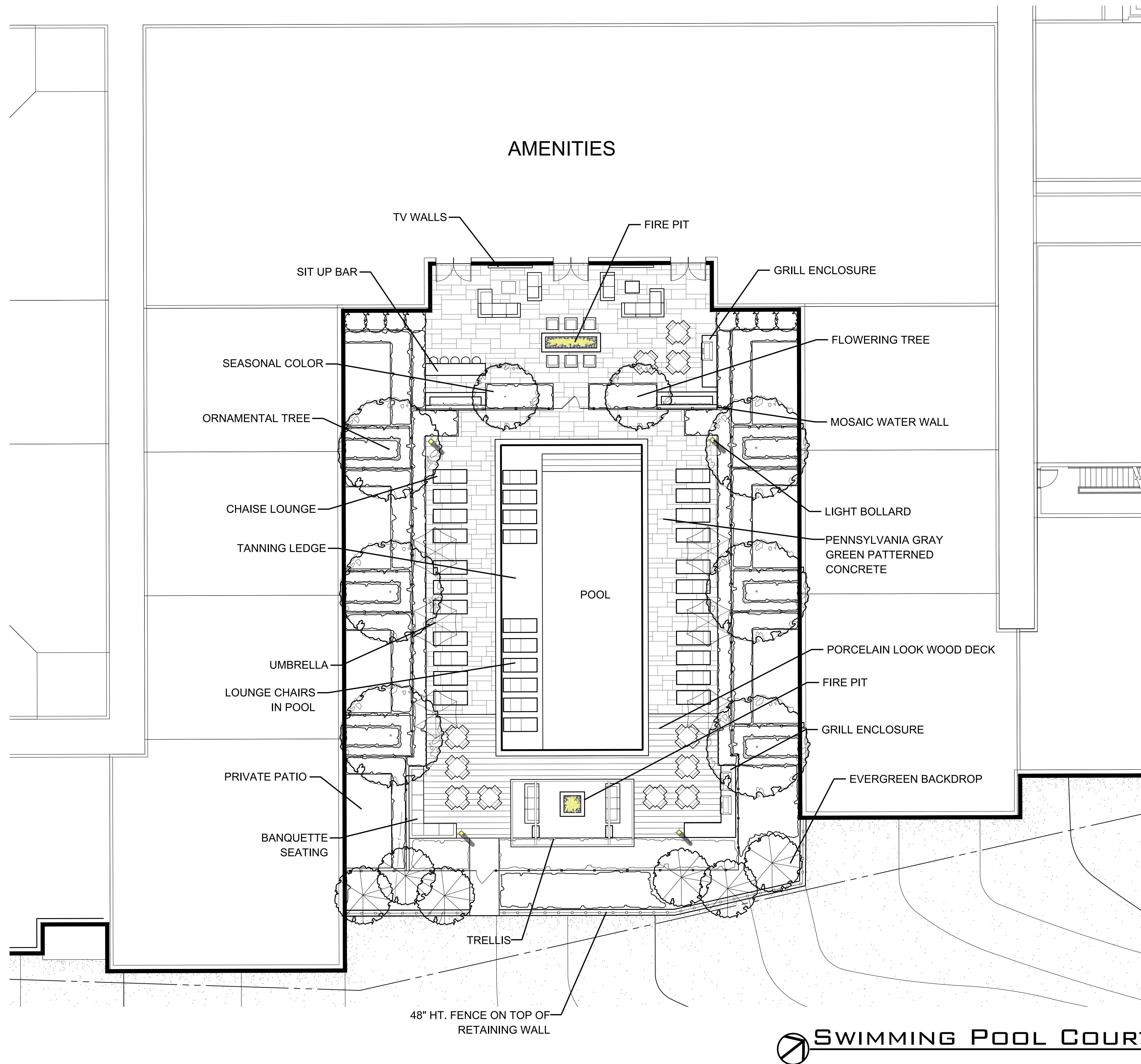
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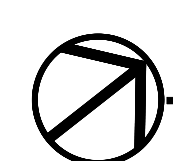
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16 Microlab Road, Suite A
Livingstone, NJ 070349
PH. 973-992-2443

VERONA SUNSET URBAN RENEWAL, LLC

VERONA DEVELOPMENT
BLOCK 303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

DRAWING ISSUE / REVISION		DATE
DESCRIPTION		
△ SITE PLAN SUBMITTAL		12/15/21
△ PARKING REVISION		4/8/22
△ VEC COMMENTS		3/1/23
△ VPB COMMENTS		5/5/23



 **SWIMMING POOL COURTYARD PLAN**
SCALE: 1/8"=1'-0"



LANDSCAPE ARCHITECTS
11411 N. CENTRAL EXP., SUITE V
DALLAS, TEXAS 75243
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DEVELOPMENT

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VERONA SUNSET URBAN RENEWAL, LLC
VERONA DEVELOPMENT
BLOCK 303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
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ESSEX COUNTY, NEW JERSEY

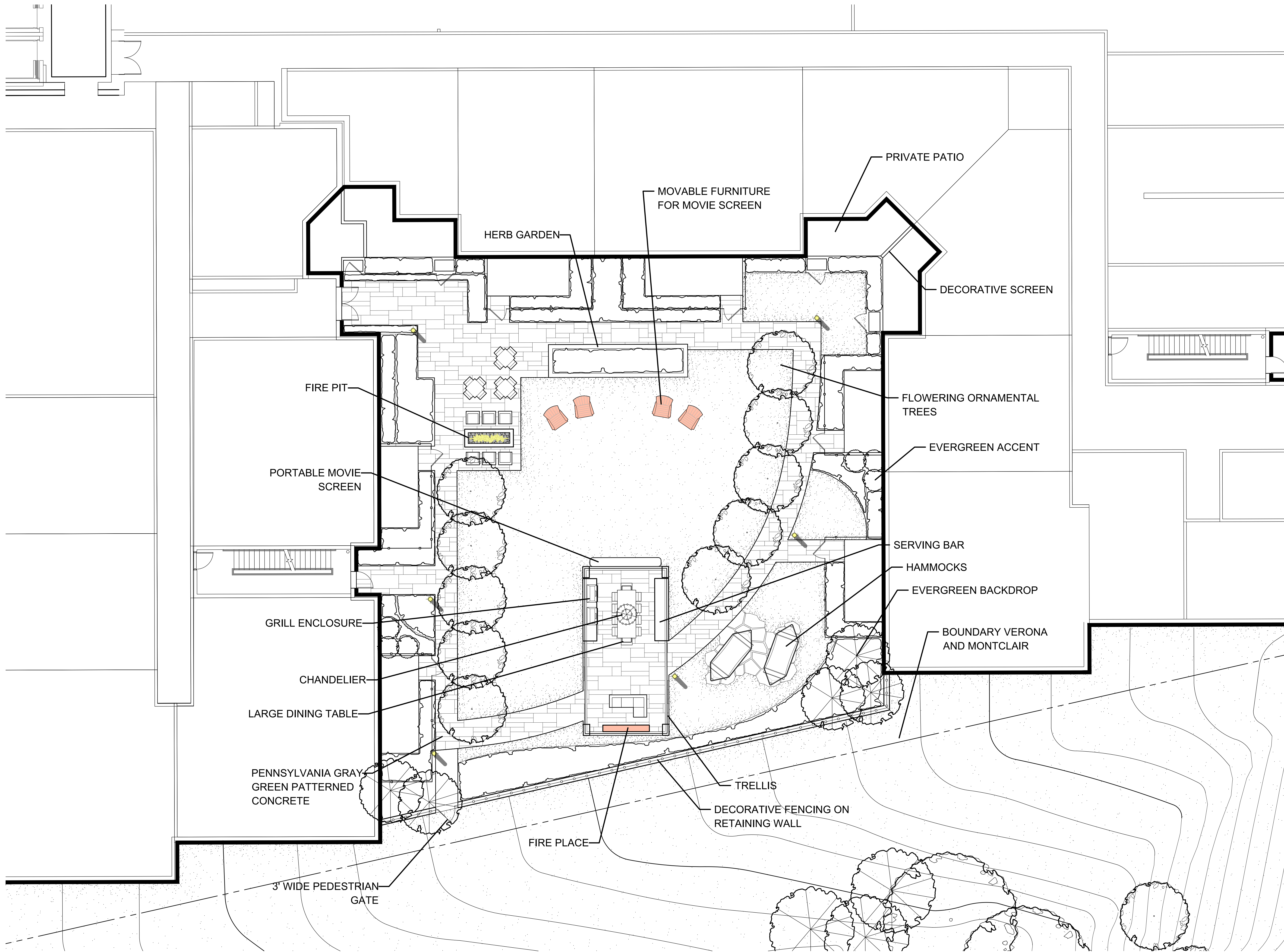
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DESCRIPTION	DATE
SITE PLAN SUBMITTAL	12/15/21
ΔVEC COMMENTS	3/1/23

PROFESSIONAL SEAL

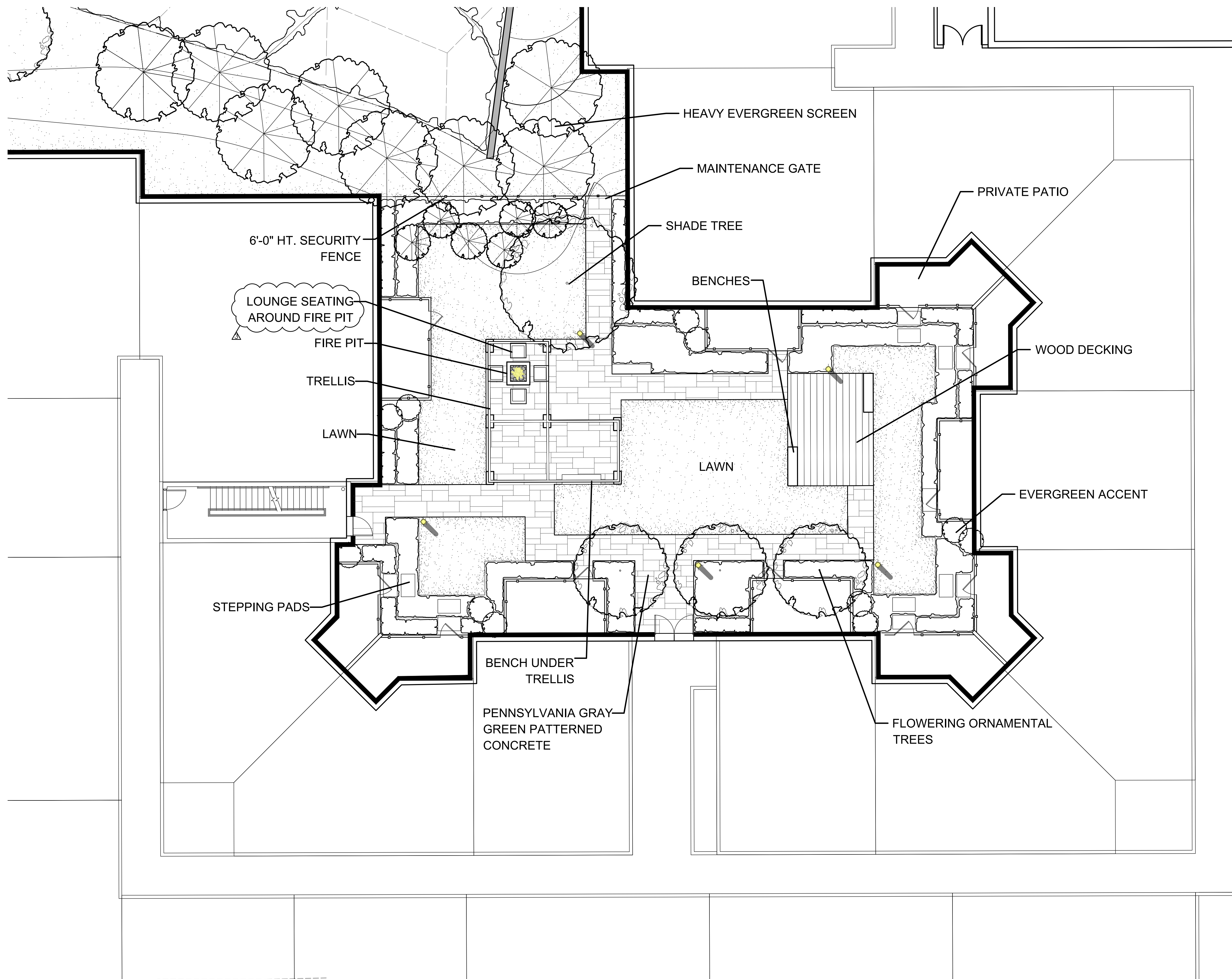
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SWIMMING POOL
COURTYARD PLAN

L1.02



DRAWING ISSUE / REVISION		DATE
DESCRIPTION		
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VEC COMMENTS		3/1/23

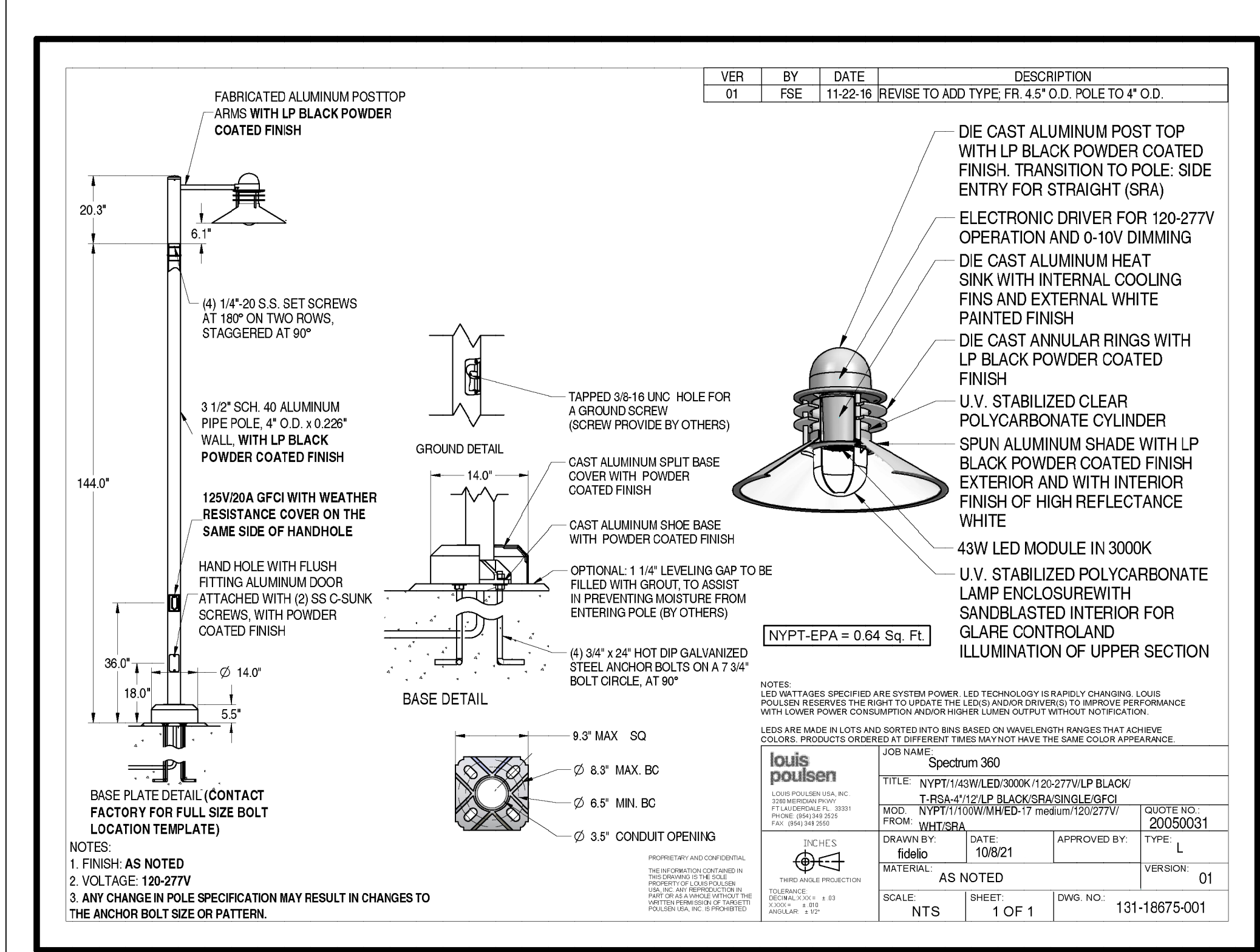


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DESCRIPTION	DATE
SITE PLAN SUBMITTAL	12/15/21
Δ VEC COMMENTS	3/1/23
Δ VPB COMMENTS	5/5/23

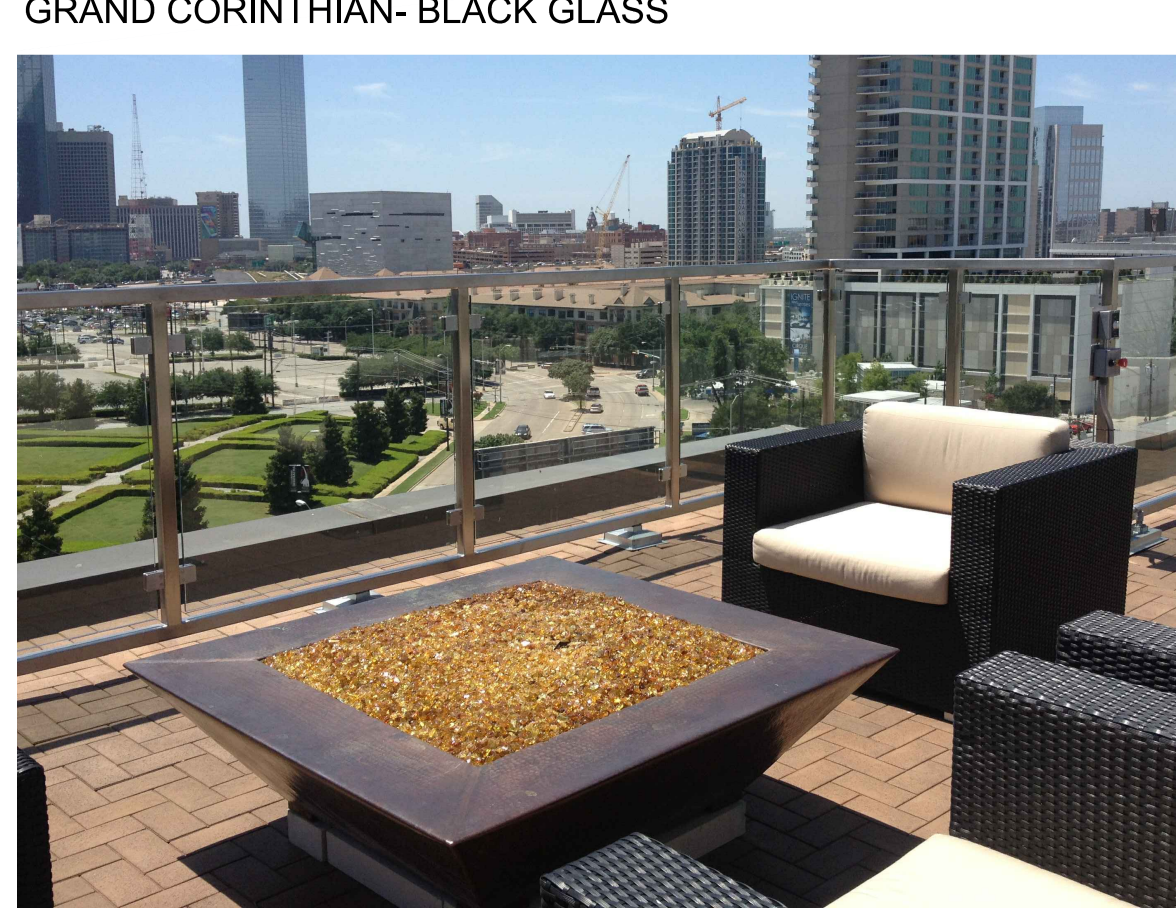
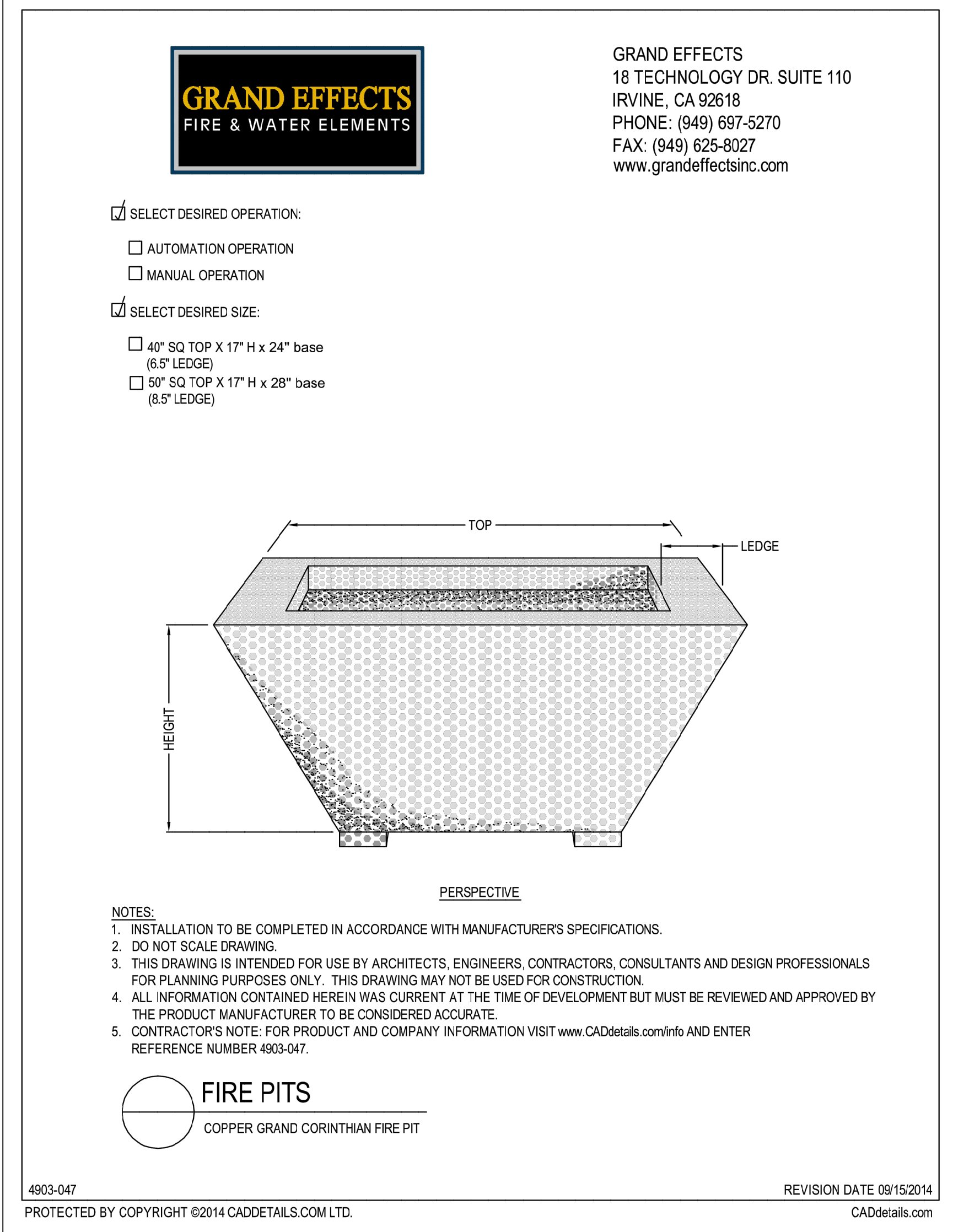
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QUIET COURTYARD
PLAN



PER VPB- LIGHTS TO BE SPECIFIED AT 2700K-3000K MAXIMUM.



PALOFORM- FOLD 72, GRAPHIC POWDER COAT, BLACK GLASS



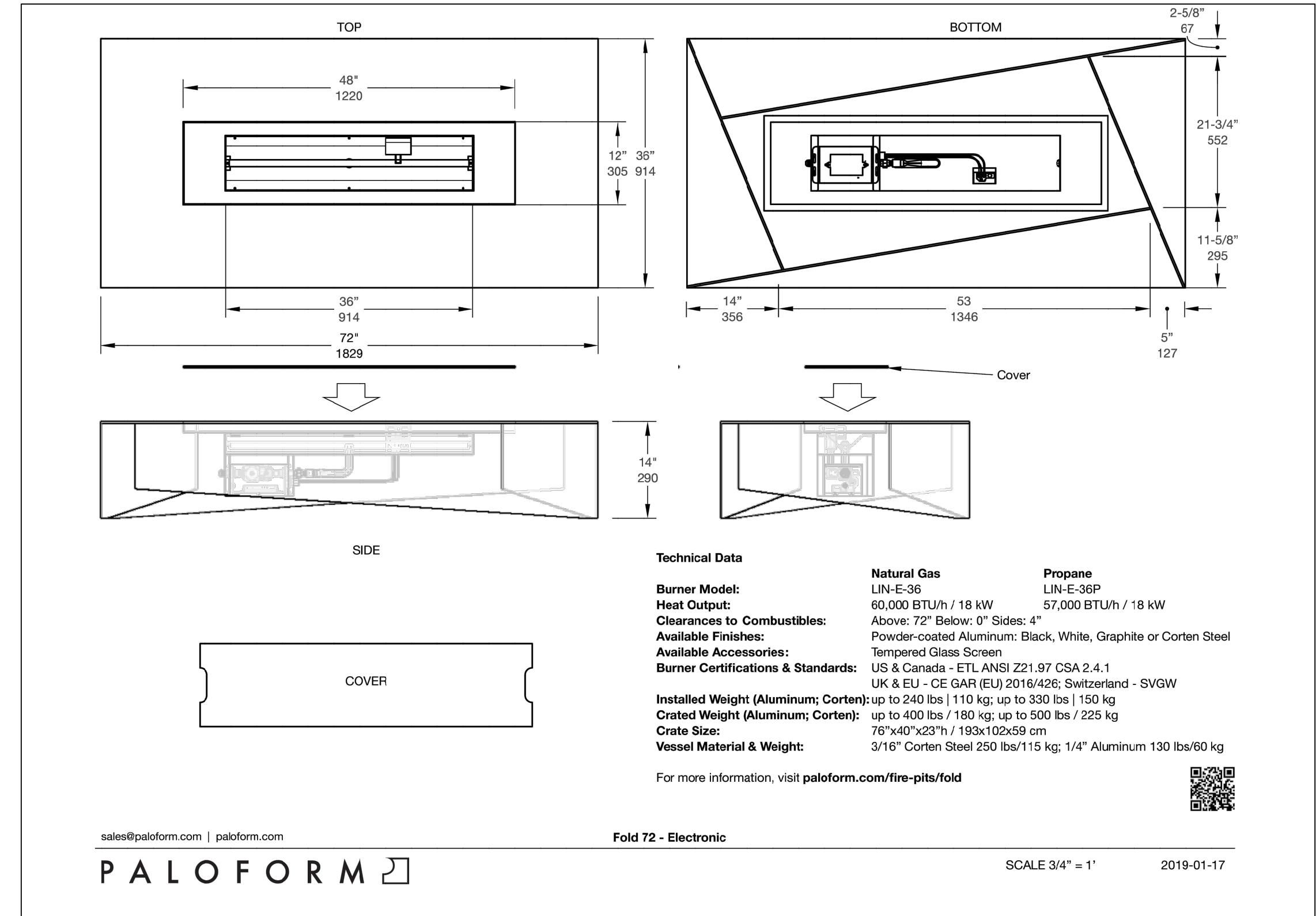
HESS LINEA- GRAPHITE GRAY



Technical drawing for HESS LINEA- GRAPHITE GRAY lighting fixture. The drawing includes a main elevation view, a ground detail, a base detail, and a cross-section view. Key components and dimensions are labeled:

- HESS LINEA- GRAPHITE GRAY
- LINEA LED Specification
- The simple linear form of LINEA combined with LED illumination provides a synergy of form and function. High-power LEDs provide a wide asymmetric distribution while generating no light above ninety degrees horizontal. Bollard housing and shaft are single-piece and finished in finely textured paint. All hardware is stainless steel.
- Model: LN950
- Lamp: LED - Standard output
- Color Temperature: WW - 3000K, HP/LED - High output NW - 4000K
- Volt: UNV - 120-277V
- Mounting: A - Single Mount, B - Twin Mount
- Pole: 3' Straight Rectangular
- Finish: SG - Silver Grey, DG - Dark Grey, GG - Graphite Grey, BLK - Matte Black, BRZ - Dark Bronze, CC - Custom RAL Color
- Option: DIM - 0-10VDC Dimming, EF - External Flange, N - None
- Ordering Information: LN950, UNV, 035RA
- Specifications are subject to change without notification. HessAmerica > Products > Lighting Products > Illuminating Bollard > LINEA. https://www.hessamerica.com/Products/Lighting/Illuminating_Bollard/LINEA_/
- Page 1

PER VPB- LIGHTS TO BE SPECIFIED AT 2700K-3000K MAXIMUM.



SITE AMENITIES

SCALE: NTS

VERONA SUNSET URBAN RENEWAL, LLC

VERONA DEVELOPMENT
BLOCK 303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
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ESSEX COUNTY, NEW JERSEY

LINDA TYCHER & ASSOCIATES
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CANOE BROOK DEVELOPMENT
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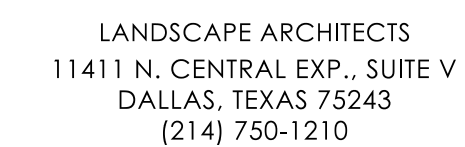
BNE REAL ESTATE GROUP
BNE Real Estate Group
16 Microlob Road, Suite A
Livingstone, NJ 070349
PH. 973-992-2443

DRAWING ISSUE / REVISION
DESCRIPTION DATE
SITE PLAN SUBMITTAL 12/15/21
VEC COMMENTS 3/1/23
VEC COMMENTS 5/5/23

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SITE AMENITIES

L1.05



CANOE BROOK DEVELOPMENT
75 Eisenhower Parkway
Roseland, NJ 07068
PH. 973-852-1700



VERONA DEVELOPMENT
303, LOTS 4 TOWNSHIP OF VERONA
BLOCK 301, LOT 4 AND BLOCK 401, LOT 1
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

DRAWING ISSUE / REVISION	
DESCRIPTION	DATE
△ SITE PLAN SUBMITTAL	12/15/21
△ PER CITY COMMENTS	2/23/22
△ PARKING REVISION	4/8/22
△ DRIVE REVISION	5/9/22
△ VEC COMMENTS	3/1/23
△ VPB COMMENTS	5/5/23

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LANDSCAPE
PLANTING PLAN

L1.06



TREE PROTECTION DETAIL

NOTE: THIS TEMPORARY FENCING SHALL BE PLACED AT THE BEGINNING OF THE PROJECT AND REMAIN UNTIL FINAL LANDSCAPE INSTALLATION CONCLUDES. THE CONTRACTOR WILL BE REQUIRED TO AVOID STORING MATERIAL ON THE DRIPLINE OF ALL TREES TO REMAIN ON THE PROPERTY. THE CONTRACTOR WILL ALSO NEED TO AVOID TRAVELING IN THESE AREAS WITH ANY EQUIPMENT TO ENSURE THE BEST CHANCE OF SURVIVABILITY. SHOULD THE TREES FAIL WITHIN TWO (2) YEARS OF APPROVAL, THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE THESE IN CONFORMANCE WITH CHAPTER 493 OF THE TOWNSHIP ORDINANCE.

SCALE: 1/2"=1'-0"

TREE MITIGATION CHART

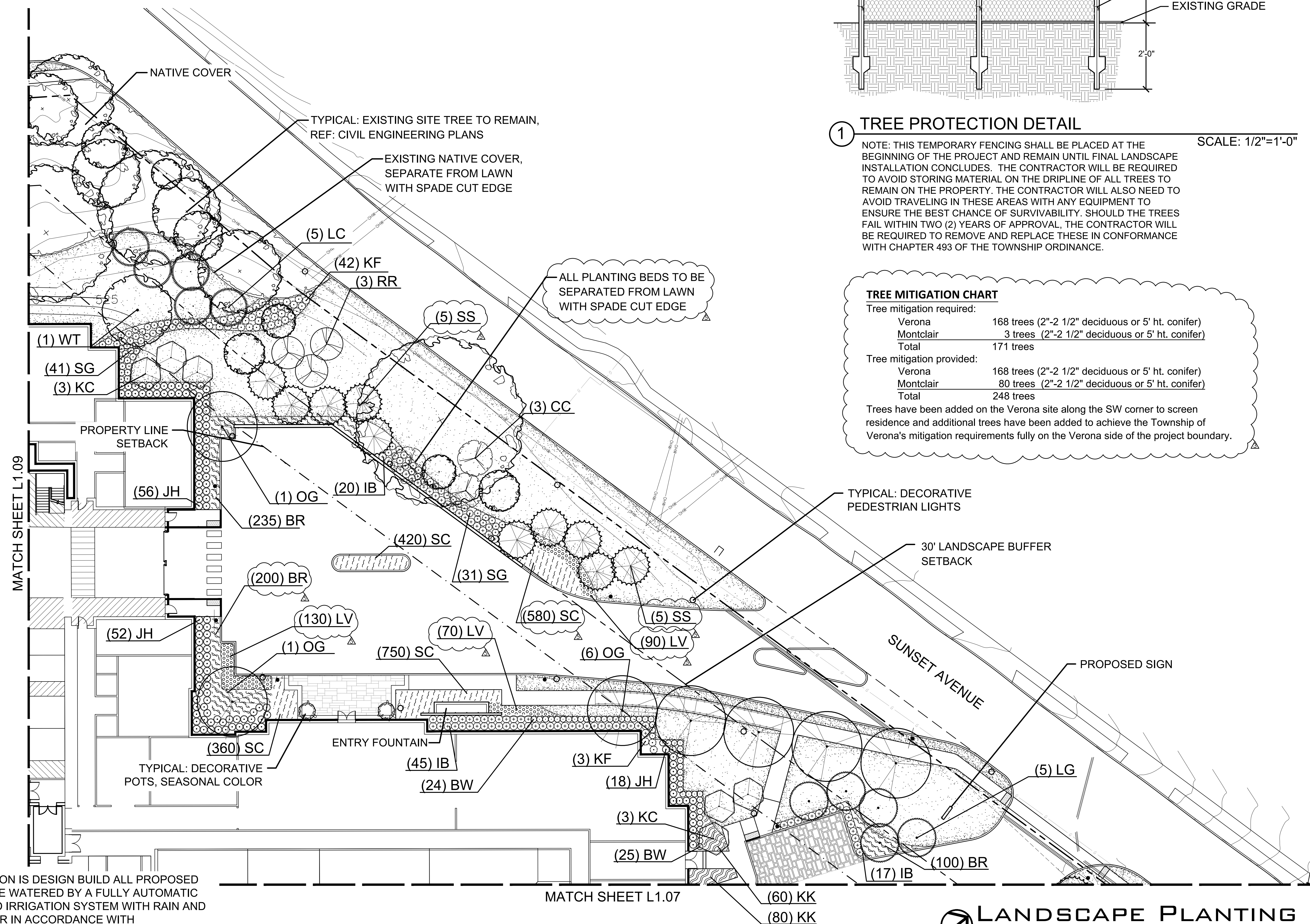
Tree mitigation required:

Verona	168 trees (2"-2 1/2" deciduous or 5' ht. conifer)
Montclair	3 trees (2"-2 1/2" deciduous or 5' ht. conifer)
Total	171 trees

Tree mitigation provided:

Verona	168 trees (2"-2 1/2" deciduous or 5' ht. conifer)
Montclair	80 trees (2"-2 1/2" deciduous or 5' ht. conifer)
Total	248 trees

Trees have been added on the Verona site along the SW corner to screen residence and additional trees have been added to achieve the Township of Verona's mitigation requirements fully on the Verona side of the project boundary.



NOTE: IRRIGATION IS DESIGN BUILD ALL PROPOSED PLANTING TO BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSOR IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS.

 LANDSCAPE PLANTING PLAN

SCALE: 1/16"=1'-0"