

PLANT SCHEDULE

NOTE: MOST NEW PLANTINGS ARE TO BE NATIVE TO NEW JERSEY AND/OR EASTERN UNITED STATES

SYMBOL	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	MAX. HEIGHT	SUNSHADE	EVER/DEC.	COMMENTS
38	20	CF	CAMPANULASTRUM AMERICANUM	AMERICAN BELLFLOWER	1 GAL.	3-6 FT.	FULL SUN PART SHADE	DECIDUOUS	BLEUE-PARIS FLOWERS, ALL SUMMER
37	30	CF	COCCOPSIS ROSEA	PINK TICKSEED	1 GAL.	11-2 FT.	FULL SUN	DECIDUOUS	PINK FLOWERS, JULY-SEPTEMBER
54	4	ED	ELYRIA DIVARATA	WHITE WOOD ASTER	1 PNT	1-2.5 FT.	FULL SUN PART SHADE	DECIDUOUS	WHITE FLOWERS, AUGUST-SEPTEMBER
EP	32	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL.	2-5 FT.	FULL SUN	DECIDUOUS	PURPLE FLOWERS, JULY-SEPTEMBER
8	8	E	JUNCUS EFFRUSUS	SOFT RUSH	1 GAL.	2-3 FT.	FULL SUNPART SHADE	EVERGREEN	FINE TEXTURED, VERTICAL HABIT, LOW MAINTENANCE.
90	CM	LM	LIRIOPE MUSCARI MONROE'S WHITE	LIRIOPE MONROE'S WHITE	1 GAL.	12-18 IN.	FULL SUN PART SHADE	SEMI-EVERGREEN	GRASS-LIKE GROUNDCOVER WITH WHITE FLOWERS. GOOD FOR EDGING AND MASS PLANTINGS
LC	7	LC	LOBELIA CARDINALIS	CARDINAL FLOWER	1 GAL.	3 FT. HT.	FULL SUN PART SHADE	DECIDUOUS	RED FLOWERS IN SUMMER
33	NS	NS	SCHIZACHYRIS COSSIPHILUM	LITTLE BLUESTEM	1 GAL.	11-3 FT. HT.	FULL SUN	DECIDUOUS	BLUE GREEN-LIKE COLOR
1	1	EP	ASCLELLUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	3 GAL.	6-8 FT. HT.	FULL SUN PART SHADE	DECIDUOUS	WHITE FLOWERS, JUNE-JULY
3	AR	AR	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY RED MAPLE	2'-2-1/2' CAL.	40-50 FT. HT.	FULL SUN PART SHADE	DECIDUOUS	RED FALL COLOR, FAST GROWING
81	1	BP	ARCTOSTAPHYLOS UVA URSI	BEARBERRY	1 PNT	5-1 FT. HT.	FULL SUN PART SHADE	EVERGREEN	WHITE-PINK FLOWERS, MARCH-JUNE
1	BP	BP	BETULA POPULIFOLIA	CLUMP GREY BIRCH	2'-2-1/2' CAL.	20-40 FT. HT.	FULL SUN PART SHADE	DECIDUOUS	NATIVE BUSH WITH LIGHT BARK. MULTI-STEM FORM ADDS TEXTURE AND SEASONAL INTEREST
12	BM	BM	BUXUS MICROPHYLLA GREEN VELVET	GREEN VELVET BOXWOOD	5 GAL.	3-4 FT. HT.	FULL SUN PART SHADE	EVERGREEN	DENSE, COLD-HARDY BOXWOOD. EXCELLENT FOR LOW HEDGES AND FORMAL PLANTINGS
29	JA	JA	CLETHRA ALNIFOLIA RUBY SPICE	RUBY SPICE SUMMERSWEET	3 GAL.	3-4 FT. HT.	FULL SUN PART SHADE	DECIDUOUS	PINK FLOWERS, JULY-AUGUST
6	CE	CE	CEPHALANTHUS OCCIDENTALIS	BUTTON BUSH	3 GAL.	4-6 FT. HT.	FULL SUN PART SHADE	DECIDUOUS	WHITE FLOWERS, JUNE-AUGUST
4	CF	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	2'-2-1/2' CAL.	15-30 FT. HT.	FULL SUN PART SHADE	DECIDUOUS	WHITE FLOWERS, APRIL-MAY
2	JS	JS	CORNUS STOLONIFERA	RED TWIG DOGWOOD	3 GAL.	3-5 FT. HT.	FULL SUN PART SHADE	DECIDUOUS	BRIGHT RED BRANCHES IN WINTER
2	HD	HD	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	5 GAL.	4-8 FT. HT.	FULL SUN	DECIDUOUS	WHITE FLOWERS, LATE SPRING-EARLY SUMMER
23	JS	JS	ILEX GLABRA SHAMROCK	SHAMROCK HONEYSUCKLE	5 GAL.	4-5 FT. HT.	FULL SUN PART SHADE	EVERGREEN	INDISTINCT FLOWERS
24	JS	JS	ILEX OPACA	AMERICAN HOLLY	6-7 FT. HT. BAB	15-30 FT. HT.	FULL SUN PART SHADE	EVERGREEN	GREAT SCREENING, RED FRUITS
14	JV	JV	JUNIPERUS VIRGINIANA BROOKE EASTERN RED CEDAR	BROOKE EASTERN RED CEDAR	5 GAL.	5-8 FT. HT.	FULL SUN PART SHADE	EVERGREEN	ROSE-WHITE FLOWERS, LOW MAINTENANCE
1	JV	JV	JUNIPERUS VIRGINIANA BROOKE EASTERN RED CEDAR	BROOKE EASTERN RED CEDAR	5 GAL.	5-8 FT. HT.	FULL SUN PART SHADE	DECIDUOUS	YELLOW FLOWERS BEFORE LEAVES IN MARCH
12	BP	BP	KALMA LATIFOLIA	MOUNTAIN LAUREL	4-5 FT. HT.	6-10 FT. HT.	FULL SUN PART SHADE	DECIDUOUS	ORANGE RED FALL COLOR, 6 FT. MAX. WIDTH
9	US	US	LIQUIDAMBAR STYRACIFLUA	SLENDER SILICOLETTE SWEETGUM	2'-2-1/2' CAL.	30-50 FT. HT.	FULL SUN PART SHADE	DECIDUOUS	ORANGE RED FALL COLOR, 6 FT. MAX. WIDTH
1	MG	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	5 GAL.	40-60 FT. HT.	FULL SUN PART SHADE	EVERGREEN	BROAD-LEAF EVERGREEN TREE WITH LARGE FRAGRANT WHITE FLOWERS
3	AL	AL	PRUNUS LAURO-CERASUS OTTO LUKWEN	SINK LAUREL OTTO LUKWEN	4-5 FT. HT.	4-5 FT. HT.	FULL SUN PART SHADE	EVERGREEN	COMPACT EVERGREEN SHRUB. GLOSSY FOLIAGE. GOOD FOUNDATION OR HEDGE PLANT
1	AL	AL	PRUNUS LAURO-CERASUS OTTO LUKWEN	SINK LAUREL OTTO LUKWEN	5 GAL.	6-8 FT. HT.	FULL SUN	EVERGREEN	NARROW UPRIGHT COMPACT WITH BLUE-GREEN NEEDLES. STRONG ARCHITECTURAL FORM
4	PP	PP	PICEA PLUNGENS COLUMNARIS	COLUMNAR BLUE SPRUCE	3 GAL.	3-5 FT. HT.	FULL SUN PART SHADE	DECIDUOUS	WINTER PINK FLOWERS, MAY-JULY
3	PP	PP	PICEA PLUNGENS COLUMNARIS	COLUMNAR BLUE SPRUCE	5 GAL.	6-8 FT. HT.	FULL SUN	EVERGREEN	NARROW UPRIGHT COMPACT WITH BLUE-GREEN NEEDLES. STRONG ARCHITECTURAL FORM
4	ZV	ZV	RHOODENDRON VISCOSUM	SWAMP AZALEA	3 GAL.	3-5 FT. HT.	FULL SUN PART SHADE	DECIDUOUS	WINTER PINK FLOWERS, MAY-JULY
3	TS	TS	TAXUS STANISHII + PLICATA GREEN GIANT	GREEN GIANT DOBSONYRIVE (OSTERLEHNSHORN)	6-7 FT. HT.	40-60 FT. HT.	FULL SUN PART SHADE	EVERGREEN	FAST GROWING SCREENING EVERGREEN; TOLERANT OF ALL CONDITIONS; GOOD FOR PRIVACY BARRIERS

WE ARE PLEASED TO ANNOUNCE THAT
 GSAPC
 GREGORY SWITZER ARCHITECTURE, P.C.
 704K PLACE - SUITE 180
 MONTCLAIR, NEW JERSEY 07042
 212-393-1519
 INFO@GSAPC.COM

HILLCREST FARMS
 383 BLOOMFIELD AVENUE
 VERONA, NEW JERSEY 07044

RELEASE HISTORY

NO.	DATE	DESCRIPTION

DESIGN HISTORY

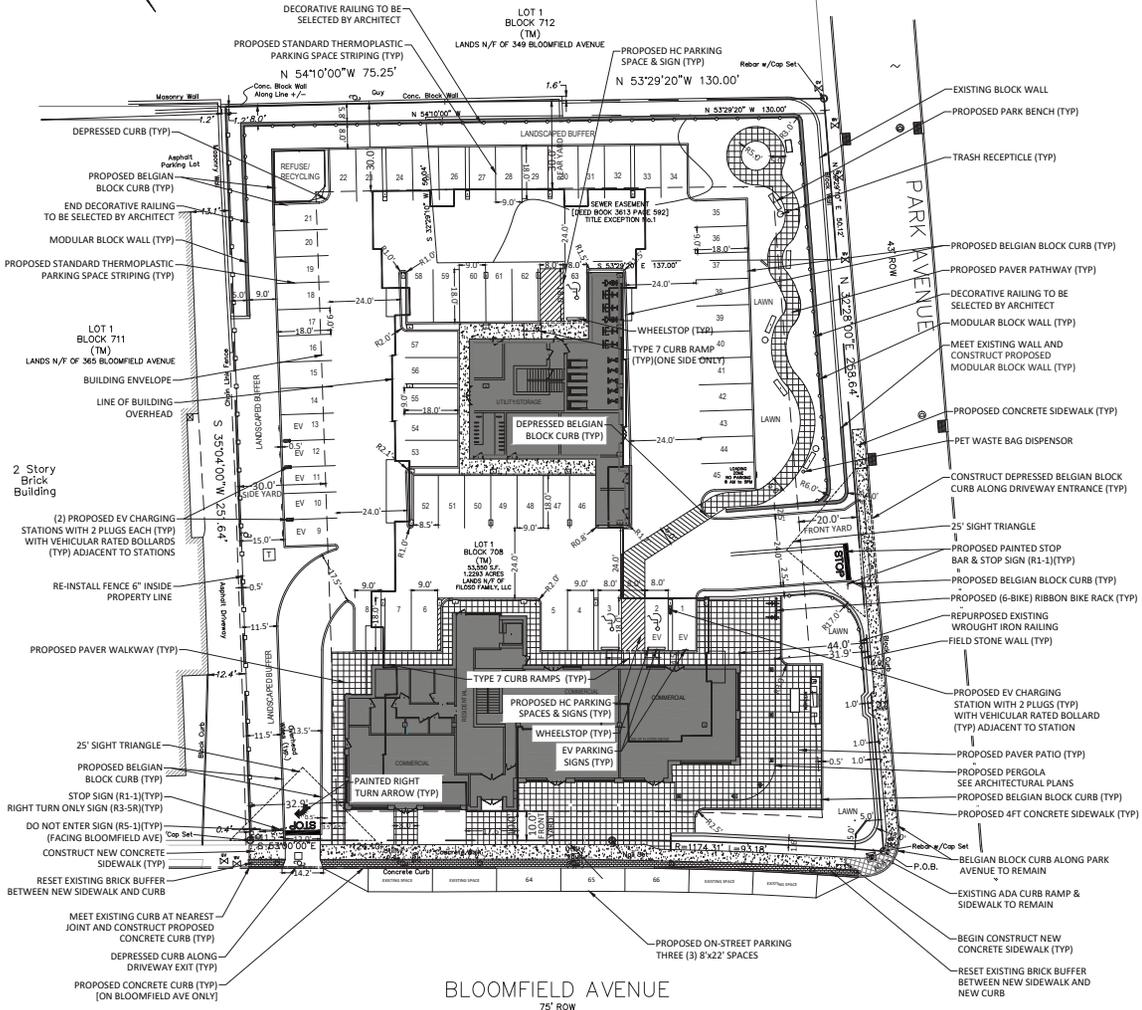
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PROJECT
 HILLCREST FARMS
 383 BLOOMFIELD AVENUE
 VERONA, NEW JERSEY 07044

SHEET TITLE:
 LANDSCAPE PLAN

DATE: 2025-10-10
 DRAWN BY: ME
 CHECKED BY: GS

A-003.00



BLOOMFIELD AVENUE
75' ROW

GRAPHIC SCALE



ZONING SCHEDULE - BULK REGULATIONS
383 BLOOMFIELD AVE NON-CONDEMNATION REDEVELOPMENT ZONE
TOWNSHIP OF VERONA ZONE - 383 BLOOMFIELD AVE REDEVELOPMENT ZONE
PERMITTED USE: COMMERCIAL / RESIDENTIAL

ITEM	REQUIREMENT	EXISTING	PROPOSED	COMMENT
MIN LOT AREA	1 ACRE (43,560 SF)	53,550 SF	53,550 SF	CONFORMS
MAX DENSITY	27 DU / ACRE	N/A	26.83 DU/A	CONFORMS
MIN LOT WIDTH	210 FT	216.8 FT	216.8 FT	CONFORMS
MIN FY SETBACK BLOOMFIELD AVE	10 FT	9.8 FT	10.0 FT	CONFORMS
MIN FY SETBACK PARK AVE	20 FT	2.9 FT	31.9 FT TO PERGOLA 44.0 FT TO BUILDING	CONFORMS
MIN SY SETBACK	30 FT	9.3 FT	32.9 FT	CONFORMS
MIN RY SETBACK	30 FT	8.0 FT	30.0 FT	CONFORMS
MAX BLDG COVER	40 %	23.0 %	39.0 %	CONFORMS
MAX IMPERVIOUS COVERAGE	80 %	67.9 %	76.4 %	CONFORMS
MAX BLDG HEIGHT	4 STORIES / 50 FT	23.9 FT	4 STY / 48.75 FT	CONFORMS
PARKING (1)	63 SPACES (2)	24 SPACES	63 SPACES	CONFORMS
PARKING SPACE SIZE	9 FT x 18 FT (3)	9FTx18FT	9 FT x 18 FT	CONFORMS
LOADING SPACE	1 REQUIRED	N/A	1 PROVIDED	CONFORMS
2 WAY DRIVEWAY	24 FT REQUIRED	23.3 FT	24.0 FT	CONFORMS
WALKWAY WIDTH	4.0 FT MIN	5.5 FT	4.5 FT	CONFORMS
LANDSCAPE BUFFER	15 FT (4)	3.5 FT	11.5 FT	WAIVER
BUFFER FENCE HEIGHT	6 FT	N/A	6.0 FT	CONFORMS

- (1) THE PARKING REQUIREMENTS PER THE REDEVELOPMENT PLAN ARE AS FOLLOWS:
RESIDENTIAL APARTMENTS: 1.8 SPACES PER UNIT
SPECIAL NEEDS HOUSING: 0.25 SPACES PER UNIT
NON-RESIDENTIAL USES: 1 SPACE PER 250 SQUARE FEET
- (2) **PARKING CALCULATIONS:**
RESIDENTIAL APARTMENTS: 31 x 1.8 = 55.8 SPACES
SPECIAL NEEDS APARTMENTS: 2 x 0.25 = 0.5 SPACES
SUBTOTAL = 56.3 SPACES
RETAIL: 4,050 SF @ 1 SPACE PER 250 SF = 16.24 SPACES
+ 56.3 SPACES
TOTAL = 72.54 OR 73 SPACES
- EV CREDIT: 10% REDUCTION IN REQUIRED PARKING: 7.0 SPACE CREDIT
73.0 - 7.0 = 66 SPACES
- CREATION OF NEW ON-STREET PARKING SPACES SHALL COUNT AS A ONE FOR ONE CREDIT TOWARDS THE MINIMUM ON-SITE PARKING REQUIREMENT: 3 ON-STREET SPACES PROVIDED
66.0 - 3.0 = 63 SPACES REQUIRED
- (3) ALL PARKING SPACES SHALL BE AT LEAST NINE FEET BY EIGHTEEN FEET, EXCEPT THAT TWO AND ONE-HALF FEET OF THE LENGTH MAY BE INCLUDED IN ANY OVERHANG.
- (4) A MINIMUM OF 15 FT LANDSCAPE BUFFER IS REQUIRED ALONG RESIDENTIAL ZONES AND USES.
- (5) ALL ON-SITE STRIPING TO BE THERMOPLASTIC.
- (6) ALL FIRE LANES & NO PARKING ZONES SUBJECT TO THE APPROVAL OF VERONA FIRE PREVENTION.
- (7) ADA CERTIFICATE TO BE PROVIDED
- (8) STREETScape IMPROVEMENTS ALONG BLOOMFIELD AVENUE SHALL MATCH THE PROPOSED VERONA STREETScape STANDARDS
- (9) THE OWNER/APPLICANT SHALL SUBMIT A POST CONSTRUCTION AS-BUILT SURVEY MAPPING ALL THE IMPROVEMENTS, INCLUDING THE STORM WATER SYSTEM. THIS SURVEY MUST INCLUDE ALL EXISTING AND FINISHED GRADES.
- (10) BUILDING MOUNTED SIGNS FOR COMMERCIAL PARKING IN SPACES 5-8 & 48-52 SHALL READ "PARKING FOR RETAIL BETWEEN THE HOURS FROM 9AM TO 5PM"

REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J. CIFONE PLS. RECEIVED ON 10-01-2024.
EXISTING TOPOGRAPHY IS NAVD 1988
ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GSAP ON 12-04-2025. LAST REVISED 02-03-2026

NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKOUTS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

PAUL W. ANDERSON
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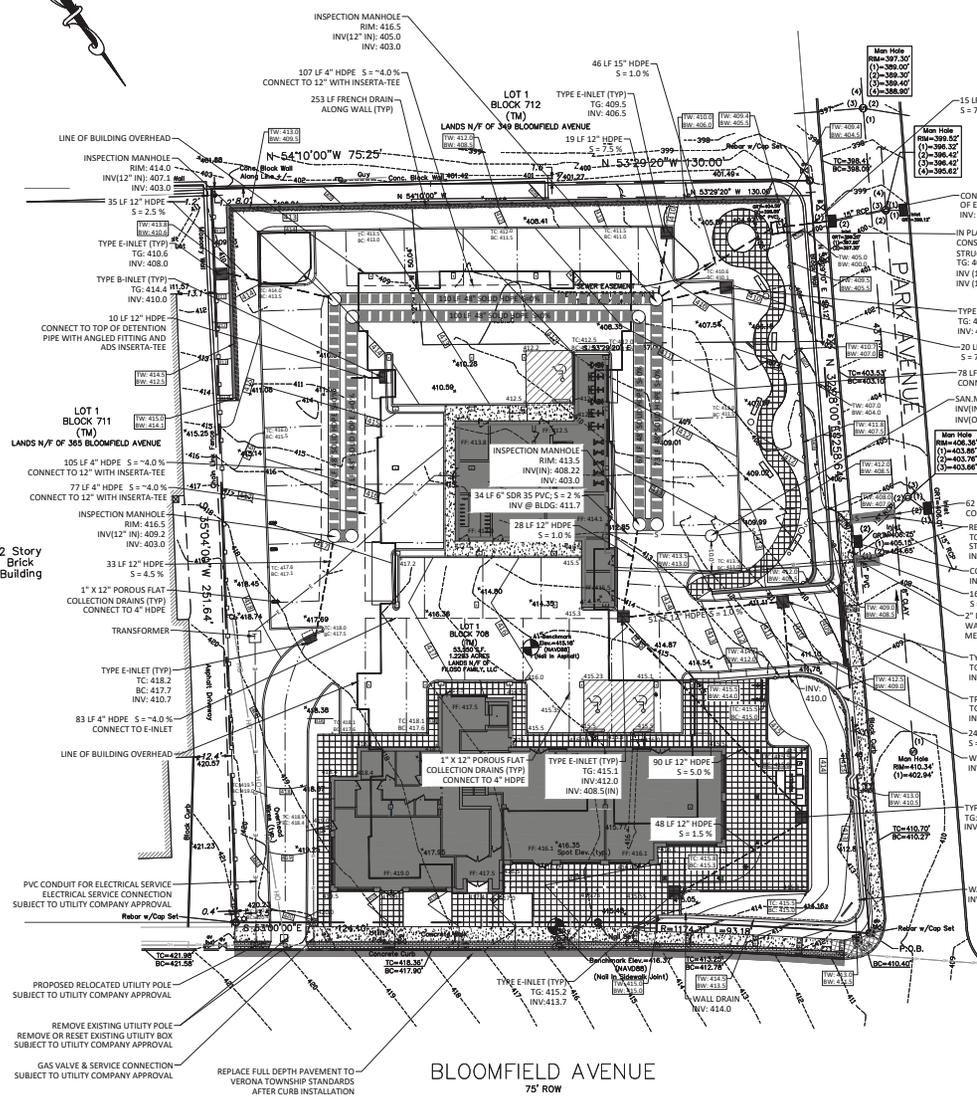
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CERTIFICATE OF AUTHORIZATION
Blomston, NJ 07005
440 Miller Drive
Blomston, NJ 07005
PK: 973.975.0703
www.pwae.com

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383 BLOOMFIELD AVENUE
BLOCK 708, LOT 1
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

SP - 2
SHEET 2 OF 8



BLOOMFIELD AVENUE
75' ROW

BUILDING HEIGHT CALCULATION

FINISHED FLOOR ELEV = 417.5
AVERAGE GP = 415.25
HEIGHT OF BUILDING = 46.5

417.5 - 415.25 = 2.25
2.25 + 46.5 = **48.75 FT = BUILDING HEIGHT**

AVERAGE GRADE PLANE CALCULATION

410.4+410.5+411+411.4+411.9+412.3+412.7+413.1+414+414.5+414.3+
414.7+415.2+415.3+415.2+415.1+414.5+415.5+415.6+415.5+415.5+
415.5+415.5+415.5+415.5+415.5+415.5+415.7+416.05+416.05+
416.05+416.1+416.5+416.9+417.0+417.4+418.0+418.6+419.0+419.3+
419.5+419.3+419.0+418.6+418.4+418.35+418.1+417.6+417.5+417.4+
417.4+417.3+417.3+417.1+416.7+416.1+415.8+415.4+415+414.2+
414.1+413.9+413.6+413.2+413+412.7+412.3+412+411.6+411.2+410.8+410.5 = 30,728.9
30,728.9/74 = 415.25 = AVERAGE GP

SEWER DEMAND ON SITE CALCULATIONS:

EXISTING: 5,050 SF OF RETAIL @ 0.1 GAL / SF
505 GPD EXISTING

PROPOSED: 4,050 SF OF COMMERCIAL @ 0.1 GAL / SF
405 GPD

1 BR: 1 PROPOSED @ 150 GAL = 150 GPD
2 BR: 23 PROPOSED @ 225 GAL = 5,175 GPD
3 BR: 9 PROPOSED @ 300 GAL = 2,700 GPD

WATER DEMAND CALCULATIONS:

EXISTING: 5,050 SF OF RETAIL @ 0.1 GAL / SF
505 GPD EXISTING

PROPOSED: 4,050 SF OF COMMERCIAL @ 0.1 GAL / SF
405 GPD

1 BR: 1 PROPOSED @ 95 GAL = 95 GPD
2 BR: 23 PROPOSED @ 140 GAL = 3,220 GPD
3 BR: 9 PROPOSED @ 200 GAL = 1,800 GPD

TOTAL: 8,430 GPD PROPOSED
NEW SEWER DEMAND = **7,925 GPD**

TOTAL: 5,520 GPD PROPOSED
NEW WATER DEMAND = **5,015 GPD**

EXISTING SEWER MAIN CALCULATIONS:

EXISTING SEWER MAIN -
8" CLAY PIPE @ 6.4% SLOPE - CAPACITY = 2.7 CFS

EXISTING CONTRIBUTING FLOW TO MAIN

4000 SF COMMERCIAL @ 1 GAL/SF = 400 GPD
4 SINGLE FAMILY HOMES, USE 3 BDR:
4 @ 300 GPD = 1,200 GPD

TOTAL FLOW TO EXISTING MAIN = 1,600 GPD
1,600 GPD x 1/24 DAY/HR x 1/60 HR/MIN x 1/60 MIN/SEC x 1/7.48 GAL/CF = 0.007 CFS

PROJECT FLOW TO MAIN

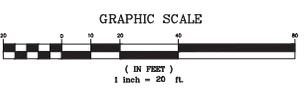
7,925 GPD x 1/24 DAY/HR x 1/60 HR/MIN x 1/60 MIN/SEC x 1/7.48 GAL/CF = 0.012 CFS

TOTAL SANITARY FLOW TO BE CONVEYED BY THE EXISTING MAIN: 0.019 CFS
APPLY FACTOR OF SAFETY 3: 0.019 x 3 = 0.057 CFS

CAPACITY 2.7 CFS > 0.057 CFS PROJECTED FLOW

GRADING NOTES:

1. THE APPLICANT SHALL REPAIR ANY DAMAGE FROM SURFACE WATER RUNOFF CREATED ON ADJACENT PROPERTIES.
2. THE APPLICANT SHALL REPAIR ANY DAMAGE TO SURFACES WITHIN THE RIGHT-OF-WAY DURING CONSTRUCTION.
3. MODULAR BLOCK WALL TO BE DESIGNED PRIOR TO CONSTRUCTION
4. AN INSPECTION REPORT ON THE CONDITIONS OF THE UNDERGROUND DETENTION BASIN AND PERVIOUS PAVING SYSTEMS SHALL BE SUBMITTED EVERY TWO YEARS TO THE VERONA STORMWATER MANAGER AND MUST ADDRESS ANY RECOMMENDATIONS WITHIN 90 DAYS OF THE REPORT.



REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J. CIFONE PLS. RECEIVED ON 10-01-2024.
EXISTING TOPOGRAPHY IS NAVD 1988
ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GASP ON 12-04-2025. LAST REVISED 02-03-2026

NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKOUTS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SUPERVISOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 39410

REVISIONS:
REV. 11: 2-3-26 PER REVIEW COMMITTEE & ENGINEER COMMENTS

CERTIFICATE OF AUTHORIZATION
24G00182400

Project No. 24000000
Date: 09-15-25
Drawn by: RKA
Designed by: RWA
Checked by: RWA
Scale: AS SHOWN

383 BLOOMFIELD AVENUE
BLOCK 708, LOT 1
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

SP - 3
SHEET 3 OF 8

GRADING & UTILITY PLAN

HOLOPHANE

Parkpak® LED

Product Overview:

- Available in 10' and 12' lengths.
- Available in 10' and 12' heights.
- Available in 10' and 12' widths.
- Available in 10' and 12' depths.
- Available in 10' and 12' thicknesses.

Applications:

- Residential
- Commercial
- Industrial
- Parking lots

Dimensions:

Autobahn Series ATB0 Roadway Lighting

PRODUCT OVERVIEW

Features:

- OPTICAL:** The Autobahn series roadway lighting provides exceptional performance. Slender optical superior to other polymer materials in the area of optical efficiency, thermal performance, and resistance to UV radiation. All of these factors combine to provide a long life span and a stable optical distribution. Also, because of the clear and well-defined light distribution available, glare is kept to a minimum (20' above the Autobahn) to limit glare during driving.
- ELECTRICAL:** Dependable LED light engines are rated 100,000 hours at 27°C. Electronic driver circuitry is available in 100,000 hours at 27°C ambient.
- MECHANICAL:** Includes standard 40' beam, heavy-duty fixtures such as road side entry, 3 option terminal block and quick disconnects. Mobile level based the electrical compartment for mounting at road side.

Applications:

- Residential
- Commercial
- Industrial
- Parking lots

Dimensions:

HOLOPHANE

Head Module

Product Overview:

- Available in 10' and 12' lengths.
- Available in 10' and 12' heights.
- Available in 10' and 12' widths.
- Available in 10' and 12' depths.
- Available in 10' and 12' thicknesses.

Applications:

- Residential
- Commercial
- Industrial
- Parking lots

Dimensions:

HOLOPHANE

HWPC2 Head Module

Product Overview:

- Available in 10' and 12' lengths.
- Available in 10' and 12' heights.
- Available in 10' and 12' widths.
- Available in 10' and 12' depths.
- Available in 10' and 12' thicknesses.

Applications:

- Residential
- Commercial
- Industrial
- Parking lots

Dimensions:

HOLOPHANE

SSA/ADSSA Square Street Aluminum Pole

Product Overview:

- Available in 10' and 12' lengths.
- Available in 10' and 12' heights.
- Available in 10' and 12' widths.
- Available in 10' and 12' depths.
- Available in 10' and 12' thicknesses.

Applications:

- Residential
- Commercial
- Industrial
- Parking lots

Dimensions:

HOLOPHANE

SSA/ADSSA Square Street Aluminum Pole

Product Overview:

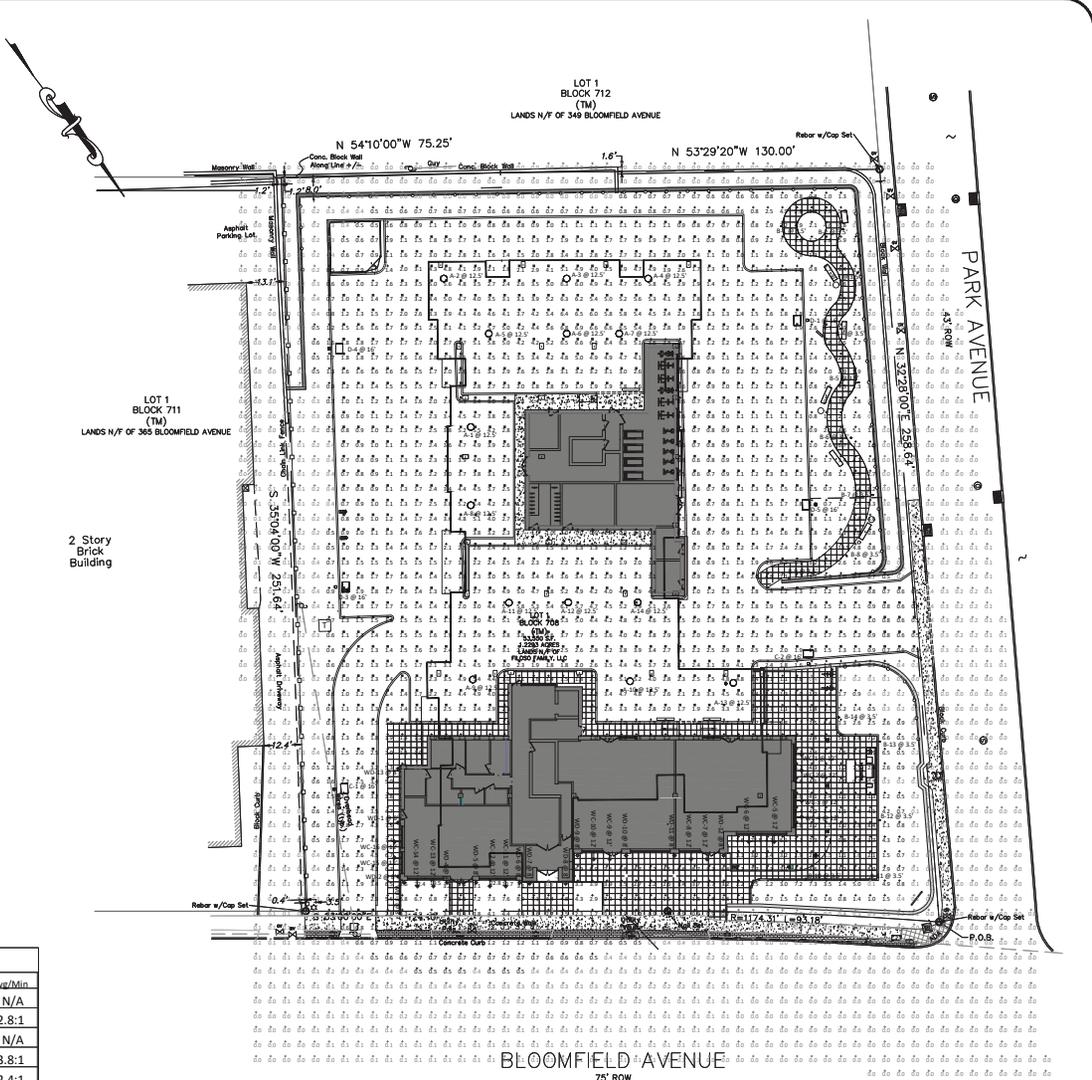
- Available in 10' and 12' lengths.
- Available in 10' and 12' heights.
- Available in 10' and 12' widths.
- Available in 10' and 12' depths.
- Available in 10' and 12' thicknesses.

Applications:

- Residential
- Commercial
- Industrial
- Parking lots

Dimensions:

NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 FOR UTILITY MARKETS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

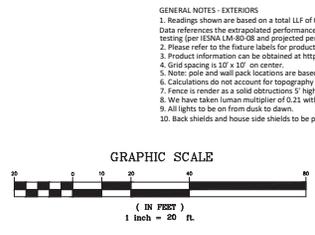


Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTIRE SITE	+	1.3 fc	22.8 fc	0.0 fc	N/A	N/A
PATHWAY	□	3.7 fc	13.5 fc	1.3 fc	10.4:1	2.8:1
PROPERTY LINE	○	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
UNCOVERED PARKING	✖	1.5 fc	4.6 fc	0.4 fc	11.5:1	3.8:1
COVERED PARKING	✖	3.8 fc	6.9 fc	1.6 fc	4.3:1	2.4:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number	Lamp Output	LLF	Input Power
○	A	14	Lithonia Lighting	VCPG LED P1 30K T5E MVOLT	VCPG LED WITH P1 - PERFORMANCE PACKAGE, 3000K, T5E OPTIC TYPE	1	3582	0.93	26.57
○	B	14	Lithonia Lighting	DSXO LED 120 350 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 350mA AND ASYMMETRIC DISTRIBUTION	1	1194	0.9	16
□	C	2	Lithonia Lighting	DSXO LED P1 30K 70CRI T3M HS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 3 Medium Houseside Shield	1	3985	0.92	33.21
□	D	4	Lithonia Lighting	DSXO LED P1 30K 70CRI T4M HS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Medium Houseside Shield	1	4014	0.92	33.21
○	WC	16	WAC Lighting	WP-LED14-2(min)	endurance sign light	1	601	0.95	30.039
☀	WD	13	EVERGREEN LIGHTING	SIC2240L	LED SOLY SERIES ARM MOUNT UNIT. OPTICAL ACROIC LENS. OPEN BOTTOM 40 WATTS.	1	4400	0.95	40



GENERAL NOTES - EXTERIORS

- Readings shown are based on a total LLF of 0.90, 0.92, 0.93 & 0.95 as indicated in the luminaire schedule at 0.0' (0.0m) AFG (at grade). Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-31-13). LLF is based on fixture type, cut-off (if not preferred differently).
- Please refer to the fixture labels for product type and mounting heights.
- Product information can be obtained at <http://www.aacsystems.com> or through your local agency.
- Grid spacing is 10' x 10' on center.
- Note: pole and wall pack locations are based on provided plans or approximations using Google Earth.
- Calculations do not account for topography and possible obstructions such as old growth trees or other foliage. Actual lighting readings may vary.
7. Fence is shown as a solid obstruction 5' high.
8. We have taken luminaire multiplier of 0.25 with the help of the A0 module (A0 switch position 1) to reduce the lumens for type E fixture.
9. All lights to be on from dusk to dawn.
10. Back shields and house side shields to be provided for all lights.

REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J. GIFFONE PLS. RECEIVED ON 10-01-2024.
EXISTING TOPOGRAPHY IS NAVD 1988
ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GSPAC ON 12-04-2025. LAST REVISED 02-03-2026

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 35410

ABS
ARCHITECTURAL & ENGINEERING CONSULTANTS
REV. 11 - 23-26 PER SYSTEM COMMITTEE & ENGINEERS COMMENTS

383 BLOOMFIELD AVENUE
BLOCK 708, LOT 1
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

LIGHTING PLAN

SP - 4
SHEET 4 OF 8

SOIL EROSION & SEDIMENT CONTROL NOTES:

1. 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" THAT IS IN EFFECT LAST REVISED MAY 2007. EFFECTIVE DECEMBER 2007. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND/OR MULCHED OR OTHERWISE PROTECTED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTORATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITH MOST LOCATIONS IN THE HESPO: SPRING - 3/15/25 AND FALL - 8/15 - 10/1.
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARD, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UNBOTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDER, OR NETTING THE DOWNHILL SUFFICIENT MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX: (862) 333-4507 OR EMAIL - INFORMATION@HESPO.ORG
9. 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. "N.J. SDC" OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION. CIVIC ENGINEERS MUST OBTAIN COORDINATION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WATER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HORNSHORN.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A HED OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXHAUSTED AREA CONTAINS MATERIALS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SWAMP FITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO SEEDING, SOODING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOIL AND LAND GRADING, EFFECTIVE DECEMBER 2007.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING AND MAT IS TO BE INSTALLED AT ALL SITE SITES USING 2 1/2" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. STEP SOLES INCLUDING DETURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "CRITICAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT."

- ADDITIONAL TOPSOIL STOCKPILE PROTECTION**
- A. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 2000 SQ. FT.
 - B. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 2000 SQ. FT.
 - C. APPLY PERMANENT WEEDS SEED AT 1.8 PER 2000 SQ. FT. ANNUAL WEEDS AT 1.8 PER 2000 SQ. FT.
 - D. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - E. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
 - F. PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
- TEMPORARY STABILIZATION SPECIFICATIONS**
- A. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 2000 SQ. FT.
 - B. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 2000 SQ. FT.
 - C. APPLY PERMANENT WEEDS SEED AT 1.8 PER 2000 SQ. FT. ANNUAL WEEDS AT 1.8 PER 2000 SQ. FT.
 - D. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - E. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- PERMANENT STABILIZATION SPECIFICATIONS**
- A. APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
 - B. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 2000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
 - C. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 2000 SQ. FT.
 - D. APPLY PERMANENT WEEDS SEED AT 1.8 PER 2000 SQ. FT. ANNUAL WEEDS SEED AT 1.8 PER 2000 SQ. FT.
 - E. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - F. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES: SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY. (PG. 7-1)

VEGETATIVE COVER: SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1)

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND PERMANENT STABILIZATION WITH SOIL (PG. 4-1)

SPRAY ON ADHESIVES: ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS / ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON			
POLYACRYLAMIDE (PAM) - DRY SPRAY			
ACCUMULATED SOY BEAN STAPK	NONE	COARSE SPRAY	1200

TILLAGE: TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE BLDG STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOW SPACES ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARRROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING: SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS: SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL 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 SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEP SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AREAS.

STONE: COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

GRAPHIC SCALE

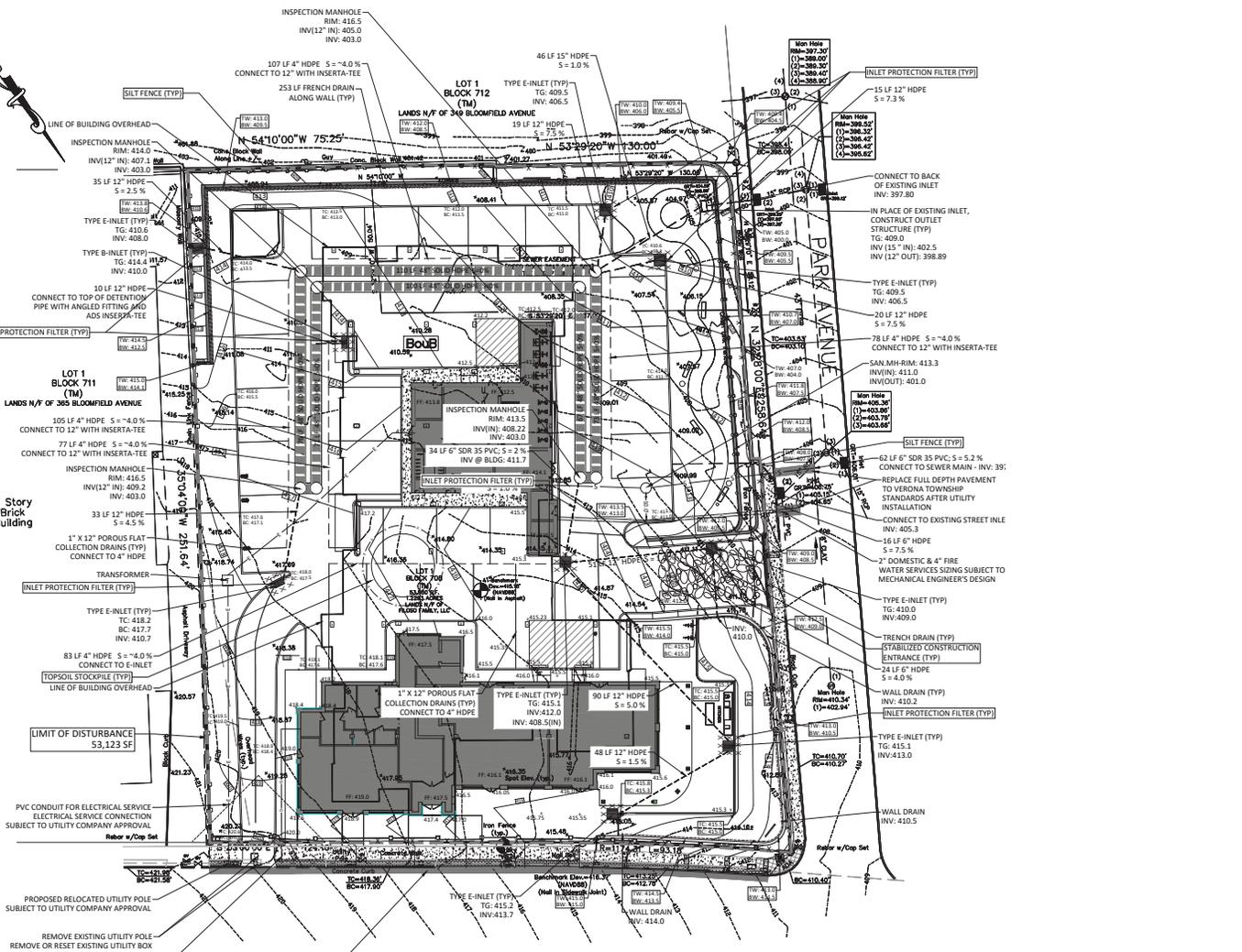


REFERENCES:

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ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GASP ON 12-04-2025. LAST REVISED 02-03-2026



LEGEND

- SILT FENCE
- LIMIT OF DISTURBANCE
- NRCS SOIL TYPE
- SOIL STOCKPILE
- WHEEL CLEANING BLANKET / STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION

CONSTRUCTION SEQUENCE

- | ITEM DESCRIPTION | DURATION |
|--|-----------|
| -INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND TREE PROTECTION FENCING | 2 DAYS |
| -DEMOLITION OF EXISTING BUILDINGS AND FEATURES | 3 WEEKS |
| -ROUGH GRADING | 3 WEEKS |
| -DRAINAGE CONSTRUCTION | 6 WEEKS |
| -SITE UTILITIES INSTALLATION (GAS, WATER, SEWER) | 4 WEEKS |
| -FLAT DRAIN & POROUS ASPHALT CONSTRUCTION | 2 WEEKS |
| -BUILDING CONSTRUCTION | 15 MONTHS |
| -FINAL GRADING, HARDSCAPES, & LANDSCAPE | 2 WEEKS |
| -ASPHALT DRIVEWAY & CONCRETE CONSTRUCTION | 1 WEEK |
| -REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES AFTER PERMANENT STABILIZATION OF ALL DISTURBED AREAS | 2 DAYS |

TOTAL LIMIT OF DISTURBANCE: 63,123 SF (122 Acre)

SOIL DATA:

BoeB - Boonion - Urban land, Boonion subetrium complex 0 TO 8 X SLOPES

NOTE: 1. SOIL TYPES BASED ON NRCS SOIL SURVEY.

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PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 39410

REV. 11 - 2-3-26: PER SYSTEM COMMITTEE & ENGINEERS COMMENTS

CERTIFICATE OF AUTHORIZATION
40 Miller Drive
Bloomfield, NJ 07005
PK: 973.975.0703
www.pwanderson-cs.com

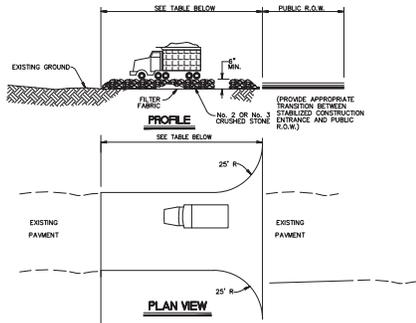
ACS
Professional Engineer
40 Miller Drive
Bloomfield, NJ 07005
PK: 973.975.0703
www.pwanderson-cs.com

383 BLOOMFIELD AVENUE
BLOCK 708, LOT 1
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL PLAN

SP - 5

SHEET 5 OF 8

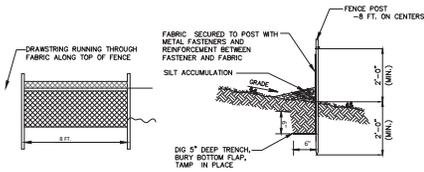


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED
	COARSE DRAINED SOILS FINE DRAINED SOILS
0 - 2%	50 FT 100 FT
2 - 5%	100 FT 200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABRIC BASE COURSE*

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING BODY.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS

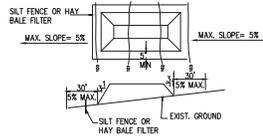


REQUIREMENTS FOR SILT FENCE

- FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES. FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
- A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED.
- A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL

SCALE: NTS

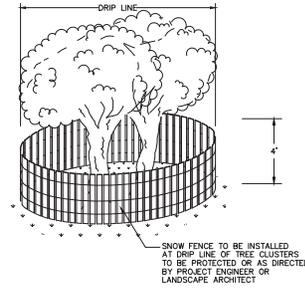


NOTES:

- PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
- ALL SIDE SLOPES SHALL BE MAXIMUM 3:1.
- STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS AS STATED ON THIS SHEET.
- SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREON.

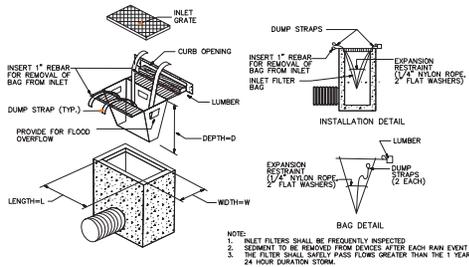
SOIL STOCKPILE

SCALE: NTS



TREE PROTECTION FENCE

SCALE: NTS



NOTE:

- INLET FILTERS SHALL BE FREQUENTLY INSPECTED.
- SEDIMENT TO BE REMOVED FROM POKES AFTER EACH RAIN EVENT.
- THE FILTER SHALL SHARPLY PASS FLOWS GREATER THAN THE 1 YEAR, 24 HOUR DURATION STORM.

INLET SEDIMENT CONTROL DEVICE

SCALE: NTS

REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J. CIFONE PLS. RECEIVED ON 10-01-2024.
 EXISTING TOPOGRAPHY IS NAVD 1988
 ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GSAPC ON 12-04-2025. LAST REVISED 02-03-2026

PAUL W. ANDERSON
 N.J. PROFESSIONAL ENGINEER
 L.I.C. NO. 33410

REVISIONS
 REV 11 - 2-3-26 - PER REVIEW COMMITTEE & ENGINEERS COMMENTS

THIS DOCUMENT IS THE PROPERTY OF ABS ENGINEERING CONSULTANTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ABS ENGINEERING CONSULTANTS, INC. IN THE EVENT OF A DISCREPANCY BETWEEN THIS DOCUMENT AND ANY OTHER DOCUMENT, THIS DOCUMENT SHALL CONTROL.

CERTIFICATE OF AUTHORIZATION
 2/16/2025 12:40:00
 www.pwanderson-cs.com

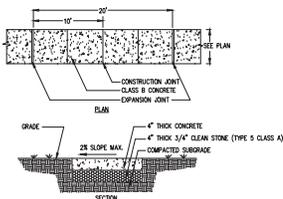
ABS
 ABS ENGINEERING CONSULTANTS, INC.
 410 Miller Drive
 Bloomfield, NJ 07005
 PHONE: 973.975.0703
 www.pwanderson-cs.com

Proj. No. 24000000
 Date 09-12-25
 Drawn by BKA
 Designed by PWA
 Checked by PWA
 Scale AS SHOWN

383 BLOOMFIELD AVENUE
 BLOCK 708, LOT 1
 TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY
 SOIL EROSION & SEDIMENT CONTROL DETAILS

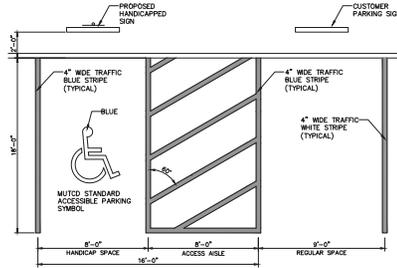
SP - 6
 SHEET 6 OF 8

NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-222-1000 FOR UTILITY MARKOUTS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

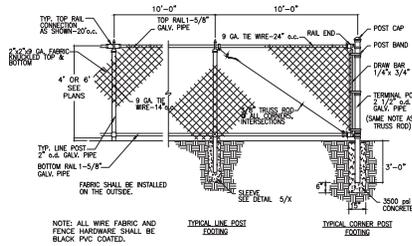


1. ALL CONCRETE SHALL CONFORM TO 2019 STANDARD A.I.D.G. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 604.00. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI. FINISHES SHALL BE DONE BEFORE METAL SETTING A FEET OF BURN BROWN.
2. SIDE-SLOPE AND FORM WORK SHALL BE PERMITTED BY THE CITY ENGINEER OR HIS/HER REPRESENTATIVE PRIOR TO POURING.
3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO 2019 STANDARD SPECIFICATIONS AND REQUIREMENTS.
4. WHEN CURB HAS CURB OR SIDEWALK, A 1/2" THICK NON-DIRECTIONAL, FIBROUS BITUMATRIC EXPANSION JOINT IS REQUIRED.
5. FOR SOUNDING MATERIAL, SCHEDULE SHALL BE SHOWN ON THE LONGITUDINAL SECTIONS.
6. ALL JOINTS SHALL BE SET OUT TO TOTAL JOINTS ARE POINTED.

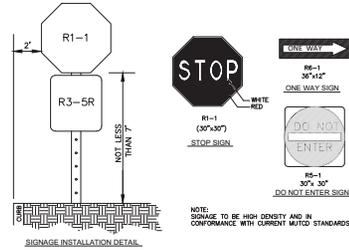
CONCRETE SIDEWALK
SCALE: NTS



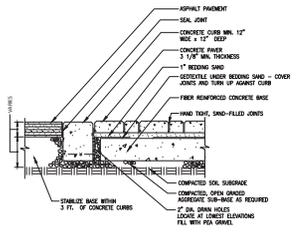
PARKING SPACE DETAIL
SCALE: NTS



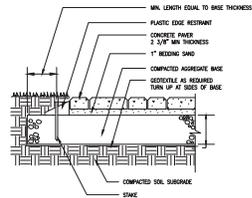
CHAIN LINK FENCE
SCALE: NTS



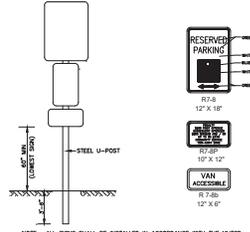
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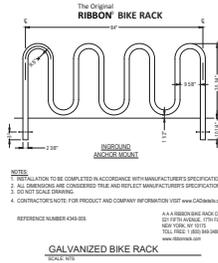
CONCRETE UNIT PAVERS (CROSSWALK)
SCALE: NTS



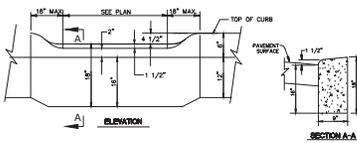
CONCRETE PAVER SECTION
SCALE: NTS



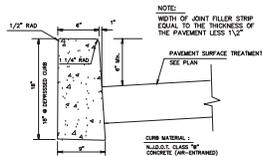
HANDICAP SIGN DETAIL
SCALE: NTS



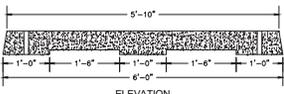
GALVANIZED BIKE RACK
SCALE: NTS



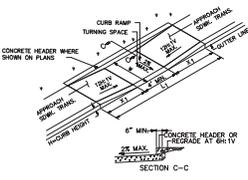
DEPRESSED CURB
SCALE: NTS



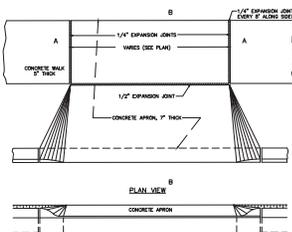
CONCRETE VERTICAL CURB
SCALE: NTS



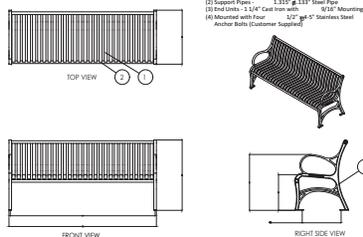
CONCRETE WHEEL STOP
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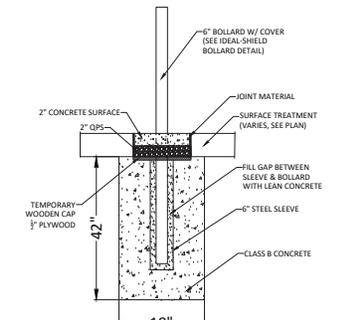
ADA CURB RAMP TYPE 7
SCALE: NTS



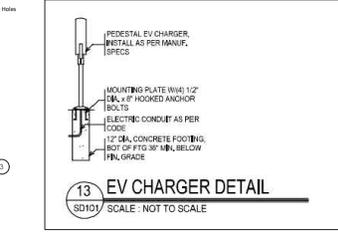
FULL DEPTH PAVEMENT
SCALE: NTS



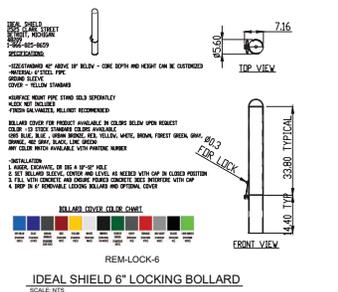
STAINLESS STEEL BENCH WITH BACK
SCALE: NTS



BOLLARD/RAILING DETAIL
SCALE: NTS



EV CHARGER DETAIL
SCALE: NOT TO SCALE



IDEAL SHIELD 6 LOCKING BOLLARD
SCALE: NTS

REFERENCES:

- BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J. CIFONE PLS. RECEIVED ON 10-01-2024.
- EXISTING TOPOGRAPHY IS NAVD 1988
- ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GSPC ON 12-04-2025. LAST REVISED 02-03-2026

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PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 35410

REV. 11-23-26 PER SYSTEM COMMITTEE & ENGINEERS COMMENTS

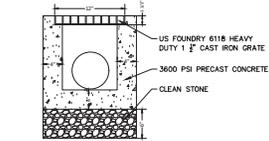
CERTIFICATE OF AUTHORIZATION
24G00182400

ACS
Anderson Consulting Services, Inc.
400 Millers Drive
Bloomfield, NJ 07005
PH: 973.975.0703
www.pwlanderson.com

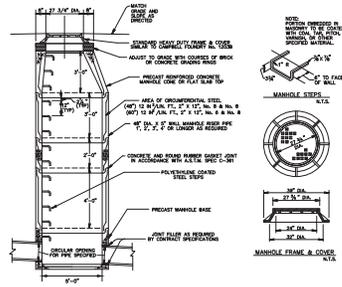
Project No. 24000000
Date: 09-15-25
Drawn by: BKA
Designed by: PWA
Checked by: BKA
Scale: AS SHOWN

SITE CONSTRUCTION DETAILS
383 BLOOMFIELD AVENUE
BLOCK 708, LOT 1
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

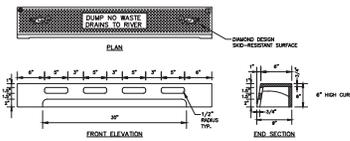
SP - 7
SHEET 7 OF 8



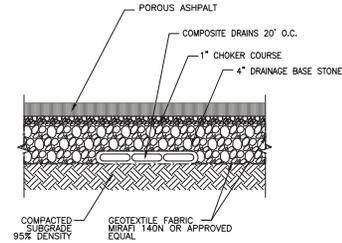
TRENCH DRAIN DETAIL
SCALE: NTS



PRECAST MANHOLE
SCALE: NTS



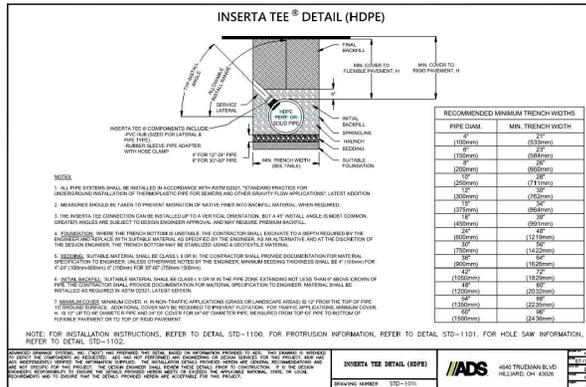
TYPE N-ECO CURB PIECE
SCALE: NTS



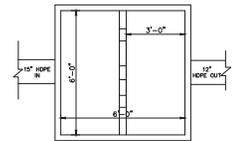
COMPOSITE DRAIN DETAIL
SCALE: NTS

PART #	PIPE SIZE	A
1472AA	12 in (305 mm)	12.9 in (328 mm)

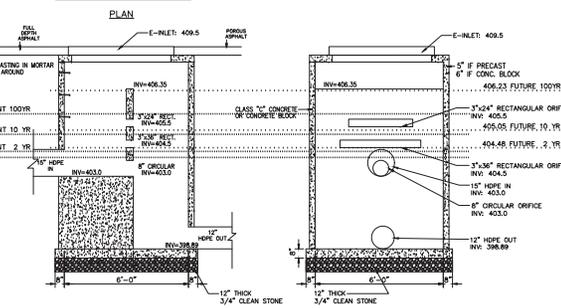
FLAT DRAIN TO ROUND PIPE CONNECTION DETAIL
SCALE: NTS



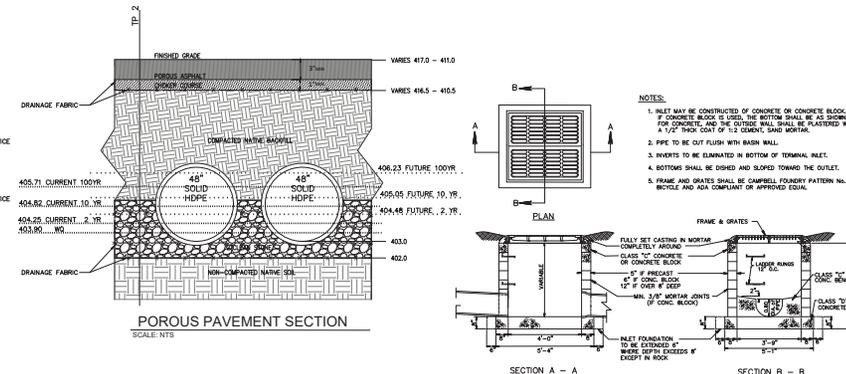
INSERTA-TEE INTO HDPE PIPE DETAIL
SCALE: NTS



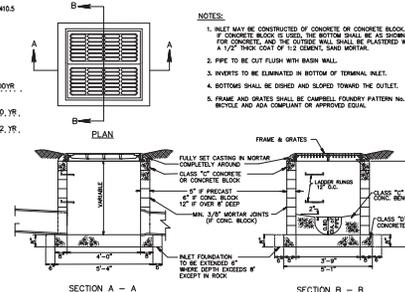
- NOTES:**
- STRUCTURE MAY BE CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE AND THE COVER SHALL BE FINISHED WITH 1/2" THICK COAT OF 1:2 CEMENT SAND MORTAR.
 - PIPE TO BE CUT FLUSH WITH BENCH MARK.
 - FRAME AND GRATES SHALL BE CAMPBELL FOUNDRY PATTERN #2545 BROCKLE AND ADA COMPLIANT OR APPROVED EQUAL.



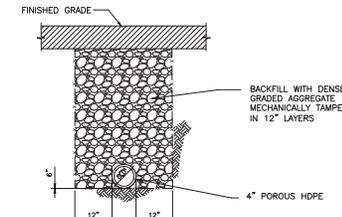
OUTLET STRUCTURE
SCALE: NTS



POROUS PAVEMENT SECTION
SCALE: NTS

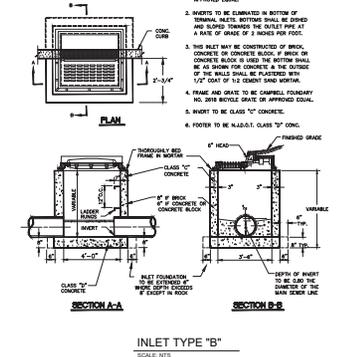


TYPE 'E' INLET
SCALE: NTS



FRENCH DRAIN
SCALE: NTS

- GENERAL NOTES:**
- ALL PRECAST CONCRETE STRUCTURES SHALL BE COVERED WITH COAL TAR EPoxy OR APPROVED EQUAL.
 - SMOOTH TO BE GRANULITE IN BOTTOM OF TRENCH. BOTTOMS SHALL BE DISHED AND SLOPED TOWARD THE OUTLET PER FOOT AT A RATE OF GRADE OF 3 INCHES PER FOOT.
 - THIS SHALL BE CONSTRUCTED OF BRICK, CONCRETE OR CONCRETE BLOCK. IF BRICK OR CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE AND THE OUTSIDE OF THE WALL SHALL BE FACED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR.
 - FRAME AND GRATES TO BE CAMPBELL FOUNDRY PATTERN NO. 2416 BROCKLE GRATE OR APPROVED EQUAL.
 - SMOOTH TO BE CLASS 100 CONCRETE.
 - FOOTING TO BE ALGOST CLASS 100 CONCRETE.



INLET TYPE 'B'
SCALE: NTS

REFERENCES:
BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J. CIFONE PLS. RECEIVED ON 10-01-2024.
EXISTING TOPOGRAPHY IS NAVD 1988
ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GASP ON 12-04-2025. LAST REVISED 02-03-2026

NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKINGS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 35410

REV. 11 - 23-26 PER SYSTEM COMMITTEE & ENGINEERS COMMENTS
24UG03182400

ACS
400 Miller Drive
Bloomington, NJ 07005
PH: 973.975.0703
WWW.PAULANDERSON-CE.COM

Project No. 24UG03182400
Date: 09-18-25
Drawn by: RKA
Designed by: RWA
Checked by: RWA
Scale: AS SHOWN

383 BLOOMFIELD AVENUE
BLOCK 708, LOT 1
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

GRUT CONSTRUCTION DETAILS
SHEET 8 OF 8



- PROPOSED OVERALL CUT
- PROPOSED OVERALL FILL

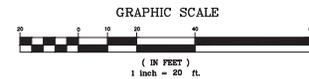


Cut					Fill				
Station	End Area	Average End Area	Length Between Stations	Volume	Station	End Area	Average End Area	Length Between Stations	Volume
#	ft ²	ft ²	ft	yd ³	#	ft ²	ft ²	ft	yd ³
0+00.00	9.54	15.07	16.07	8.67	23.11	112.96	16.07	67.22	
0+10.07	20.6	149.76	1.00	5.55	202.18	199.96	1.00	7.57	
0+17.07	278.92	431.44	33.04	507.95	103.47	194.70	33.04	238.20	
0+40.11	963.96	337.56	33.10	413.62	225.18	225.18	1.00	8.34	
0+43.21	91.15	91.45	1.00	3.39	225.18	225.29	91.90	460.71	
1+36.11	0.91	74.90	1.00	2.76	265.39	258.39	1.00	9.57	
1+37.11	148.2	186.33	19.99	137.95	353.15	292.27	19.99	216.39	
1+47.10	224.45	277.00	1.00	10.28	380.47	1.00	10.39		
1+48.10	339.55	238.04	42.76	576.98	207.78	389.59	42.76	616.98	
2+00.86	146.53	146.09	1.00	5.41	571.39	563.66	1.00	21.62	
2+01.86	145.64	471.99	15.24	266.41	689.47	448.52	15.24	253.73	
2+17.10	798.34	399.29	9.88	146.11	303.11	501.30	9.88	163.44	
2+26.99	0.24	0.31	25.46	0.29	699.49	537.72	25.46	507.05	
2+42.44	0.37	0.30	4.38	0.09	375.94	200.15	4.38	32.47	
2+46.82	0.35				24.36				
Total Cuts, yd³					Total Fills, yd³				
1,994.91					2,887.68				

EXISTING VS PROPOSED SOIL MOVEMENT
CALCULATIONS
CUT: 1,994.91 CY
FILL: 2,887.68 CY

CUT FILL
NET FILL: - 1,994.91 CY + 2,887.68 CY = 892.77 CY

TOTAL SOIL TO BE MOVED = FILL 892.77 CY



REFERENCES:

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EXISTING TOPOGRAPHY IS NAVD 1988
ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GSACP ON 06-14-2025.

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410

AGS
Anderson Consulting Services LLC
40 Miller Drive
Boonton, NJ 07005
TEL: 973-797-0703
www.pwranderson-cs.com

PROJ. NO.: BLOOMFIELD
Date: 06-15-25
Drawn by: BCA
Checked by: PWA
Designed by: PWA
Scale: AS SHOWN

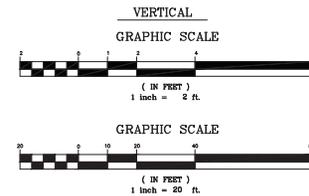
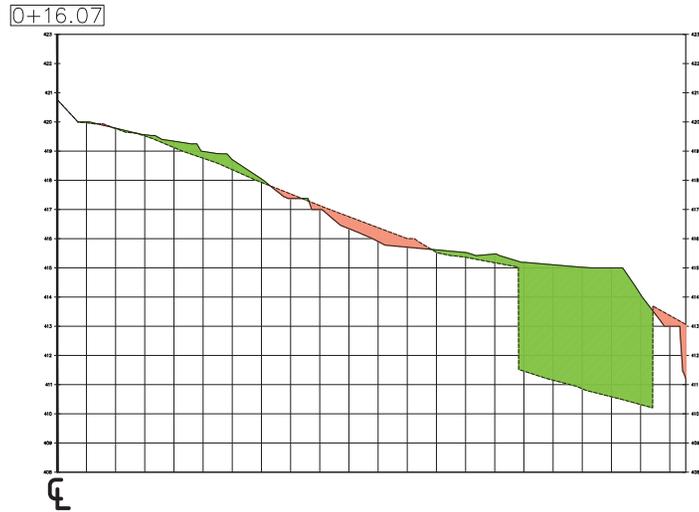
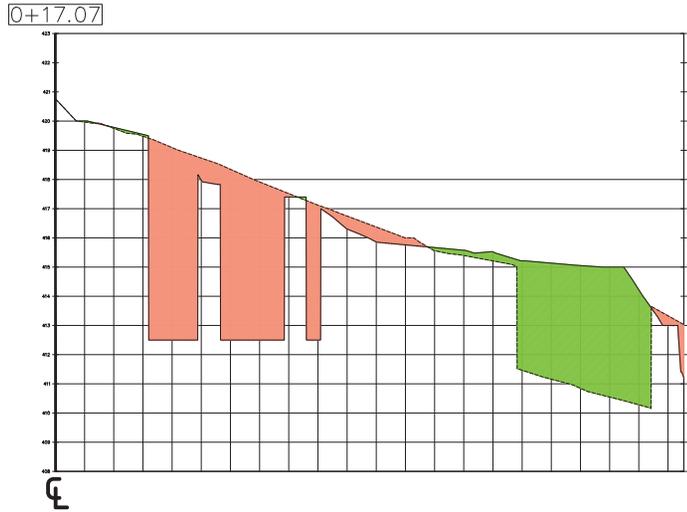
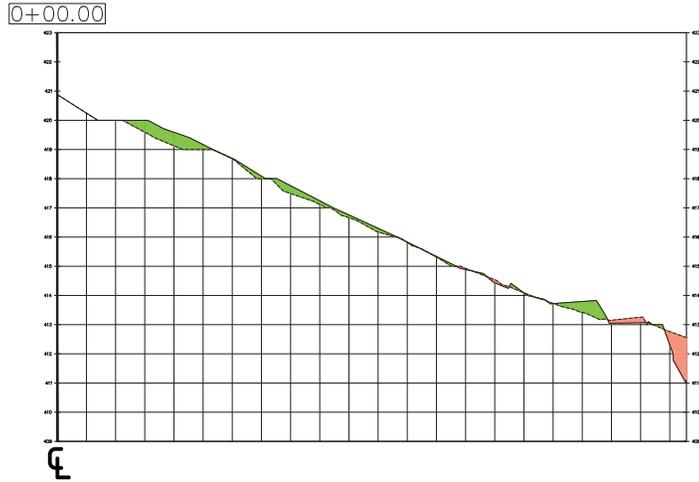
383 BLOOMFIELD AVENUE
BLOCK 708, LOT 1
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

EARTHWORK ANALYSIS

EW - 1
SHEET 1 OF 7

NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKERS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

■ - PROPOSED OVERALL CUT
■ - PROPOSED OVERALL FILL



REFERENCES:
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PAUL W. ANDERSON
 N.J. PROFESSIONAL ENGINEER
 LIC. NO. 33410

 STATE OF NEW JERSEY

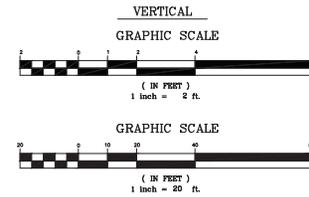
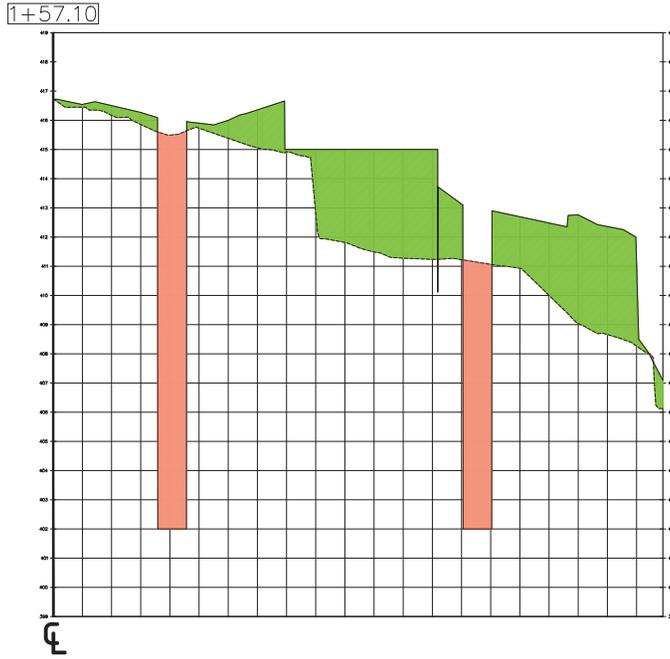
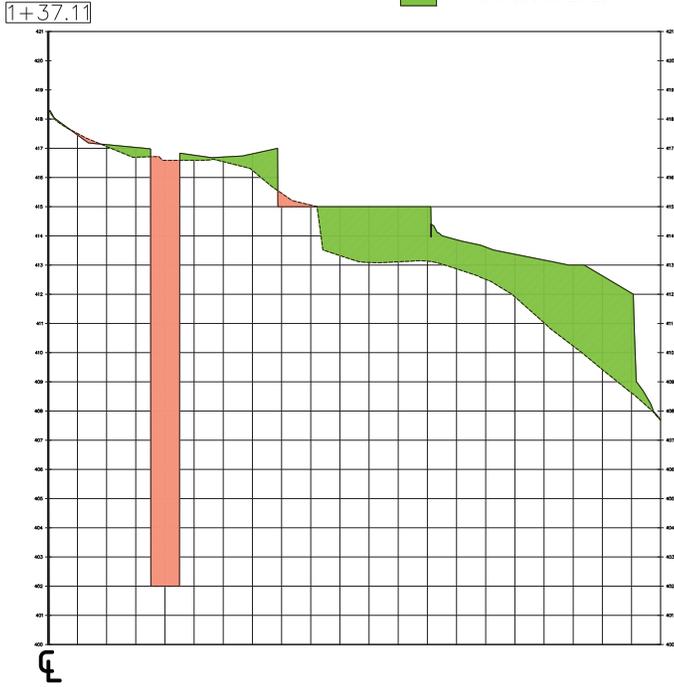
AGS
 Anderson Consulting Services LLC
 40 Miller Drive
 Boonton, NJ 07005
 TEL: 973-792-0703
 www.pwvanderson-cs.com

PROJECT: BLOOMFIELD
 DATE: 09-15-25
 DRAWN BY: BCA
 CHECKED BY: PWA
 SCALE: AS SHOWN

383 BLOOMFIELD AVENUE
 BLOCK 708, LOT 1
 TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY
 CROSS-SECTION
 STA 0+00 TO STA 0+50.11

CS - 2
 SHEET 2 OF 7

- PROPOSED OVERALL CUT
- PROPOSED OVERALL FILL



REFERENCES:
 BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING,
 PREPARED BY MARC J. GIFFONE PLS. RECEIVED ON 10-01-2024.
 EXISTING TOPOGRAPHY IS NAVD 1988
 ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GSAPC
 ON 08-14-2025.

 NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKETS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

PAUL W. ANDERSON
 N.J. PROFESSIONAL ENGINEER
 LIC. NO. 33410



DATE DRAWN: 10/01/2024

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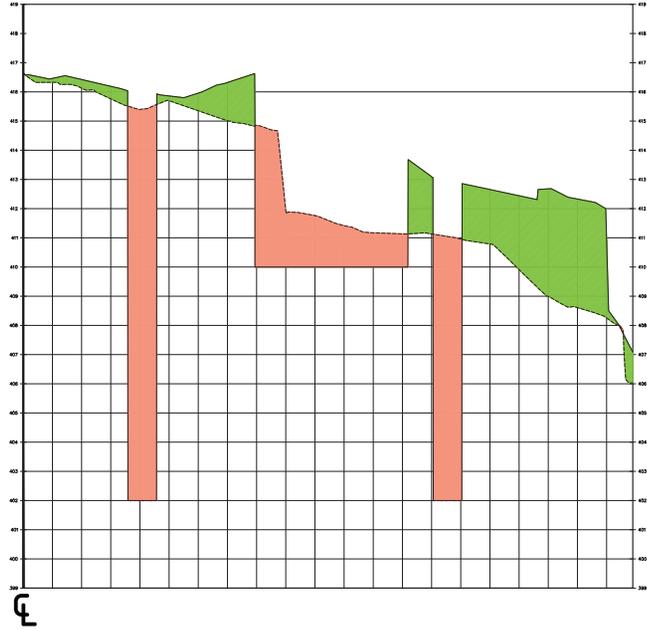
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 2404018104

PROJ. NO.: BLOOMFIELD
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383 BLOOMFIELD AVENUE
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 TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY
 CROSS-SECTION
 STA 1+37.01 TO STA 1+57.10

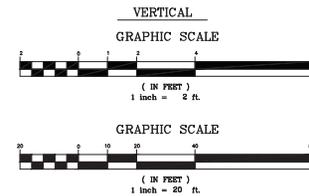
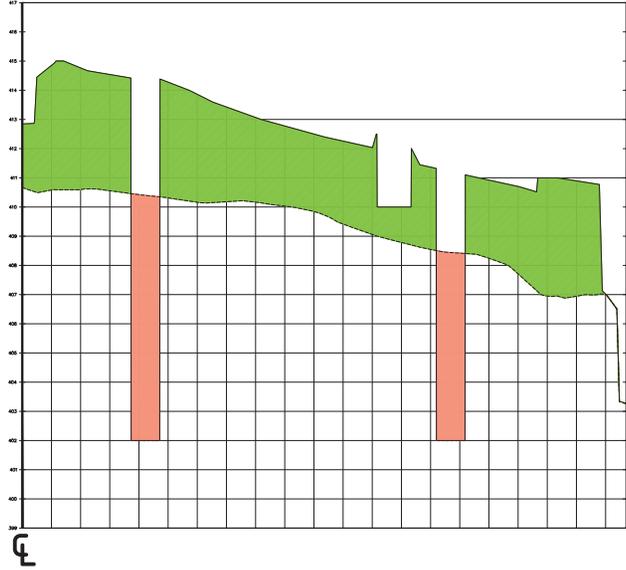
CS - 4
 SHEET 4 OF 7

1+58.10



█ - PROPOSED OVERALL CUT
█ - PROPOSED OVERALL FILL

2+00.86



REFERENCES:
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 N.J. PROFESSIONAL ENGINEER
 LIC. NO. 33410

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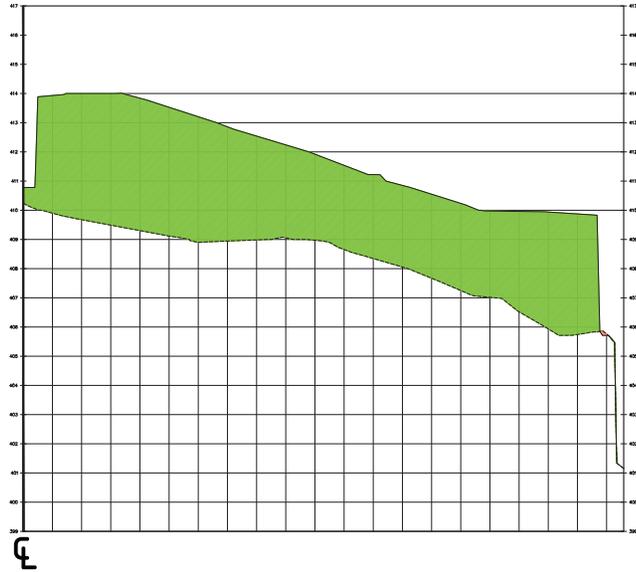
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PROJECT NO. BLOOMFIELD
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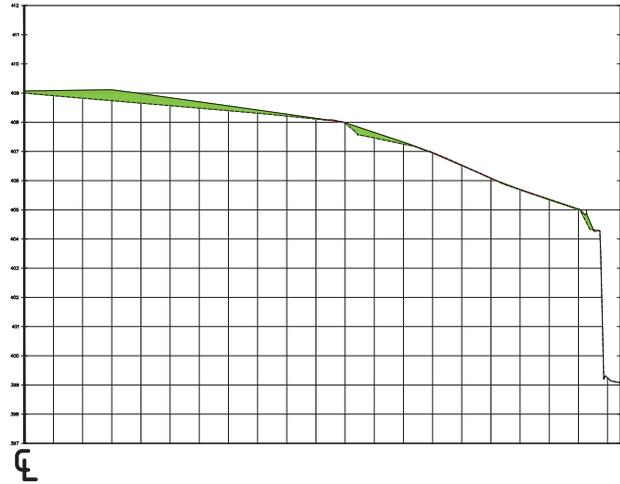
383 BLOOMFIELD AVENUE
 BLOCK 708, LOT 1
 TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY
CROSS-SECTION
 STA 1+58.10 TO STA 2+00.96

CS - 5
 SHEET 5 OF 7

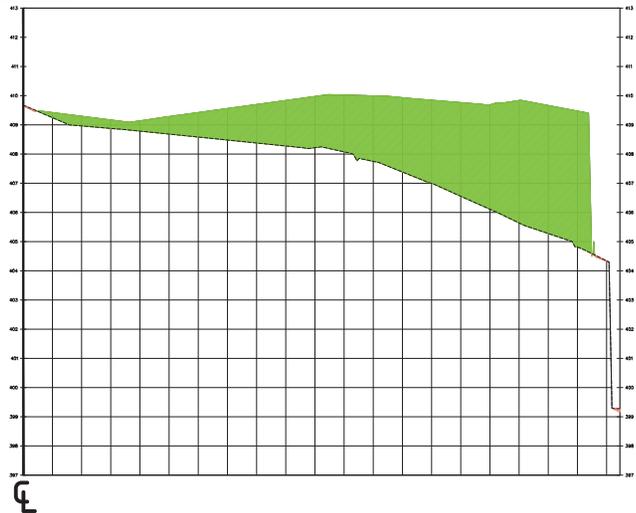
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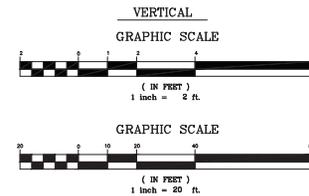
2+56.82



2+52.44



- PROPOSED OVERALL CUT
- PROPOSED OVERALL FILL



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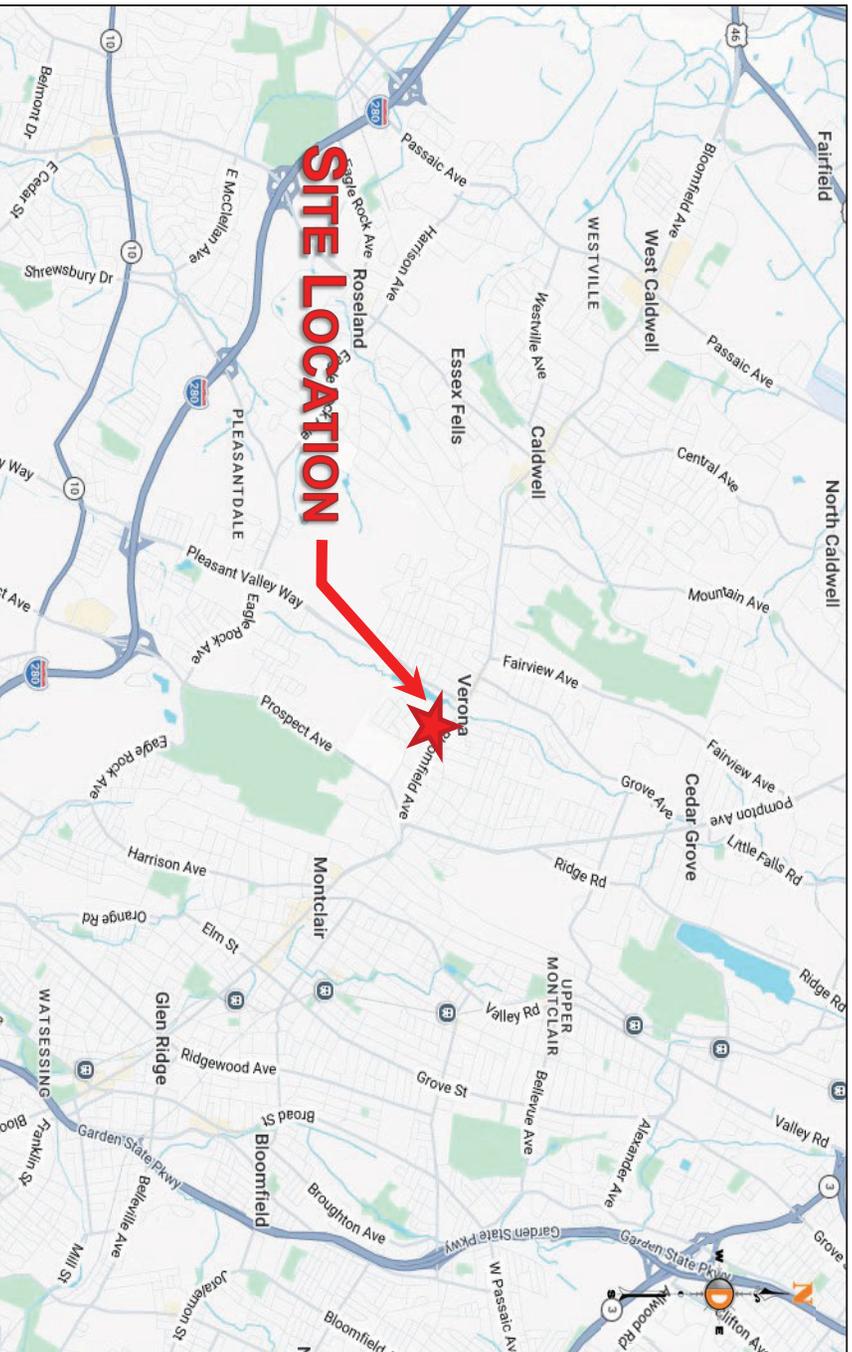
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 CROSS-SECTION
 STA. 2+56.82



Proposed Mixed-Use Development
 Traffic Impact & Parking Assessment
 6138 26-00343

Site Location Map

