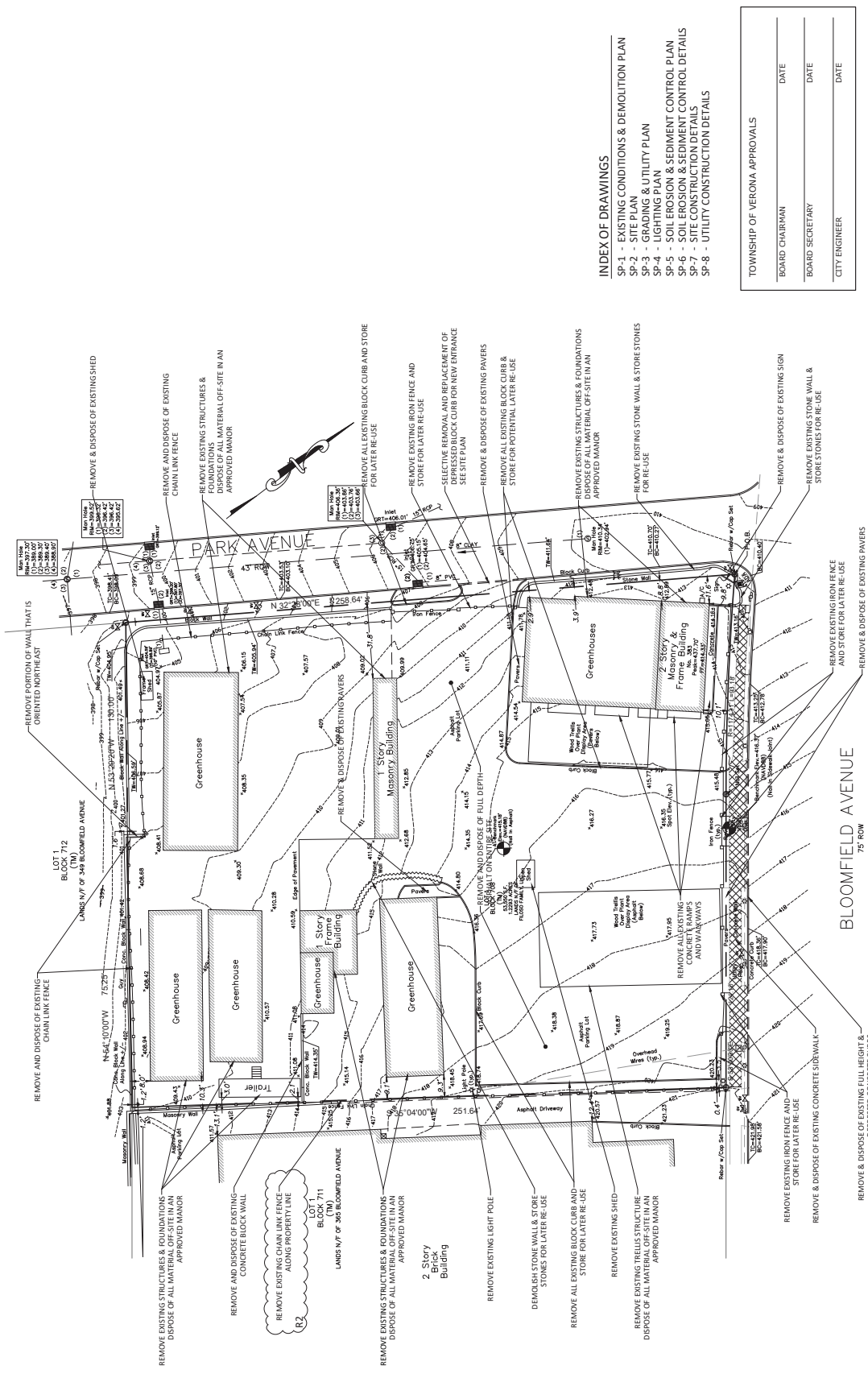


| Revisions   |
|---|
| REV 1: 2-3-26 PER REVIEWER'S COMMENTS & ENGINEER'S COMMENTS |
| REV 2: 4-6-26 PER PLANNING BOARD                            |
| REV 3: 4-10-26 PER ENGINEER'S COMMENTS                      |

www.pw-anderson.com  
 246.819.2400  
 CERTIFICATE OF AUTHORIZATION  
 246.819.2400  
 40 Millers  
 07005  
 BOHON, NJ  
 973.975.0703  
 FAX: 973.975.0703

| FIG. NO. | DESCRIPTION              |
|----------|--------------------------|
| 1        | EXISTING DEMOLITION PLAN |

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



- INDEX OF DRAWINGS**
- SP-1 - EXISTING CONDITIONS & DEMOLITION PLAN
  - SP-2 - SITE PLAN
  - SP-3 - GRADING & UTILITY PLAN
  - SP-4 - LIGHTING PLAN
  - SP-5 - SOIL EROSION & SEDIMENT CONTROL PLAN
  - SP-6 - SOIL EROSION & SEDIMENT CONTROL DETAILS
  - SP-7 - SITE CONSTRUCTION DETAILS
  - SP-8 - UTILITY CONSTRUCTION DETAILS

TOWNSHIP OF VERONA APPROVALS

|                 |      |
|-----------------|------|
| BOARD CHAIRMAN  | DATE |
| BOARD SECRETARY | DATE |
| CITY ENGINEER   | DATE |



**REFERENCES:**

BOUNDARY AND FIELD SURVEY TAKEN FROM JAKELAND SURVEYING, PREPARED BY MARC J. OPONE P.L.S. RECEIVED ON 10-01-2024.  
 EXISTING TOPOGRAPHY IS NAVD 1988  
 ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GS&PC ON 12-04-2025. LAST REVISED 02-03-2026

**NOTE:**

- APPLICANT TO FOLLOW ALL TOWNSHIP REQUIREMENTS FOR RODENT & PEST REMOVAL DURING THE DEMOLITION PROCESS.



| Revisions                              |
|--|
| REV 1: 4-10-26 PER ENGINEER'S COMMENTS |
| REV 2: 4-6-26 PER PLANNING BOARD       |
| REV 3: 4-23-26 PER ENGINEER'S COMMENTS |
| REV 4: 4-23-26 PER ENGINEER'S COMMENTS |

**ACS**  
 ARCHITECTURAL CONSULTANTS & ENGINEERS, INC.  
 40 MILLER STREET  
 BOULDER, NJ 07005  
 WWW.PWANDERSON-CS.COM  
 FAX: 973.975.0733  
 TEL: 973.975.0733

CERTIFICATE OF AUTHORIZATION  
 24628129400

**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+411.1+411.4+411.9+412.3+412.7+413.1+414.4+414.5+414.3+  
 414.7+415.2+415.3+415.4+415.5+415.6+415.7+415.8+415.9+416.0+416.3+  
 416.5+416.6+416.7+416.8+416.9+417.0+417.1+417.2+417.3+417.4+417.5+417.6+417.7+417.8+  
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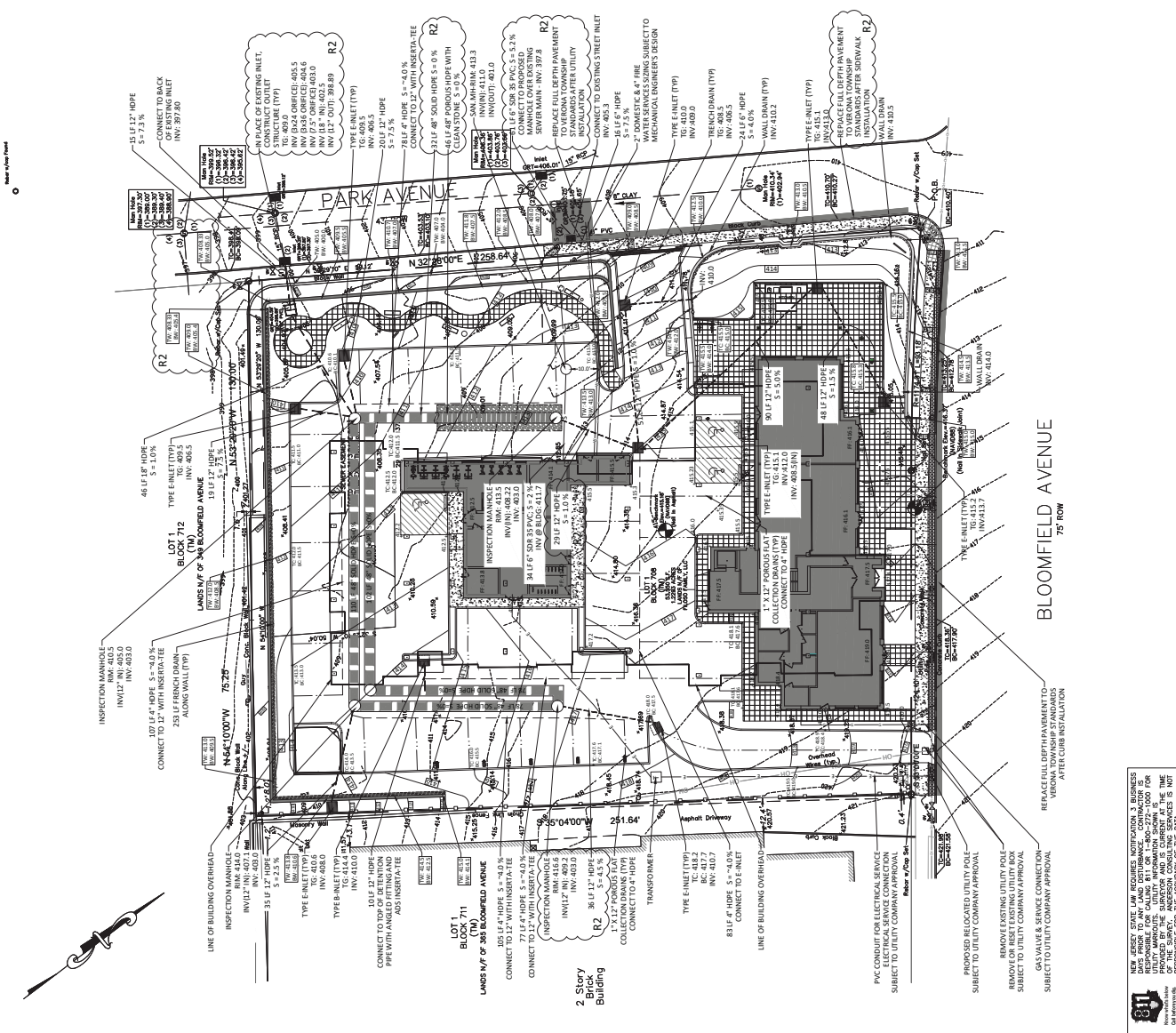
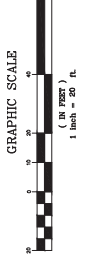
**SEWER DEMAND ON SITE CALCULATIONS:**  
 EXISTING: 5,050 SF OF RETAIL @ 0.1 GAL / SF  
 505 GPD EXISTING  
 PROPOSED: 4,050 SF OF COMMERCIAL @ 0.1 GAL / SF  
 405 GPD  
 1 BR: 1 PROPOSED @ 150 GAL = 150 GPD  
 2 BR: 23 PROPOSED @ 225 GAL = 5,175 GPD  
 3 BR: 9 PROPOSED @ 300 GAL = 2,700 GPD  
 TOTAL: 8,430 GPD PROPOSED  
 NEW SEWER DEMAND = **7,925 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 GALL/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 17.48 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 17.48 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

**WATER DEMAND CALCULATIONS:**  
 EXISTING: 5,050 SF OF RETAIL @ 0.125 GAL / SF  
 631.25 GPD EXISTING  
 PROPOSED: 4,050 SF OF COMMERCIAL @ 0.125 GAL / SF  
 506.25 GPD  
 1 BR: 1 PROPOSED @ 95 GAL = 95 GPD  
 2 BR: 23 PROPOSED @ 140 GAL = 3,220 GPD  
 3 BR: 9 PROPOSED @ 215 GAL = 1,935 GPD  
 TOTAL: 5,756.25 GPD PROPOSED  
 NEW WATER DEMAND = **5,125 GPD**

**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. THIS SHALL BE DESIGNED PRIOR TO CONSTRUCTION.  
 3. 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 JAKELAND SURVEYING, PREPARED BY MARC J. ORPHE P.L.S. REVIEWED ON 10-01-2024.  
 EXISTING TOPOGRAPHY IS NAVD 1988  
 ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GS&C ON 12-04-2025. LAST REVISED 02-03-2026



PAUL W. ANDERSON  
P.E., PROFESSIONAL ENGINEER  
LIC. NO. 39410

REV 3: 4-10-26 PER ENGINEER'S COMMENTS  
REV 2: 4-6-26 PER PLANNING BOARD & ENGINEERS COMMENTS  
REV 1: 2-3-26 PER REVIEW COMMITTEE & ENGINEERS COMMENTS

CERTIFICATE OF AUTHORIZATION  
26A0928400  
WWW.PWANDERSON-CA.COM  
40 MILLER DRIVE  
BOHON, NJ 07005  
908.935.0703

DATE: 09-15-25  
DRAWN BY: RGA  
DESIGNED BY: VMA  
CHECKED BY: VMA  
SCALE: AS SHOWN

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

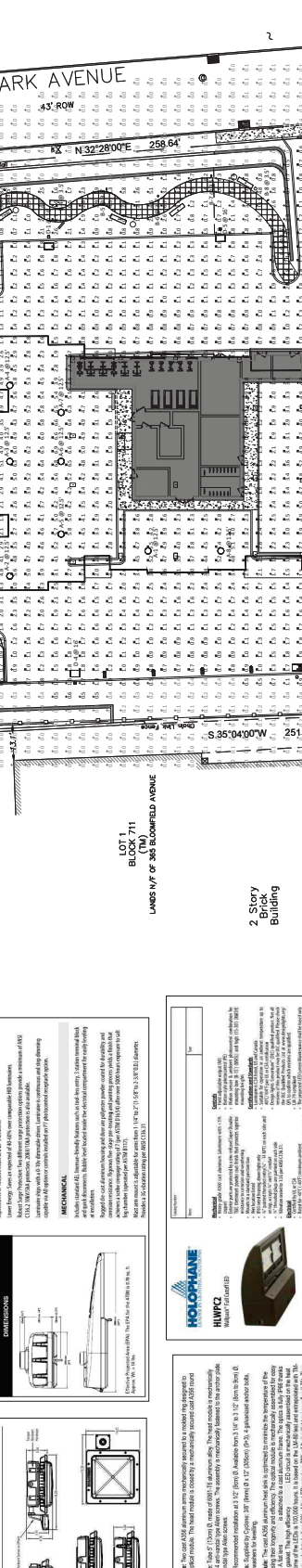
LIGHTING PLAN

SP - 4  
SHEET 4 OF 8

BOUNDARY AND FIELD SURVEY TAKEN FROM JAKELAND SURVEYING, PREPARED BY MARC JACOPE P.E. REVIEWED ON 10-01-2024. EXISTING TOPOGRAPHY IS NAVD 1888. ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GSAPC ON 12-04-2025. LAST REVISED 02-03-2026

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GRAPHIC SCALE  
1 inch = 20 ft.  
0 10 20 30 40 50 60 70 80 90 100



2 Story Brick Building

CONTRACT NOTES - REFERENCES

1. Footcandle values are based on a ball of 0.00, 0.05, 0.08 & 0.05 as indicated in the luminaire schedule at 0.07 (0.0m) AIG (at grade).
2. Data references the manufacturer's performance projections for 3-year luminaire life based on 30,000 hrs of LED.
3. Refer to the manufacturer's website for product type and mounting heights.
4. Grid spacing is 20' x 10' on corners.
5. All calculations are based on a 100' x 100' grid.
6. Calculations do not account for obstructions such as roof growth trees or other things. Actual lighting readings may vary.
7. All lights to be mounted to a wall.
8. All lights to be mounted to a wall and aimed to be provided for all lights.

STATISTICS

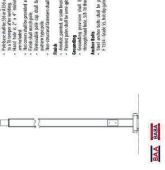
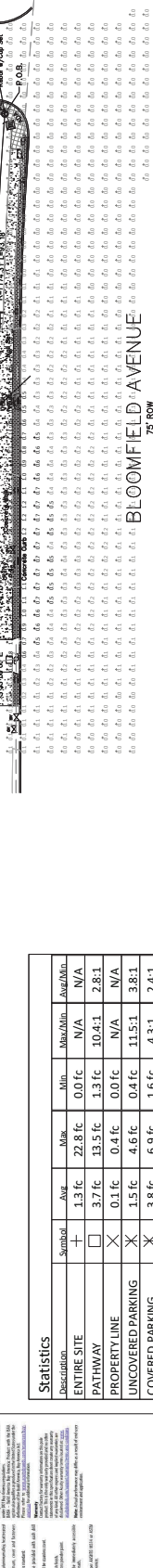
| Schedule | Symbol | Qty | Manufacturer       | Catalog                    | Description  | Number | Lamp | UF   | Input  |
|----------|--------|-----|--------------------|----------------------------|--|--------|------|------|--------|
| A        | +      | 14  | Universal Lighting | VOGLED P1 30K T5E MOUNT    | VOGLED WITH P1 - PERFORMANCE PACKAGE, 3000K, T5E OPTIC TYPE          | 1      | 3382 | 0.93 | 26.57  |
| B        | □      | 14  | Universal Lighting | DOUBLE LJC 30K 30K ASY     | D-SERIES ROLLAWAY 12 3000K LOTS DISTRIBUTION ROMA AND ASYMETRIC      | 1      | 1194 | 0.9  | 16     |
| C        | □      | 2   | Universal Lighting | DOVLED P1 30K T20CN TMH HS | D-Series 54x40 Amax Luminaire P1 Performance Package 3000K CCT 70 OH | 1      | 3985 | 0.92 | 33.21  |
| D        | □      | 4   | Universal Lighting | DOVLED P1 30K T20CN TMH HS | D-Series 54x40 Amax Luminaire P1 Performance Package 3000K CCT 70 OH | 1      | 4014 | 0.92 | 33.21  |
| WC       | ☉      | 16  | MAC Lighting       | WP-LED16-12(1m)            | LED-SERIES ARM MOUNT LIMIT. 16WATT                                   | 1      | 601  | 0.95 | 30.039 |
| WD       | ☉      | 13  | EVEREEN LIGHTING   | SK224R                     | LED-SERIES ARM MOUNT LIMIT. 16WATT                                   | 1      | 4400 | 0.95 | 40     |

STATISTICS

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

STATISTICS

| Symbol | Label | Qty | Manufacturer       | Catalog                    | Description  |
|--------|-------|-----|--------------------|----------------------------|--|
| +      | A     | 14  | Universal Lighting | VOGLED P1 30K T5E MOUNT    | VOGLED WITH P1 - PERFORMANCE PACKAGE, 3000K, T5E OPTIC TYPE          |
| □      | B     | 14  | Universal Lighting | DOUBLE LJC 30K 30K ASY     | D-SERIES ROLLAWAY 12 3000K LOTS DISTRIBUTION ROMA AND ASYMETRIC      |
| □      | C     | 2   | Universal Lighting | DOVLED P1 30K T20CN TMH HS | D-Series 54x40 Amax Luminaire P1 Performance Package 3000K CCT 70 OH |
| □      | D     | 4   | Universal Lighting | DOVLED P1 30K T20CN TMH HS | D-Series 54x40 Amax Luminaire P1 Performance Package 3000K CCT 70 OH |
| ☉      | WC    | 16  | MAC Lighting       | WP-LED16-12(1m)            | LED-SERIES ARM MOUNT LIMIT. 16WATT                                   |
| ☉      | WD    | 13  | EVEREEN LIGHTING   | SK224R                     | LED-SERIES ARM MOUNT LIMIT. 16WATT                                   |



**HOLOPHANE**  
PARFAK LED

**PRODUCT OVERVIEW**

**Features:**

- OPTICAL:** PARFAK LED fixtures are designed for high performance, long life, and energy efficiency. They feature a wide beam angle and a high lumen output, making them ideal for outdoor lighting applications.
- ELECTRICAL:** PARFAK LED fixtures are designed for easy installation and maintenance. They feature a standard E17 base and a built-in driver, making them compatible with most standard electrical systems.
- MATERIALS:** PARFAK LED fixtures are made from high-quality materials, including aluminum and polycarbonate, to ensure durability and long life.

**Applications:**

- Street lighting
- Parking lots
- Walkways

**HOLOPHANE**  
HMPV2

**PRODUCT OVERVIEW**

**Features:**

- OPTICAL:** HMPV2 fixtures are designed for high performance, long life, and energy efficiency. They feature a wide beam angle and a high lumen output, making them ideal for outdoor lighting applications.
- ELECTRICAL:** HMPV2 fixtures are designed for easy installation and maintenance. They feature a standard E17 base and a built-in driver, making them compatible with most standard electrical systems.
- MATERIALS:** HMPV2 fixtures are made from high-quality materials, including aluminum and polycarbonate, to ensure durability and long life.

**Applications:**

- Street lighting
- Parking lots
- Walkways

**HOLOPHANE**  
SSA MOSSA

**PRODUCT OVERVIEW**

**Features:**

- OPTICAL:** SSA MOSSA fixtures are designed for high performance, long life, and energy efficiency. They feature a wide beam angle and a high lumen output, making them ideal for outdoor lighting applications.
- ELECTRICAL:** SSA MOSSA fixtures are designed for easy installation and maintenance. They feature a standard E17 base and a built-in driver, making them compatible with most standard electrical systems.
- MATERIALS:** SSA MOSSA fixtures are made from high-quality materials, including aluminum and polycarbonate, to ensure durability and long life.

**Applications:**

- Street lighting
- Parking lots
- Walkways

**NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY COMMENCEMENT OF WORK FOR PUBLIC WORKS PROJECTS. THE TIME OF THE SURVEY, ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR ANY DELAY OF THE PROJECT.**



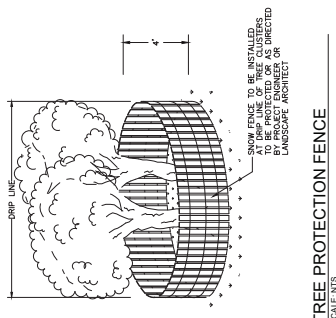
| Revisions   |
|---|
| REV 1: 2-3-26 PER REVIEW COMMITTEE & ENGINEERS COMMENTS |
| REV 2: 4-10-26 PER ENGINEERS COMMENTS                   |
| REV 3: 4-10-26 PER PLANNING BOARD & ENGINEERS COMMENTS  |

CERTIFICATE OF AUTHORIZATION  
 246A2182400  
 www.pw-anderson.com  
 40 Millert Parkway  
 Essex County, New Jersey  
 Tel: 973.975.0703  
 Fax: 973.975.0703

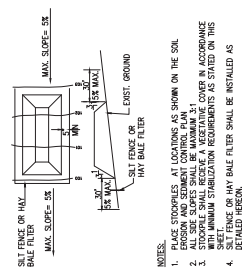
383 BLOOMFIELD AVENUE  
 TOWNSHIP OF VERONA  
 ESSEX COUNTY, NEW JERSEY  
 BLOCK 708, LOT 1  
 Date: 09-15-25  
 Drawn by: MVA  
 Designed by: MVA  
 Checked by: MVA  
 Scale: AS SHOWN

SOIL EROSION & SEDIMENT CONTROL DETAILS  
 SHEET 6 OF 8  
 SP - 6

**REFERENCES:**  
 BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING,  
 PREPARED BY MARC JOPONE P.L.S. RECEIVED ON 10-01-2024.  
 EXISTING TOPOGRAPHY IS NAVD 1988  
 ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GS&PC  
 ON 12-04-2025. LAST REVISED 02-03-2026

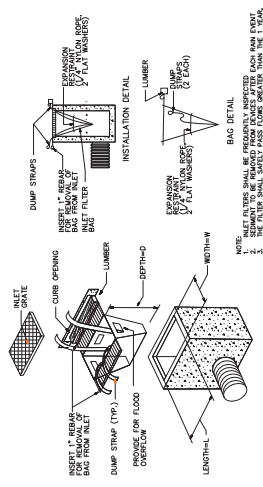


**TREE PROTECTION FENCE**  
 SCALE: NTS

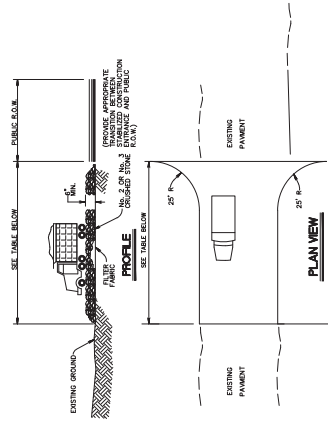


- NOTES:**
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
  2. STOCKPILES SHALL BE COVERED WITH A WEAR SURFACE TO PREVENT MINIMUM STABILIZATION REQUIREMENTS AS STATED ON THIS PLAN.
  3. SNOW FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREIN.

**SOIL STOCKPILE**  
 SCALE: NTS



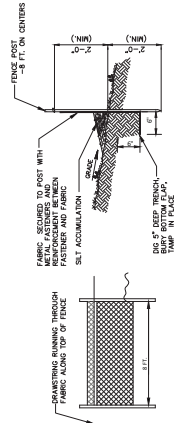
**INLET SEDIMENT CONTROL DEVICE**  
 SCALE: NTS



| PERCENT SLOPE OF ROADWAY | LENGTH OF STONE REQUIRED PER COURSE | LENGTH OF SOIL TRENCH (100 FT SOIL COURSE) |
|--------------------------|-------------------------------------|--|
| 0 - 2%                   | 50 FT                               | 100 FT                                     |
| 2 - 5%                   | 100 FT                              | 200 FT                                     |

\* AS REQUIRED BY LOCAL ORDINANCE OR OTHER GOVERNING BODY.

**STABILIZED CONSTRUCTION ENTRANCE**  
 SCALE: NTS



- REQUIREMENTS FOR SILT FENCE:**
1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 18 INCHES ABOVE THE TOP OF THE FENCE.
  2. A METAL FENCE WITH 6 INCH OR SMALLER SPACINGS AND AT LEAST 3/4 INCH THICKNESS SHALL BE USED. WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
  3. A GEOTEXTILE FABRIC RECOMMENDED FOR SOIL USE BY THE MANUFACTURER SHALL BE USED AT LEAST 6 INCHES ABOVE THE TOP OF THE FENCE. THE FABRIC SHALL BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (WASHERS, ETC.) PLACED BETWEEN THE FASTENERS AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM PORTION OF THE FENCE FOR ADDS STRENGTH.

**SILT FENCE DETAIL**  
 SCALE: NTS



