PRELIMINARY AND FINAL MAJOR SITE PLAN PROPOSED RESIDENTIAL DEVELOPMENT

BLOCK 202, LOTS 1 & 23 - TOWNSHIP TAX MAP SHEET #2

TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SUBMITTED JULY 31, 2026

PREPARED FOR:

OWNER/DEVELOPER

DMH2, LLC

3155 ROUTE 10 EAST - SUITE 214

DENVILLE, NJ 07834

(973) 361-9271

OWNER:

DMH2, LLC
PO BOX 281
LITTLE FALLS, NJ 07424

APPLICANT:

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834
(973) 361-9271
CONTACT: MICHAEL HARRISON

CIVIL ENGINEER:

PENNONI ASSOCIATES
1085 RAYMOND BOULEVARD, SUITE 2102
NEWARK, NEW JERSEY 07102
TEL: (973) 265-9741
CONTACT: RICHARD PROCANIK, PE

LAND SURVEYOR:

KENNON SURVEYING SERVICES, INC.
5 POWDERHORN DRIVE, SUITE 4
WARREN, NEW JERSEY 07059
(732) 564-1818
CONTACT: KEN KENNON

ARCHITECT:

EMINEG LLC.
75 LAKE STREET
BELLEVILLE, NJ 07029
TEL: (786) 262-6844
CONTACT: ERIK YEPEZ, RA

UTILITY CONTACT LIST

SANITARY	VERONA SEWER TREATMENT PLANT (STP) 10 COMMERCE COURT VERONA, NJ 07044 (973) 857-4844
SANITARY TREATMENT PLANT	VERONA SEWER TREATMENT PLANT (STP) 10 COMMERCE COURT VERONA, NJ 07044 (973) 857-4844
WATER	VERONA WATER DEPARTMENT 10 COMMERCE COURT VERONA, NJ 07044 (973) 857-4805
ELECTRIC/GAS	PUBLIC SERVICE ELECTRIC AND GAS MANAGER-CORPORATE PROPERTIES 80 PARK PLAZA, T6B NEWARK, NJ 07102 (800) 436-7734
CABLE/TELCO	VERIZON 569 POMPTON AVENUE CEDAR GROVE, NJ 07009 (973) 239-1095

200' PROPERTY OWNER'S LIST (BLOCK 202, LOT 1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	202	1		200 BLOOMFIELD AVENUE	DMH2, LLC	PO BOX 281	LITTLE FALLS, NJ	07424

§

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Parcel Limits (16)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	201	10		225 BLOOMFIELD AVENUE	225 BLOOMFIELD AVE LLC	225 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	201	11		209 BLOOMFIELD AVENUE	TOWNSHIP OF VERONA	600 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	201	12		201 BLOOMFIELD AVENUE	CHRILL REALTY COMPANY	201 BLOOMFIELD AVENUE	VERONA, NJ	07044
Verona Township	201	13		197 BLOOMFIELD AVENUE	FOST, ARTHUR	197 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	201	14		189 BLOOMFIELD AVENUE	THE JETER2 COMPANY, LLC,	189 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	201	15.01		141-151 BLOOMFIELD AVENUE	WEST 601 HOLDING LLC	499 7TH AVE # 11N	NEW YORK NY	10018
Verona Township	202	1		200 BLOOMFIELD AVENUE	DMH2, LLC	PO BOX 281	LITTLE FALLS, NJ	07424
Verona Township	202	2		11 WESTVIEW ROAD	STRAZIVUK, JELENA	11 WESTVIEW BOAD	VERONA, NJ	07044
Verona Township	202	3		13 WESTVIEW ROAD	HIGGINS, JOSEPH & DAWN	13 WESTVIEW ROAD	VERONA, NJ	07044
Verona Township	202	4		15 WESTVIEW ROAD	PURCELL, MARY	15 WESTVIEW ROAD	VERONA, NEW JERSEY	07044
Verona Township	202	5		17 WESTVIEW ROAD	SHAFER, KIM & MOORE, TERRANCE	17 WESTVIEW ROAD	VERONA, NEW JERSEY	07044
Verona Township	202	6		19 WESTVIEW ROAD	CIOTTARELLO, GIUSEPPE & DEBORAH	19 WESTVIEW ROAD	VERONA, NJ	07044
Verona Township	202	23		176 BLOOMFIELD AVENUE	DMH2, LLC	PO BOX 281	LITTLE FALLS, NJ	07424
Verona Township	202	25		166 BLOOMFIELD AVENUE	PENNY LANE PARTNERS, LLC	166 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	202	26		160 BLOOMFIELD AVENUE	THE ARC OF ESSEX COUNTY	123 NAYLON AVENUE	LIVINGSTON, NJ	07039
Verona Township	707	10		208 BLOOMFIELD AVENUE	TOWNSHIP OF VERONA	600 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044

200' PROPERTY OWNER'S LIST (BLOCK 202, LOT 23)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	202	23		176 BLOOMFIELD AVENUE	DMH2, LLC	PO BOX 281	LITTLE FALLS, NJ	07424

§

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Parcel Limits (24)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	201	13		197 BLOOMFIELD AVENUE	FOST, ARTHUR	197 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	201	14		189 BLOOMFIELD AVENUE	THE JETER2 COMPANY, LLC,	189 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	201	15.01		141-151 BLOOMFIELD AVENUE	WEST 601 HOLDING LLC	499 7TH AVE # 11N	NEW YORK NY	10018
Verona Township	202	1		200 BLOOMFIELD AVENUE	DMH2, LLC	PO BOX 281	LITTLE FALLS, NJ	07424
Verona Township	202	2		11 WESTVIEW ROAD	STRAZIVUK, JELENA	11 WESTVIEW BOAD	VERONA, NJ	07044
Verona Township	202	3		13 WESTVIEW ROAD	HIGGINS, JOSEPH & DAWN	13 WESTVIEW ROAD	VERONA, NJ	07044
Verona Township	202	4		15 WESTVIEW ROAD	PURCELL, MARY	15 WESTVIEW ROAD	VERONA, NEW JERSEY	07044
Verona Township	202	5		17 WESTVIEW ROAD	SHAFER, KIM & MOORE, TERRANCE	17 WESTVIEW ROAD	VERONA, NEW JERSEY	07044
Verona Township	202	6		19 WESTVIEW ROAD	CIOTTARELLO, GIUSEPPE & DEBORAH	19 WESTVIEW ROAD	VERONA, NJ	07044
Verona Township	202	7		21 WESTVIEW ROAD	ROWAN, MADELINE	21 WESTVIEW RD	VERONA, NJ	07044
Verona Township	202	8		23 WESTVIEW ROAD	MANGINA, PHYLLIS & KRAUSER, ROBIN	23 WESTVIEW ROAD	VERONA, NEW JERSEY	07044
Verona Township	202	9		27 WESTVIEW ROAD	OFARRELL, SARAH	27 WESTVIEW RD	VERONA, NJ	07044
Verona Township	202	19		22 MONTCLAIR AVENUE	JOHNSTON, DAVID & ELLEN	22 MONTCLAIR AVENUE	VERONA, NEW JERSEY	07044
Verona Township	202	20		20 MONTCLAIR AVENUE	PEARSON, JESSICA & JOHN MCEVOY	20 MONTCLAIR AVENUE	VERONA, NJ	07044
Verona Township	202	21		18 MONTCLAIR AVENUE	SCANLON, PETER F. & DOREEN D.	18 MONTCLAIR AVENUE	VERONA, NEW JERSEY	07044
Verona Township	202	22		16 MONTCLAIR AVENUE	STIERNS, LARS A. & KATHLEEN A.	16 MONTCLAIR AVENUE	VERONA, NEW JERSEY	07044
Verona Township	202	23		176 BLOOMFIELD AVENUE	DMH2, LLC	PO BOX 281	LITTLE FALLS, NJ	07424
Verona Township	202	25		166 BLOOMFIELD AVENUE	PENNY LANE PARTNERS, LLC	166 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	202	26		160 BLOOMFIELD AVENUE	THE ARC OF ESSEX COUNTY	123 NAYLON AVENUE	LIVINGSTON, NJ	07039
Verona Township	202	27		144 BLOOMFIELD AVENUE	V J PLAZA II, LLC	2035 ROUTE 27 SUITE 2150	EDISON, NJ	08817
Verona Township	202	28		17 MONTCLAIR AVENUE	VENEZIA, GINA (TRUSTEE R PRATOLA)	17 MONTCLAIR AVENUE	VERONA, NJ	07044
Verona Township	202	29		19 MONTCLAIR AVENUE	DAGGETT, MICHAEL & MARY ANN	19 MONTCLAIR AVENUE	VERONA, NJ	07044
Verona Township	202	30		21 MONTCLAIR AVENUE	SHORTEN, ELIZABETH J.	21 MONTCLAIR AVE	VERONA, NJ	07044
Verona Township	202	31		23 MONTCLAIR AVENUE	YANNON, ROBERT & LAUREN	23 MONTCLAIR AVENUE	VERONA, NJ	07044

MUST ALSO BE NOTIFIED

1. Verizon Operational Headquarters
   One Verizon Way, Basking Ridge, New Jersey 07920
2. Comcast Corporate Headquarters
   1800 Bishops Gate Blvd, Mt Laurel Township, NJ 08054
3. PSE&G Corporate Headquarters
   80 Park Plaza, Newark, NJ 07102
4. Township of Verona Water & Sewer Utility
   10 Commerce Court, Verona, NJ 07044
5. Township of Verona Office of the Municipal Clerk
   600 Bloomfield Avenue, Verona, NJ 07044
6. Essex County Planning Board
   David Antonio, P.P., AICP Planner
   900 Bloomfield Avenue, Verona, NJ 07044

DEVIATION SUMMARY

1. § 4.7 (2) TRASH ENCLOSURE IN BETWEEN THE STREET AND THE FRONT OF THE BUILDING

OUTSIDE AGENCY APPROVALS REQUIRED

1. TOWNSHIP OF VERONA PLANNING BOARD
2. ESSEX COUNTY PLANNING BOARD
3. HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT
4. VERONA WATER AND SEWER DEPARTMENT

SHEET LIST

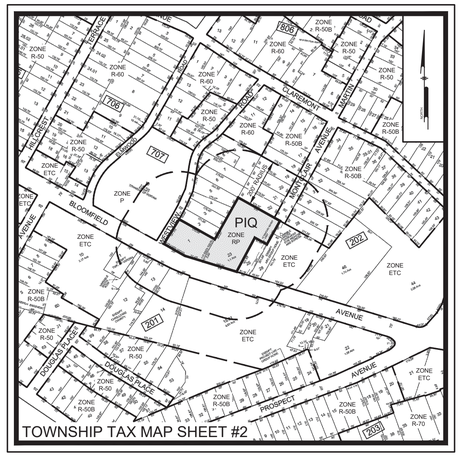
PAGE	SHEET	TITLE	DATE	REVISED
1	CS0001	COVER SHEET	2026-08-17	--
2	CS0201	EXISTING CONDITIONS PLAN	2026-08-17	--
3	CS0501	DEMOLITION AND CLEARING PLAN	2026-08-17	--
4	CS1001	SITE PLAN	2026-08-17	--
5	CS1501	GRADING PLAN	2026-08-17	--
6	CS1601	DRAINAGE PLAN	2026-08-17	--
7	CS1701	UTILITY PLAN	2026-08-17	--
8	CS2001	LANDSCAPE PLAN	2026-08-17	--
9	CS2201	LIGHTING PLAN	2026-08-17	--
10	CS6001	SITE CONSTRUCTION DETAILS	2026-08-17	--
11	CS6002	ESSEX COUNTY CONSTRUCTION DETAILS	2026-08-17	--
12	CS6021	DRAINAGE DETAILS I	2026-08-17	--
13	CS6022	DRAINAGE DETAILS II	2026-08-17	--
14	CS6041	UTILITY DETAILS	2026-08-17	--
15	CS6042	UTILITY DETAILS II	2026-08-17	--
16	CS6061	LANDSCAPE DETAILS	2026-08-17	--
17	CS8001	SOIL EROSION & SEDIMENT CONTROL PLAN	2026-08-17	--
18	CS8501	SOIL EROSION & SEDIMENT CONTROL DETAILS	2026-08-17	--
19	CS9801	VEHICLE CIRCULATION PLAN	2026-08-17	--

SCHEDULE OF DISTRICT REGULATIONS
BLOCK 202, LOTS 1 & 23
ZONE: RP: 176-200 BLOOMFIELD AVENUE REDEVELOPMENT PLAN

REQUIREMENTS		PERMITTED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE STATUS
PERMITTED USES					
RP SECTION 3.1 (1)		MULTI-FAMILY INCLUSIONARY APARTMENTS	WOODED, VACANT LAND	MULTI-FAMILY INCLUSIONARY APARTMENTS	C
DENSITY					
RP SECTION 3.2	MAXIMUM NUMBER OF UNITS	28 UNITS	N/A	28 UNITS	C
	TOTAL AFFORDABLE SET-ASIDE UNITS	4 UNITS	N/A	4 UNITS	C
LOT SIZE REQUIREMENTS					
RP SECTION 3.2	MINIMUM LOT AREA	65,000 SF	71,364 SF (1.64 AC)	NO CHANGE	C
BULK REGULATIONS					
RP SECTION 3.2	MINIMUM FRONT YARD	N/S	N/A	61.6 FT	C
	MINIMUM REAR YARD	80 FT	N/A	80.2 FT	C
	MINIMUM REAR YARD ABOVE SECOND FLOOR	40 FT	N/A	80.2 FT	C
	MINIMUM SIDE YARD	10 FT	N/A	18.7 FT	C
	MAXIMUM BUILDING COVERAGE	25%	N/A	16.6% (11,821 SF)	C
	MAXIMUM IMPERVIOUS COVERAGE	55%	4.0% (2,825 SF)	47.2% (33,658 SF)	C
	MAXIMUM BUILDING HEIGHT	35 FT (3 STORIES) (1) (2)	N/A	34 FT (3 STORIES)	C
OFF-STREET PARKING					
N.J.A.C. 5:21-4.15	MINIMUM STALL SIZE	9 FT X 18 FT	N/A	9 FT X 18 FT	C
N.J.A.C. 5:21-4.16	MINIMUM AISLE WIDTH (90° PARKING)	24 FT	N/A	24 FT	C
RP SECTION 3.2.2	MINIMUM PARKING SETBACK	12 FT	N/A	12.3 FT	C
RP SECTION 3.3.(1)	MINIMUM PARKING SPACES	36 SPACES (3)	N/A	36 SPACES	C
US ACCESS BOARD § 208.2	MINIMUM ADA SPACES	2 SPACES (4)	N/A	2 SPACES	C
§ 150-12.10 I.(4)(a)(1)	EV MAKE-READY SPACES	6 SPACES (5)	N/A	6 SPACES	C
§ 150-12.10 I.(4)(a)(4)	EV ADA SPACES	1 SPACE (6)	N/A	1 SPACE	C
OFF-STREET LOADING					
RP SECTION 3.3.(3)	LOADING SPACES	0 SPACES (7)	N/A	0 SPACES	C

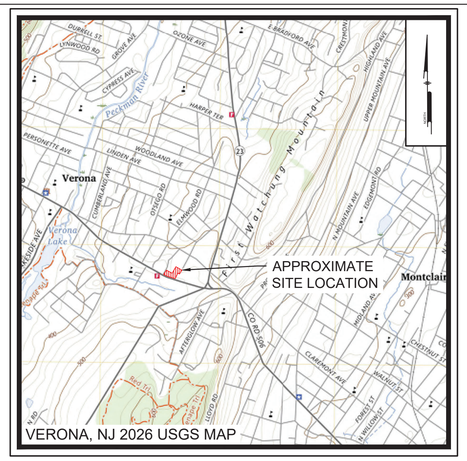
(1) EXCLUSIVE OF PARAPETS AND ROOFTOP APPURTENANCES, INCLUDING AMENITIES, UTILITIES, ELEVATOR OVERRUNS, AND STAIR ACCESS.
(2) THE THIRD STORY SHALL BE SETBACK FROM THE SECOND STORY AWAY FROM THE RESIDENTIAL PROPERTIES.
(3) A MINIMUM OF 36 SPACES MUST BE PROVIDED ON-SITE, WITH PROOF OF AVAILABLE PERMIT PARKING FROM THE TOWN OR OTHER OFF-SITE PARKING ARRANGEMENT AS MEMORIALIZED IN A PARKING AGREEMENT AT THE TIME OF REVIEW BY THE PLANNING BOARD. TOTAL NUMBER OF PARKING SPACES SHOULD REFLECT A PARKING RATIO OF 1.8 SPACES/UNIT.
(4) PER § 208.2 OF THE U.S. ACCESS BOARD, 26 TO 50 PARKING SPACES REQUIRES 2 ADA SPACES (1 STANDARD SPACE + 1 VAN SPACE)
(5) AS A CONDITION OF PRELIMINARY SITE PLAN APPROVAL, FOR EACH APPLICATION INVOLVING A MULTIPLE DWELLING WITH FIVE OR MORE UNITS OF DWELLING SPACE, THE DEVELOPER OR OWNER SHALL PREPARE AS MAKE-READY PARKING SPACES AT LEAST 15% OF THE REQUIRED OFF-STREET PARKING SPACES, AND INSTALL EVSE IN AT LEAST 15 OF THE 15% OF MAKE READY PARKING SPACES. (36 SPACES X 0.15 = 6 SPACES)
(6) THROUGHOUT THE INSTALLATION OF EVSE IN THE MAKE-READY PARKING SPACES, AT LEAST 5% OF THE EVSE SHALL BE ACCESSIBLE FOR PEOPLE WITH DISABILITIES. (6 SPACES X 0.05 = 1 SPACE)
(7) NO OFF-STREET LOADING SPACES PURSUANT TO SECTION 150-12.5 SHALL BE REQUIRED.

C - COMPLIES
D - DEVIATION
N/S - NO STANDARD



LOCATION MAP

Scale: 1" = 300'



USGS MAP

Scale: 1" = 2000'

PREPARED BY:

PENNONI ASSOCIATES INC.

1085 Raymond Boulevard
Suite 2102
Newark, NJ 07102
T 973.265.9775
F 973.265.9774
NJ CERTIFICATE OF AUTHORIZATION NO, GA28033300

NEW JERSEY ONE CALL

CALL BEFORE YOU DIG
1-800-272-1000

CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE REQUIREMENTS OF THE NEW JERSEY ONE-CALL DAMAGE PREVENTION SYSTEM AS STATED IN THE "UNDERGROUND FACILITY PROTECTION ACT". TICKET NUMBER(S):

APPROVALS:

APPROVED BY THE TOWNSHIP OF VERONA PLANNING BOARD

(PRELIMINARY_____) (FINAL_____)

CHAIRMAN DATE

SECRETARY DATE

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP ENGINEER DATE

NOT FOR CONSTRUCTION

Pennoni
NJ COA GA28033300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 **F** 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

COVER SHEET

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

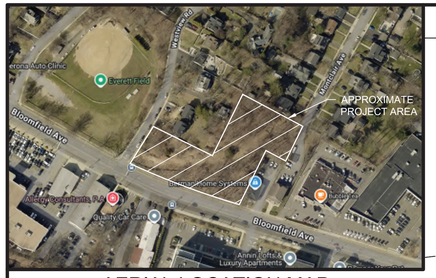
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	AS SHOWN
DRAWN BY	JD
APPROVED BY	RP

CS0001

SHEET 1 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS0001.dwg PLOTTED: 4/30/2014 1:23 PM, BY: John DeBartolis PLOTSTYLE: Pennoni MCS.stb



AERIAL LOCATION MAP

1"=200'

GENERAL NOTES:

1. EXISTING BOUNDARY, TOPOGRAPHIC, AND SITE INFORMATION SHOWN HEREIN OBTAINED FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY KENNON SURVEYING SERVICES INC. DATED 04/23/2026, LAST REVISED 05/15/2026.
2. HORIZONTAL DATUM BASED ON THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, AND REFERRED TO THE NORTH AMERICAN DATUM OF 1983-2011 (NAD83-2011), ESTABLISHED FROM RTK GPS OBSERVATIONS.
3. THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID18, ESTABLISHED FROM RTK GPS OBSERVATIONS.
4. REFER TO SHEET CS1001 FOR ADDITIONAL GENERAL NOTES.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- CURB
- CURB DEPRESSION
- FENCE
- EDGE OF BUILDING
- UTILITY POLE
- SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- LIGHT POLE
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- FIRE HYDRANT
- WATER VALVE
- 101 MINOR CONTOUR
- 100 MAJOR CONTOUR

NOT FOR CONSTRUCTION

0 20' 40'

PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774
NJ COA GA28033300

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

EXISTING CONDITIONS PLAN

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

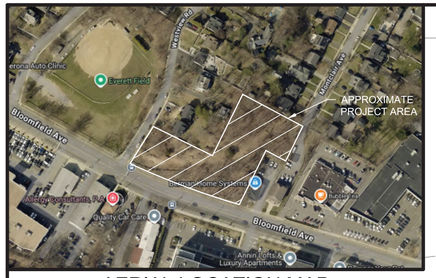
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	1"=20'
DRAWN BY	JD
APPROVED BY	RP

CS0201

SHEET 2 OF 19

PLOTTED: 4/30/2014 1:23 PM BY: John DeMarinis PLOTSTYLE: Pennoni NCS.stb
U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS0201.dwg



AERIAL LOCATION MAP

1"=200'

TREE REMOVAL CHART

TREE NUMBER	DBH (INCHES)	TREE NUMBER	DBH (INCHES)
T1	6.0	T75	24.0
T2	8.0	T76	15.0
T3	10.0	T77	18.0
T4	8.0	T78	26.0
T5	6.0	T79	8.0
T6	8.0	T80	6.0
T7	8.0	T81	12.0
T8	6.0	T82	12.0
T9	12.0	T83	8.0
T10	12.0	T84	12.0
T11	12.0	T85	6.0
T12	12.0	T86	30.0
T13	12.0	T87	18.0
T14	8.0	T88	15.0
T15	12.0	T89	10.0
T16	15.0	T90	12.0
T17	12.0	T91	15.0
T18	8.0	T92	12.0
T19	12.0	T93	8.0
T20	28.0	T94	15.0
T21	24.0	T95	24.0
T22	10.0	T96	8.0
T23	8.0	T97	8.0
T24	8.0	T98	12.0
T25	18.0	T99	18.0
T26	26.0	T100	15.0
T27	15.0	T101	8.0
T28	28.0	T102	6.0
T29	15.0	T103	28.0
T30	15.0	T104	12.0
T31	12.0	T105	12.0
T32	24.0	T106	12.0
T33	6.0	T107	12.0
T34	18.0	T108	10.0
T35	12.0	T109	12.0
T36	18.0	T110	6.0
T37	10.0	T111	10.0
T38	6.0	T112	8.0
T39	22.0	T113	6.0
T40	18.0	T114	12.0
T41	18.0	T115	12.0
T42	15.0	T116*	12.0
T43	6.0	T117	6.0
T44	10.0	T118	12.0
T45	22.0	T119	6.0
T46	12.0	T120	12.0
T47	6.0	T121	10.0
T48	26.0	T122	15.0
T49	18.0	T123	18.0
T50	30.0	T124	10.0
T51	18.0	T125	40.0
T52	6.0	T126	12.0
T53	12.0	T127	8.0
T54	6.0	T128	6.0
T55	24.0	T129	10.0
T56	28.0	T130	14.0
T57	32.0	T131	10.0
T58	26.0	T132	8.0
T59	6.0	T133*	14.0
T60	12.0	T134	12.0
T61	6.0	T135	12.0
T62	8.0	T136	36.0
T63	6.0	T137	8.0
T64	6.0	T138	8.0
T65	8.0	T139	6.0
T66	12.0	T140	6.0
T67	8.0	T141	15.0
T68	12.0	T142	15.0
T69	18.0	T143	12.0
T70	8.0	T144	8.0
T71	8.0	T145	30.0
T72	24.0	T146	12.0
T73	30.0	T147	12.0
T74	12.0	T148	12.0

*CONIFEROUS TREES

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- CURB
- CURB DEPRESSION
- FENCE
- EDGE OF BUILDING
- UTILITY POLE
- SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- LIGHT POLE
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- FIRE HYDRANT
- WATER VALVE
- 101 MINOR CONTOUR
- 100 MAJOR CONTOUR

DEMOLITION AND CLEARING LEGEND

- LIMIT OF DISTURBANCE
- SIGN
- EXISTING TREE TO BE REMOVED

GENERAL NOTES:

1. EXISTING BOUNDARY, TOPOGRAPHIC, AND SITE INFORMATION SHOWN HEREIN OBTAINED FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY KENNON SURVEYING SERVICES INC. DATED 04/23/2026, LAST REVISED 05/15/2026. REFER TO EXISTING CONDITIONS PLAN FOR ADDITIONAL NOTES.
2. REFER TO SHEET CS1001 FOR ADDITIONAL GENERAL NOTES.

DEMOLITION/CLEARING NOTES:

1. APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES, AS PRESCRIBED ON SHEET CS8001 AND CS8051, SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY SITE WORK ACTIVITIES INCLUDING DEMOLITION/CLEARING AS SHOWN ON THIS PLAN. CONTRACTOR SHALL OBTAIN APPROVAL BY THE TOWNSHIP OF VERONA PRIOR TO ANY TRAFFIC DISRUPTIONS.
2. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 241 AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO PROJECT ENVIRONMENTAL DOCUMENTS FOR ENVIRONMENTAL CONCERNS (IF ANY) RELATED TO THE SUBJECT PROPERTY. DEMOLITION/CLEARING MATERIALS SHALL BE DISPOSED IN ACCORDANCE WITH LOCAL, STATE AND OTHER JURISDICTIONAL CODE, RULES AND REGULATIONS.
4. EXISTING UTILITY SERVICES SHALL BE PROTECTED DURING DEMOLITION/CLEARING AND CONSTRUCTION UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL PROVIDE EXTREME CARE DURING ANY DEMOLITION AND CLEARING ALONG PROPERTY LINES AND NEIGHBORING PROPERTIES SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES AND THEIR STRUCTURES DURING DEMOLITION/CLEARING AND CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY PROPERTY OWNERS, THE TOWNSHIP OF VERONA, ESSEX COUNTY, OR STATE OF NEW JERSEY OF ANY EXCAVATION THAT AFFECTS THEIR PROPERTY OR INFRASTRUCTURE.
7. PRIOR TO REMOVAL OF EXISTING FULL-DEPTH ASPHALTIC AND/OR CONCRETE PAVEMENT, CONTRACTOR SHALL SAWCUT TO FULL DEPTH TO PROVIDE A CLEAN STRAIGHT EDGE. CONCRETE SIDEWALK AND/OR CURB SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.
8. THE REMOVAL OF EXISTING GUIDRAILS, BOLLARDS, FENCE POSTS & FOOTINGS SHALL INCLUDE THE PIPE/ POST AND CONCRETE FOOTING IN ITS ENTIRETY.
9. ALL HOLES AND TRENCH AREAS REMAINING AFTER DEMOLITION SHALL BE BACKFILLED TO MATCH EXISTING GRADE IN ACCORDANCE WITH THE GENERAL NOTES HEREON AND APPLICABLE SPECIFICATIONS.
10. ALL EXISTING CATCH BASINS AND MANHOLES SHALL BE FIELD LOCATED PRIOR TO WORK AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PERTAINING TO LOCATIONS SHOWN ON THE CONTRACT DRAWINGS.
11. CONTRACTOR SHALL NOTIFY OWNER AND THE ENGINEER (72) HOURS PRIOR TO INITIATING UTILITY ABANDONMENT.
12. ALL UNDERGROUND UTILITIES SHALL BE REMOVED TO A MINIMUM OF FOUR (4) FT BELOW EXISTING GROUND SURFACE. DEMOLISH FIRE HYDRANT THRUST BLOCKS IF ENCOUNTERED.
13. ELECTRICAL UTILITIES SHALL BE DISCONNECTED PRIOR TO BEGINNING ANY DEMOLITION WORK. DEMOLITION SHALL INCLUDE THE REMOVAL OF BURIED AND EXPOSED CONDUIT IN THE AREA DESIGNATED FOR DEMOLITION, SEALING ENDS OF ALL BURIED CONDUIT ABANDONED IN PLACE AND REMOVING ALL POWER AND CONTROL WIRING BETWEEN THE DEMOLISHED STRUCTURE AND THE TERMINAL JUNCTION BOX, CIRCUIT BREAKER, OR METER CONTROL CENTER SUPPLYING POWER TO THE STRUCTURE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE DISCONNECTION AND/OR REMOVAL OF ANY SERVICE UTILITIES ATTACHED/CONNECTED/RECEIVING/ SUPPLYING, ETC. TO ANY BUILDING AND/OR STRUCTURE NOTED HEREIN TO BE DEMOLISHED. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS OR APPROVALS ASSOCIATED WITH SAME.
15. ALL ACTIVE CONSTRUCTION SITES AND LOCATIONS SHALL BE PROVIDED WITH NON-COMBUSTIBLE REFUSE CONTAINER(S) IN SUCH NUMBERS AS SHALL BE NECESSARY TO CONTAIN ALL COMBUSTIBLE REFUSE GENERATED BY THE CONSTRUCTION ACTIVITIES. ALL COMBUSTIBLE REFUSE, RUBBISH AND DEBRIS SHALL BE COLLECTED UP AND DEPOSITED IN THE CONTAINER(S) ON A DAILY BASIS. REFUSE CONTAINER(S) SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM ANY BUILDING, STRUCTURE, LOT LINE OR COMBUSTIBLE MATERIAL STORAGE LOCATION.
16. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING STRUCTURES AS IDENTIFIED ON THE DEMOLITION AND CLEARING PLAN. THE CONTRACTOR MUST NOTIFY THE ENGINEER IF ANY DAMAGE OCCURS TO THESE ITEMS. THE ENGINEER/ OWNER WILL DETERMINE WHETHER THE DAMAGED ITEMS CAN BE REPAIRED, OR SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
17. ALL TREES/SHRUBS/BRUSH WITHIN THE LIMITS OF DISTURBANCE INDICATED FOR REMOVAL ON CS0501 SHALL BE COMPLETELY REMOVED, INCLUDING GRUBBING UNLESS OTHERWISE NOTED.

TREE REPLACEMENT SCHEDULE PER § 493-28 OF THE TOWNSHIP OF VERONA TREE REPLACEMENT ORDINANCE			
CALIPER OF EXISTING TREE TO BE REMOVED	NO. OF REPLACEMENT TREES (2" CALIPER)	NO. OF TREES TO BE REMOVED	NO. OF TREES REQUIRED TO BE REPLACED
6 INCHES TO 16 INCHES	1	111	111
16 INCHES TO 24 INCHES	2	14	28
24 INCHES OR GREATER	4	21	84
CONIFEROUS TREE 10FT TO 25FT IN HEIGHT	1	2	2
CONIFEROUS TREE 25 FT OR GREATER IN HEIGHT	2	0	0
	TOTAL	148	225*
*SEE LANDSCAPE PLAN			

0 20' 40'

NOT FOR CONSTRUCTION

Pennoni
NJ COA GA28033300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

DEMOLITION AND CLEARING PLAN

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

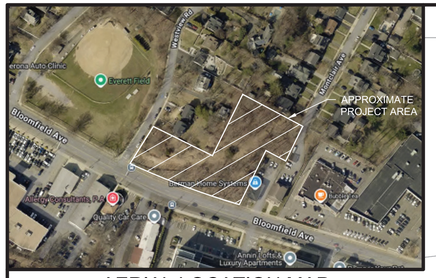
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	1"=20'
DRAWN BY	JD
APPROVED BY	RP

CS0501

SHEET 3 OF 19

PLOTTED: 4/30/2014 1:23 PM, BY: John DeMarinis PLOTSTYLE: Pennoni NCS.stb
U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS0501.dwg



AERIAL LOCATION MAP

1"=200'

GENERAL NOTES:

1. EXISTING BOUNDARY, TOPOGRAPHIC, AND SITE INFORMATION SHOWN HEREIN OBTAINED FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY KENNON SURVEYING SERVICES INC. DATED 04/23/2026, LAST REVISED 05/15/2026. REFER TO EXISTING CONDITIONS PLAN FOR ADDITIONAL NOTES.
2. BUILDING FOOTPRINT BASED ON ARCHITECTURAL DRAWINGS PREPARED BY GUZZO ARCHITECTS DATED JULY 8, 2025, PROVIDED TO PENNONI AS DIGITAL FILES ON APRIL 29, 2026.
3. THE CONTRACTOR SHALL REFER TO PLANS THROUGHOUT THE DRAWING SET AND SPECIFICATIONS, IF ANY, FOR ACTUAL LOCATIONS OF ALL SITE FEATURES, AND SHALL COORDINATE THE INSTALLATION OF THESE ELEMENTS WITH THE SITE LAYOUT PRIOR TO INSTALLATION.
4. THESE PLANS REPRESENT OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE WORK TO BE PERFORMED IS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH THE PROJECT CONTRACT SPECIFICATIONS, IF ANY. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION: AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT ALL SPECIFIC SITE DETAILS OF INSTALLATION REQUIRED FOR SITEWORK CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL IMPROVEMENTS REQUIRED TO ACHIEVE CONSTRUCTION DEPICTED ON THESE PLANS.
5. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND OWNER'S ENGINEER PRIOR TO COMMENCEMENT OF WORK. THIS INCLUDES A TOPOGRAPHIC SURVEY OF ALL AREAS THE CONTRACTOR REQUIRES ADDITIONAL TOPOGRAPHIC INFORMATION. ANY CONDITIONS THAT DIFFER FROM THE SURVEY SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND OWNER'S ENGINEER PRIOR TO THE START OF WORK.
6. INFORMATION RELATED TO ELEVATIONS AND NEW UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION ON THE DRAWINGS. CONTRACTOR SHALL REVIEW ALL PLANS, PROFILES AND ANY INFORMATION/DATA TABLES FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER PRIOR TO THE START OF WORK.
7. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED ON SHEETS THROUGHOUT THE PLAN SET AND REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL APPLICABLE REQUIREMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ANY STREET SIGNAGE, UTILITY, CURB, LANDSCAPING, OR SIDEWALK DISTURBED OR DAMAGED DURING CONSTRUCTION TO THE ORIGINAL CONDITION AND SATISFACTION OF THE OWNER. COORDINATE WITH THE TOWNSHIP OF VERONA AND ADJACENT PROPERTY OWNERS.
9. THE CONTRACTOR IS REQUIRED TO OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO INSPECT, TEST, AND CERTIFY TO THE COMPACTION OF ALL LOAD BEARING FILLS.
10. THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED, OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
11. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
12. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, AND THE CONSTRUCTION MANAGER, AND SHALL PROMPTLY NOTIFY THE CONSTRUCTION MANAGER AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
13. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AREA AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
14. ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION. SIGN POSTS SHALL BE GALVANIZED STEEL AND ALL SIGN MATERIALS SHALL BE MADE OF REFLECTIVE SHEETING ON ALUMINUM BLANKS IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS.
15. UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019, AS AMENDED AND SUPPLEMENTED TO DATE.
16. SHOP DRAWINGS FOR NEW CAST-IN-PLACE AND/OR PRECAST CONCRETE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OR PROCUREMENT.
17. THE CONTRACTOR SHALL NOTIFY THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT A MINIMUM OF 72 HOURS BEFORE THE BEGINNING OF CONSTRUCTION.
18. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
19. UPON COMPLETION OF THE WORK, REMOVE ALL DEBRIS, EQUIPMENT AND UNUSED MATERIALS FROM OWNER PROPERTY AND RESTORE THE AREAS TO THEIR ORIGINAL CONDITION, AS APPROVED BY THE ENGINEER.
20. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, AND THE CONSTRUCTION MANAGER, AND SHALL PROMPTLY NOTIFY THE CONSTRUCTION MANAGER AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
21. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS IN ADVANCE OF ANY WORK.
22. ALL MATERIAL BROUGHT ON SITE SHALL BE CLEAN FILL, SAMPLED, AND ANALYZED IN ACCORDANCE WITH STANDARD NJDEP QUALITY ASSURANCE STANDARDS AND PRACTICES AT A MINIMUM, AS SPECIFIED IN N.J.A.C. 7:26E, TO FULLY CHARACTERIZE THE CONTAMINANTS IN THE LATEST SOIL CLEANUP CRITERIA (SCC). THE CONTRACTOR SHALL SUBMIT TO THE OWNER WRITTEN DOCUMENTATION FROM A LABORATORY CERTIFIED IN NEW JERSEY ENVIRONMENTAL LABORATORY CERTIFICATION PROGRAM (ELCP) AND IN ACCORDANCE WITH N.J.A.C. 7:18 PRIOR TO PLACEMENT OF THE MATERIAL ON SITE. THE MATERIAL MUST NOT CONTAIN CONTAMINANTS ABOVE THE MOST RESTRICTIVE DIRECT CONTACT OR IMPACT TO GROUNDWATER (IGW) SCC. COORDINATE WITH THE SITE LRSP OF RECORD OR PROJECT ENVIRONMENTAL CONSULTANT.
23. COORDINATE ALL WORK AND REVIEW WITH PROJECT ENVIRONMENTAL CONSULTANT.
24. COORDINATE ALL CONDUIT AND WIRING REQUIREMENTS WITH MEP ENGINEER.

FENCE DESIGN STANDARDS:

THE FOLLOWING FENCE DESIGN STANDARDS ARE WITHIN THE SUSTAINABLE DEVELOPMENT STANDARDS AND PRACTICES THAT ARE NOT MANDATORY BUT ARE STRONGLY ENCOURAGED IN THE REDEVELOPMENT AREA UNDER SECTION 4.10(4) OF THE 176-200 BLOOMFIELD AVENUE REDEVELOPMENT PLAN.

1. FENCES MAY BE NO MORE THAN SIX (6') FEET IN HEIGHT AND SHALL BE BOARD ON BOARD. ANY 6-FOOT FENCE MUST BE IN THE SIDE AND REAR YARDS.

RETAINING WALL DESIGN STANDARDS:

THE FOLLOWING RETAINING WALL REQUIREMENTS ARE WITHIN § 150-7.12 OF THE TOWNSHIP OF VERONA ZONING ORDINANCE.

A. NO RETAINING WALL SHALL EXCEED FOUR FEET IN HEIGHT IN THE MINIMUM FRONT YARD SETBACK AND SIX FEET IN HEIGHT ELSEWHERE.
B. MULTIPLE RETAINING WALLS.
   (1) WHEN MULTIPLE RETAINING WALLS ARE PROPOSED, THERE SHALL BE A THREE-FOOT SPACING BETWEEN THE TOP OF ONE RETAINING WALL AND THE BOTTOM OF ANOTHER.
   (2) A MAXIMUM OF THREE RETAINING WALLS SHALL BE PERMITTED WHEN SAID RETAINING WALLS ARE PROPOSED TO RETAIN THE SAME SOIL.
C. WHEN A SINGLE OR ANY COMBINATION OF MULTIPLE RETAINING WALLS ARE UTILIZED WHEREIN THE MEASUREMENT FROM THE BOTTOM OF THE LOWEST RETAINING WALL TO THE TOP OF THE HIGHEST RETAINING WALL EXCEEDS 10 FEET OVER A FIVE-FOOT HORIZONTAL MEASUREMENT, A FENCE MUST BE PLACED UPON THE LAND BEHIND THE HIGHEST RETAINING WALL.
D. ALL RETAINING WALLS MUST BE DESIGNED NOT ONLY TO RETAIN THE SOIL BEHIND SAID WALL BUT ALSO CONTAIN STRUCTURES TO ENSURE ADEQUATE GROUNDWATER DRAINAGE.

TRASH/TRASH ENCLOSURES/RECYCLING DESIGN STANDARDS:

THE FOLLOWING TRASH/TRASH ENCLOSURES/RECYCLING DESIGN STANDARDS ARE UNDER SECTION 4.7 OF THE 176-200 BLOOMFIELD AVENUE REDEVELOPMENT PLAN.

1. ALL TRASH ENCLOSURES SHALL FOLLOW ALL REGULATIONS SET FORTH BY SECTION 446-9 OF THE MUNICIPAL CODE.
2. ALL OUTDOOR CONTAINERS SHALL BE VISUALLY SCREENED WITHIN A DURABLE, NONCOMBUSTIBLE ENCLOSURE, SO AS NOT TO BE VISIBLE FROM ADJACENT LOTS OR SITES, NEIGHBORING PROPERTIES OR STREETS. NO COLLECTION AREAS SHALL BE PERMITTED BETWEEN A STREET AND THE FRONT OF A BUILDING. CHAIN-LINK FENCING OR WIRE-MESH SCREENING IS NOT PERMITTED.
3. COLLECTION AREAS SHALL BE EFFECTIVELY DESIGNED TO CONTAIN ALL MATERIAL GENERATED ON SITE AND DEPOSITED BETWEEN COLLECTIONS. DEPOSITED MATERIALS SHOULD NOT BE VISIBLE FROM OUTSIDE THE ENCLOSURE.
4. COLLECTION ENCLOSURES SHALL BE DESIGNED OF DURABLE MATERIALS WITH FINISHES AND COLORS WHICH ARE UNIFIED AND HARMONIOUS WITH THE OVERALL ARCHITECTURAL THEME.
5. COLLECTION AREAS SHALL BE LOCATED UPON THE SITE SO AS TO PROVIDE CLEAR AND CONVENIENT ACCESS TO COLLECTION VEHICLES. REFUSE COLLECTION AND RECYCLING AREAS SHALL NOT BE LOCATED WITHIN REQUIRED LANDSCAPED YARDS AND BUFFERS.
6. AN OPTION TO REDUCE THE VISUAL IMPACT OF THE COLLECTION CONTAINERS IS TO STORE AND COMPACT MATERIAL INSIDE THE BUILDING, THUS ELIMINATING THE NEED TO SCREEN OUTSIDE CONTAINERS.
7. DELIVERY, LOADING, TRASH REMOVAL OR COMPACTION, OR OTHER SUCH OPERATIONS MAY BE LIMITED BY THE TOWNSHIP BETWEEN CERTAIN HOURS WHERE NOISE IMPACTS AT THE LOT LINE OF ANY ADJOINING RESIDENTIAL PROPERTY OR DISTRICT SHALL BE REQUIRED TO MEET TOWNSHIP AND STATE REQUIREMENTS. ALSO, THE APPLICANT SHALL PROVIDE AN EFFECTIVE LITTER MANAGEMENT PLAN, SUBJECT TO THE TOWNSHIP'S APPROVAL. SUCH A MANAGEMENT PLAN SHALL BE SUBMITTED WITH AN APPLICATION FOR FINAL SITE PLAN APPROVAL.
8. ANY INTERNAL COLLECTION AND STORAGE OF TRASH OR RECYCLING WITHIN THE BUILDING SHALL BE IN AN AREA EASILY ACCESSIBLE BY RESIDENTS AND SHALL BE MAINTAINED TO PREVENT ANY FOUL ODORS OR SPILLAGE AND TO PREVENT ANY CONDITION WHICH MAY POSE A HAZARD TO LIFE, HEALTH AND SAFETY. A REFUSE COLLECTION ROOM SHALL BE PROVIDED AT THE CELLAR OR LOWEST STORY TO RECEIVE THE REFUSE. SUCH ROOMS SHALL BE ENCLOSED WITH WALLS AND ROOFS CONSTRUCTED OF MATERIAL HAVING A MINIMUM FIRE RESISTIVE RATING OF THREE HOURS, EXCEPT THAT GYPSUM MASONRY MAY NOT BE USED FOR SUCH ENCLOSURE WALLS. OPENINGS TO SUCH ROOMS SHALL BE PROVIDED WITH FIREPROOF, SELF-CLOSING DOORS HAVING A MINIMUM FIRE RESISTIVE RATING OF ONE AND ONE-HALF HOURS.
9. TRASH AND RECYCLING COLLECTION SHALL BE THROUGH A PRIVATE SERVICE TO BE PAID BY RESIDENTS AND NOT BY THE GENERAL REVENUE OR TAX COLLECTIONS OF TOWNSHIP OF VERONA. A RECYCLING AND TRASH PICKUP PLAN SHALL BE SUBMITTED. THE OWNER SHALL BE RESPONSIBLE FOR REMOVING OR MAKING ARRANGEMENTS FOR THE REMOVAL OF GARBAGE AND RECYCLABLE ITEMS, SUCH REMOVAL TO BE MADE REGULARLY SCHEDULED INTERVALS, NOT LESS THAN ONCE A WEEK. THE OWNER SHALL BE PROVIDED WITH CREDIT IN ACCORDANCE WITH THE LAW.
10. ALL BULK CONTAINERS USED SHALL AT ALL TIMES BE KEPT IN GOOD REPAIR, BE STRUCTURALLY SOUND AND LEAK-PROOF AND CONSTRUCTED TO STAND FIRMLY UPRIGHT AND SHALL BE EQUIPPED WITH A COVER WHICH IS SECURED TO THE UNIT OR ABLE TO BE SECURED. NO BULK CONTAINER SHALL BE FILLED IN EXCESS OF ITS STATED CAPACITY, CAUSING OVERFLOW AND UNSANITARY CONDITIONS. ALL USERS OF BULK CONTAINERS SHALL ENSURE THAT SUCH CONTAINERS ARE EMPTIED PROMPTLY, NOT LESS THAN ONCE A WEEK. ALL BULK CONTAINERS SHALL BE MAINTAINED TO PREVENT ANY FOUL ODORS OR SPILLAGE AND TO PREVENT ANY CONDITION WHICH MAY POSE A HAZARD TO LIFE, HEALTH AND SAFETY.

SITE PLAN LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT/PAD
- FULL DEPTH PAVEMENT
- PERVIOUS PAVEMENT
- GRASS/PLANT BED
- GRASS PAVERS
- BOARD ON BOARD FENCE
- BOLLARD
- CONCRETE CURB
- DEPRESSED CURB
- TRAFFIC SIGN
- DETECTABLE WARNING SURFACE
- ENTRYWAY

NOT FOR CONSTRUCTION

Pennoni
NJ COA GA28033300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT

176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SITE PLAN

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	1"=20'
DRAWN BY	JD
APPROVED BY	RP

CS1001

SHEET 4 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS1001.dwg PLOTTED: 4/30/2014 1:23 PM BY: John DeMartini PLOTSTYLE: Pennoni WCS.stb

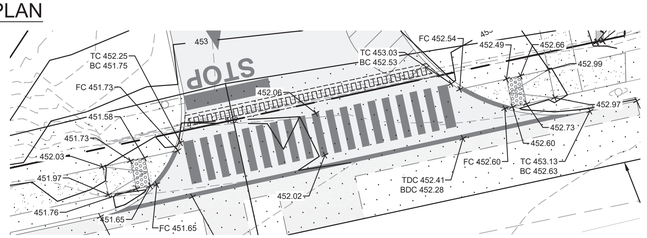


AERIAL LOCATION MAP
1"=200'

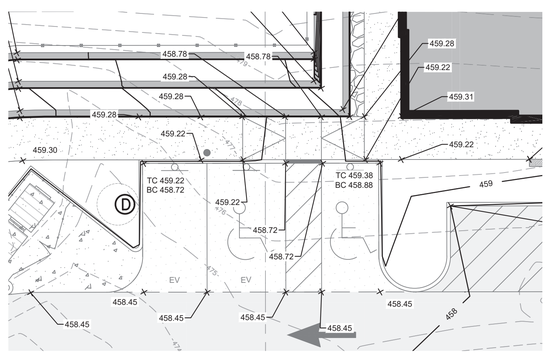
GRADING LEGEND

84	PROPOSED CONTOUR
84	EXISTING CONTOUR
84.00	SPOT ELEVATION
	STORM INLET
	STORM MANHOLE
TC / BC	TOP OF CURB / BOTTOM OF CURB
TS / BS	TOP OF STEP / BOTTOM OF STEP
TW / BW	TOP OF WALL / BOTTOM OF WALL
RIM / GR	RIM / GRATE ELEVATION
INV	INVERT
DMH-1	DRAINAGE MANHOLE
I-1	INLET
FFE	FINISHED FLOOR ELEVATION
RD	ROOF DRAIN

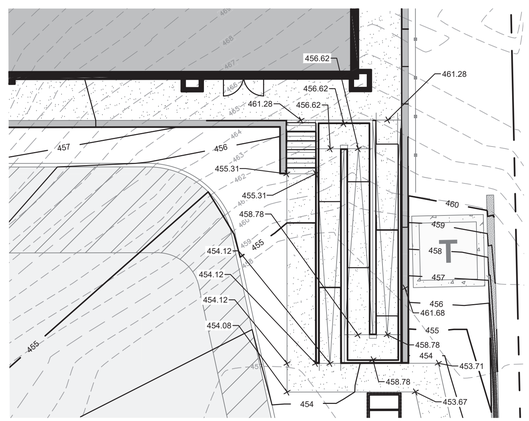
GRADING PLAN
1" = 20'



SECTION 2
1" = 10'



SECTION 3
1" = 10'



SECTION 1
1" = 10'

0 20' 40'

NOT FOR CONSTRUCTION

GENERAL NOTES:

1. EXISTING BOUNDARY, TOPOGRAPHIC, AND SITE INFORMATION SHOWN HEREIN OBTAINED FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY KENNON SURVEYING SERVICES INC. DATED 04/23/2026, LAST REVISED 05/15/2026. REFER TO EXISTING CONDITIONS PLAN FOR ADDITIONAL NOTES.
2. REFER TO SHEET CS1001 FOR ADDITIONAL GENERAL NOTES

GRADING NOTES:

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. CONTRACTOR SHALL ADJUST AND CUT EXISTING PAVEMENT AS NEEDED TO ASSURE SMOOTH FIT AND CONTINUOUS GRADE.
4. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE AND THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS.

ADA INSTRUCTIONS TO CONTRACTORS

1. CONTRACTORS SHALL UTILIZE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ANY ADA ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE NJ UNIFORM CONSTRUCTION CODE SUBCHAPTER 7 BARRIER FREE ACCESS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   - A. PARKING SPACES AND PARKING AISLES- SLOPE SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
   - B. CURB RAMPS - SLOPE SHALL NOT EXCEED 8.33%.
   - C. LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 2.00% CROSS SLOPE IN ANY DIRECTION.
   - D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - PROVIDE A 36 INCH MININMUM UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 5.00% IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2.00% IN CROSS SLOPE.
   - E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.00%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 8.33% SHALL BE PROVIDED.
   - F. DOORWAYS SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 2.00% FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCES INCORPORATED BY CODE).

Pennoni
NJ COA GA28633300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 **F** 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28633300

PROPOSED RESIDENTIAL DEVELOPMENT

176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

GRADING PLAN

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	BY	REVISIONS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	1"=20'
DRAWN BY	JD
APPROVED BY	RP

CS1501

SHEET 5 OF 19

PLOTTED: 4/30/2014 1:23 PM, BY: John DeMarnis PLOTSTYLE: Pennoni NCS.stb
U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS1501.dwg



AERIAL LOCATION MAP
1"=200'

GENERAL NOTES:

1. EXISTING BOUNDARY, TOPOGRAPHIC, AND SITE INFORMATION SHOWN HEREIN OBTAINED FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY KENNON SURVEYING SERVICES INC. DATED 04/23/2026, LAST REVISED 05/15/2026. REFER TO EXISTING CONDITIONS PLAN FOR ADDITIONAL NOTES.
2. REFER TO SHEET CS1001 FOR ADDITIONAL GENERAL NOTES

DRAINAGE NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MEP PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS AND SIZES OF ROOF LEADERS AND COORDINATE WITH THE NEW STORMWATER SYSTEM PRIOR TO INSTALLATION.
2. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
3. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
4. EXISTING PIPES (IF ANY) ARE TO BE MAINTAINED AND NEW PIPES (ONCE INSTALLED) SHALL BE PROTECTED WITH A MINIMUM 2.0' COVER DURING CONSTRUCTION.
5. ALL NEW STORM PIPES AND STRUCTURES ARE TO BE HS-25 LOADING QUALIFIED.
6. THE CONTRACTOR IS RESPONSIBLE TO SET ALL NEW UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO FINAL GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE, AND/OR UTILITY AUTHORITY REGULATIONS.

DRAINAGE LEGEND

D	STORM PIPE
	STORM INLET
D	STORM MANHOLE
RIM / GR	RIM / GRATE ELEVATION
INV	INVERT
DMH-1	DRAINAGE MANHOLE
I-1	INLET
FFE	FINISHED FLOOR ELEVATION

0 20' 40'

NOT FOR CONSTRUCTION

Pennoni
NJ COA GA28633300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28633300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

DRAINAGE PLAN

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

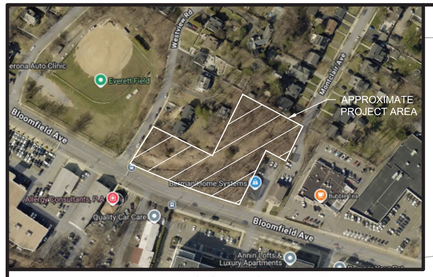
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	1"=20'
DRAWN BY	JD
APPROVED BY	RP

CS1601

SHEET 6 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS1601.dwg PLOTTED: 4/30/2014 1:23 PM, BY: John DeMartino PLOTSTYLE: Pennoni WCS.stb



AERIAL LOCATION MAP
1"=200'

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, UTILITY LOCATIONS, UTILITY LINES, AND INVERTS PRIOR TO CONSTRUCTION. CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE EXISTING FACILITIES ON THESE PLANS; HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
3. THE SITE CONTRACTOR SHALL COORDINATE SITE UTILITY INSTALLATION WITH UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 48 HOURS PRIOR TO BEGINNING EXCAVATION.
4. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MEP PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES, INCLUDING BUT NOT LIMITED TO SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICES, ELECTRICAL, TELEPHONE AND GAS SERVICE, ROOF DRAINS. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
5. THE CONTRACTOR SHALL PROVIDE PROPER NOTIFICATIONS TO THE TOWNSHIP ENGINEER AND/OR DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION.
6. ALL ON-SITE UTILITIES SHALL BE UNDERGROUND, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT REPAIRS REQUIRED FOR UTILITY WORK. REPAIRS SHALL BE MADE PER TOWNSHIP STANDARDS.
8. THE CONTRACTOR MUST VERIFY THE LOCATION, SIZE, AND SERVICEABILITY OF THE EXISTING WATER MAINS AND SANITARY SEWER MAINS PRIOR TO BEGINNING ANY SITE OR BUILDING CONSTRUCTION.
9. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IN BASED ON RECORD OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE STATE ONE CALL BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE PLANS.
10. ALL EXISTING LIGHT POLES, WIRING, ETC. IMPACTED BY CONSTRUCTION SHALL BE REMOVED AND RESTORED IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.

UTILITY DESIGN STANDARDS:

THE FOLLOWING UTILITY DESIGN STANDARDS ARE UNDER SECTION 4.8 OF THE 176-200 BLOOMFIELD AVENUE REDEVELOPMENT PLAN.

ALL NEW UTILITY DISTRIBUTION LINES AND UTILITY SERVICE CONNECTIONS FROM SUCH LINES TO THE BUILDING SHALL BE LOCATED UNDERGROUND. TO THE EXTENT POSSIBLE, EXISTING UTILITY LINES SHOULD ALSO BE RELOCATED UNDERGROUND. REMOTE READERS FOR ALL UTILITIES, IN LIEU OF EXTERNAL LOCATION OF THE ACTUAL METERING DEVICES, ARE PREFERRED.

UTILITY LEGEND

W	DOMESTIC WATER
F	FIRE WATER
UG	NATURAL GAS
UE	UNDERGROUND ELECTRIC
S	SANITARY
UC	COMMUNICATION
	WATER VALVE
	SANITARY MANHOLE
RIM	RIM ELEVATION
INV	INVERT
SMH-1	SANITARY MANHOLE
CO	CLEANOUT

WATER & SANITARY:

1. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND PLUGS. THRUST BLOCKS SHALL TWENTY-EIGHT (28) DAYS STRENGTH OF 4,500 PSI.
2. ALL WATER PIPES, FITTINGS, AND VALVES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA REQUIREMENTS.
3. ALL NEW WATER MAIN TO BE OF CLASS 52 DIP, MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A21.51(AWWA C151). PIPE SHALL BE FURNISHED IN A NOMINAL 16 FOOT TO 20 FOOT LENGTH, AND SHALL BE INSTALLED WITH MINIMUM OF 4' COVER.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4' COVER ON ALL WATER LINES.
5. WATER LINES SHALL BE INSTALLED, INSPECTED, TESTED AND APPROVED PER LOCAL AUTHORITY REQUIREMENTS BEFORE BACKFILLING.
4. ALL EXISTING AND NEW WATER AND SANITARY LINES SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM DISTANCE OF 10.0' HORIZONTALLY AND AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN. WHERE SUCH CLEARANCES ARE NOT POSSIBLE, THE SEWER OR WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER CONSTRUCTION DETAILS AND NJAC 7:14A-23.6(b).4.i.
5. ALL WATER PIPES, FITTINGS AND VALVES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA REQUIREMENTS.
6. TREES SHALL BE PLANTED A MIN. OF 10' FROM FIRE HYDRANTS AND WATER LINES.

TRENCHING NOTES:

1. ALL TRENCHES OR DITCHES WHICH CROSS AN EXISTING STREET OR WHICH ARE DUG FOR SEWERS, WATER MAINS, GAS MAINS OR OTHER UTILITIES, INCLUDING THE HOUSE CONNECTIONS FOR THESE UTILITIES, SHALL BE FILLED WITH QUARRY PROCESS STONE. THE STONE SHALL BE PLACED IN LAYERS NOT EXCEEDING TWELVE (12) INCHES IN DEPTH AND SHALL BE SPRINKLED WITH WATER AND MECHANICALLY COMPACTED. ALL SOFT SPOTS AND DEPRESSIONS IN A SURFACE, WHICH HAS BEEN GRADED, WILL BE REMOVED AND FILLED WITH STONE OF A SIZE TO BE DETERMINED BY THE TOWNSHIP ENGINEER. ALL TRENCHES WHICH ARE DUG IN A FUTURE STREET OR EXISTING RIGHT OF WAY (R.O.W.), ON WHICH NO SUB-BASE OR PAVEMENT HAS BEEN CONSTRUCTED, SHALL BE BACKFILLED AS INDICATED ABOVE OR MAY BE BACKFILLED WITH SUITABLE ON-SITE EXCAVATED MATERIALS OR IMPORTED FILL.
2. PRIOR TO USING ANY ON-SITE AND/OR IMPORTED SOIL MATERIALS, THE CONTRACTOR OR ANY INDIVIDUAL OR FIRM SHALL EMPLOY A RECOGNIZED SOILS LABORATORY TO SECURE SOIL SAMPLES; PERFORM THE NECESSARY LABORATORY ANALYSIS AND ESTABLISH THE COMPACTION AND OTHER CRITERIA NECESSARY FOR THE PROPER PLACEMENT OF THE BACKFILL. A REPORT OF THE LABORATORY FINDINGS, INCLUDING THE COMPACTION SPECIFICATIONS, SHALL BE SUBMITTED TO THE PROJECT LSRP, PROJECT GEOTECHNICAL ENGINEER, AND AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO COMMENCING ANY BACKFILL OPERATIONS USING ON-SITE AND/OR IMPORTED SOIL MATERIALS.
3. DURING THE BACKFILLING OPERATIONS, THE CONTRACTOR OR ANY INDIVIDUAL OR FIRM ENGAGED IN BACKFILLING OPERATIONS SHALL EMPLOY A PROFESSIONAL ENGINEER, LICENSE IN THE STATE OF NEW JERSEY, OR HIS/HER REPRESENTATIVE, WHO IS REGULARLY ENGAGED IN THE PRACTICE OF GEOTECHNICAL ENGINEERING AND WHO IS TRAINED IN SOIL MECHANICS, TO OBSERVE THE PLACEMENT OF THE BACKFILL. THE SOILS ENGINEER SHALL FILE DAILY REPORTS, WITH THE AUTHORITY HAVING JURISDICTION INDICATING THE RESULTS OF THE COMPACTION AND, UPON THE CONCLUSION OF THE PROJECT, SHALL FILE A FINAL CERTIFICATION INDICATING THAT THE BACKFILL MATERIAL HAS BEEN PLACED AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE APPROVED LABORATORY REPORT.
4. BACKFILL IN TRENCHES OR LAWN AREAS SHALL COMPLY WITH THE REQUIREMENTS FOR ON-SITE OR IMPORTED SOIL MATERIALS, AS INDICATED ABOVE.

PIPING NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN PIPING SHALL MAINTAIN A MINIMUM OF TEN (10) FEET FROM BUILDING FOUNDATIONS OR OTHER STRUCTURES.
2. STORM SEWER PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD. CONTRACTOR SHALL INSTALL THE STORM SEWERS STARTING ON THE DOWNSTREAM END AND WORKING UPSTREAM.
3. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS.
4. CONTRACTOR SHALL MAINTAIN 1.0' OF VERTICAL CLEARANCE BETWEEN UTILITY PIPING/CONDUITS.
5. CONTRACTOR SHALL CLEAN ALL STORM SEWERS, AREA DRAINS AND STRUCTURES AT THE COMPLETION OF CONSTRUCTION, INCLUDING ALL EXISTING PIPES AND STRUCTURES WHEN THE CONTRACT LIMITS.

FIRE PROTECTION NOTES:

1. ALL FIRE MAIN PIPING AND FITTINGS SHALL BE INSTALLED PER THE LATEST NFPA24 STANDARDS, NFPA13 STANDARDS, IFC2015, AND IBC2015 NJ EDITION.
2. FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITIONS OF IBC NJ EDITION SECTION 3302.3 AND IFC CHAPTER 33.

TELECOMMUNICATION CONDUIT NOTES:

1. COORDINATE WITH MEP DRAWINGS FOR HAND HOLE AND VAULT SIZING.
2. UTILITY VAULTS AND HAND HOLES SHALL BE TRAFFIC LOADING RATED IN VEHICULAR TRAFFIC AREAS. LOAD RATING MINIMUM IN LAWN AND PEDESTRIAN SIDEWALK AREAS SHALL BE ANSI TIER 8.

0 20' 40'

NOT FOR CONSTRUCTION

Pennoni
NJ COA GA28833300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28833300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

UTILITY PLAN

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	1"=20'
DRAWN BY	JD
APPROVED BY	RP

CS1701

SHEET 7 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS1701.dwg PLOTTED: 4/30/2014 1:23 PM, BY: John DeMartino PLOTSTYLE: Pennoni WCS.stb



AERIAL LOCATION MAP

1"=200'

GENERAL NOTES:

1. EXISTING BOUNDARY, TOPOGRAPHIC, AND SITE INFORMATION SHOWN HEREIN OBTAINED FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY KENNON SURVEYING SERVICES INC. DATED 04/23/2026, LAST REVISED 05/15/2026.
2. REFER TO SHEET CS1001 FOR ADDITIONAL GENERAL NOTES AND CS6061 FOR LANDSCAPE NOTES AND DETAILS.

TOWNSHIP OF VERONA TREE REPLACEMENT REQUIREMENTS:

1. FOR EACH MATURE TREE REMOVED, THE APPLICANT SHALL PREPARE A REPLANTING SCHEME FOR OTHER TREELESS AREAS OF THE PROPERTY TO COMPENSATE FOR THE REMOVAL OF THE TREE(S). THE REPLANTING SCHEME SHALL REFLECT A ONE-TO-ONE TREE REPLACEMENT UNLESS OTHERWISE STATED HEREIN. ALL REPLACEMENT DECIDUOUS TREES SHALL HAVE A DPM OF NOT LESS THAN TWO-INCH CALIPER. FOR EACH DECIDUOUS TREE TO BE REMOVED, THAT IS: 1) SIX INCHES DPM BUT LESS THAN 16 INCHES, REPLACEMENT SHALL BE BY A SINGLE REPLACEMENT TREE; 2) 16 INCHES DPM BUT LESS THAN 24 INCHES, REPLACEMENT SHALL BE BY TWO REPLACEMENT TREES; 3) 24 INCHES DPM OR GREATER, REPLACEMENT SHALL BE BY FOUR REPLACEMENT TREES. FOR EACH CONIFEROUS TREE TO BE REMOVED, THAT IS: 1) BETWEEN 10 FEET AND UNDER 25 FEET IN HEIGHT, REPLACEMENT SHALL BE BY A SINGLE REPLACEMENT TREE; 2) 25 FEET AND OVER IN HEIGHT, REPLACEMENT SHALL BE BY TWO REPLACEMENT TREES. A LIST SHOWING SPECIES AND SIZE OF ALL PROPOSED REPLACEMENT TREES SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A TREE REMOVAL PERMIT. ONLY NATIVE AND NONINVASIVE SPECIES HALL BE PLANTED (§ 493-28A).
2. TREES DETERMINED TO BE DEAD, DISEASED, OR A SAFETY HAZARD BY THE TOWNSHIP FORESTER SHALL BE EXEMPT FROM THE REPLACEMENT REQUIREMENTS OF THIS ARTICLE (NOT THE PERMIT FEES) BUT ARE ENCOURAGED TO BE REPLACED ON A ONE-TO-ONE RATIO ON A VOLUNTARY BASIS (§ 493-28B).
3. THE ZONING OFFICIAL MAY PERMIT AN APPLICANT TO MAKE A PAYMENT TO THE TOWNSHIP'S TREE REPLACEMENT FUND, ESTABLISHED HEREUNDER IN § 493-29 IN LIEU OF REPLACEMENT OF PART OR ALL OF THE TREES REMOVED PURSUANT TO THIS ARTICLE (§ 493-28F).
4. ALL REPLACEMENT TREES SHALL BE PLANTED ON SITE IN ACCORDANCE WITH THE FOREGOING. HOWEVER, IF ONE OR MORE OF THE FOLLOWING CONDITIONS EXIST, SOME OR ALL OF THE REPLACEMENT TREES MAY BE PLANTED OFF-SITE (§ 493-28G):
   (1) THE SITE IN QUESTION CANNOT PHYSICALLY ACCOMMODATE THE TOTAL REPLACEMENT AMOUNT OF TREES, AND THE APPLICANT CONTRIBUTES AN AMOUNT EQUAL TO THE CALCULATED MONETARY VALUE OF UNREPLACED TREES TO THE TREE REPLACEMENT FUND;
   (2) THE ZONING OFFICIAL AND APPLICANT AGREE IN WRITING THAT THE APPLICANT SHALL MAKE PAYMENT TO THE TREE REPLACEMENT FUND BASED UPON THE ABOVE; OR
   (3) THE ZONING OFFICIAL, IN AGREEMENT WITH THE STC AND APPLICANT, AGREE IN WRITING THAT THE APPLICANT SHALL PLANT REPLACEMENT TREES OFF-SITE ON MUNICIPALLY OWNED PROPERTY PURSUANT TO THE MUNICIPAL COMMUNITY FORESTRY MANAGEMENT PLAN.
5. THERE IS HEREBY ESTABLISHED A TREE REPLACEMENT TRUST FUND TO RECEIVE AND DISBURSE REPLACEMENT TREE CONTRIBUTIONS. THE TREE REPLACEMENT FUND SHALL BE THE REPOSITORY OF ALL MONIES PAID TO THE TOWNSHIP PURSUANT TO THIS ARTICLE AND MAY ALSO ACCEPT CONTRIBUTIONS FOR IT'S PURPOSES FROM PRIVATE SOURCES (§ 493-29A).
6. THE PRIMARY PURPOSE OF SAID FUND IS TO PROVIDE FOR THE REPLACEMENT, PLANTING AND MAINTENANCE OF TREES AND WOODY SHRUBS ON PUBLIC PROPERTY WITHIN THE TOWNSHIP (INCLUDING GROUND COVERS, GRASSES, FERNS, VINES, AND FORBS WHEN THEY ARE PART OF AN ECOLOGICAL PROJECT USING NATIVE PLANTS). PROFESSIONAL CONSULTANT FEES FOR ADMINISTRATIVE AND/OR CONSULTANT COSTS TO IMPLEMENT THE PROVISIONS OF THIS ARTICLE, INCLUDING, BUT NOT LIMITED TO, SITE INSPECTIONS, PROCESSING OF PERMITS, SUPERVISION OF TREE REPLACEMENT, AND ENFORCEMENT OF THIS ARTICLE, SHALL NOT EXCEED 30% OF THE FUND'S EXPENDITURES. APPROPRIATIONS FROM THE TREE REPLACEMENT FUND SHALL BE AUTHORIZED BY THE TOWNSHIP MANAGER IN ACCORDANCE WITH THE COMMUNITY FORESTRY MANAGEMENT PLAN OF THE TOWNSHIP (493-29B).

LANDSCAPING DESIGN STANDARDS:

THE FOLLOWING LANDSCAPING DESIGN STANDARDS ARE UNDER SECTION 4.10(1) OF THE 176-200 BLOOMFIELD AVENUE REDEVELOPMENT PLAN.

1. USE NATIVE SPECIES AND SPECIES THAT ARE RECOMMENDED IN CHAPTER 150, ATTACHMENT 3, THAT DO NOT NEED EXCESSIVE WATERING FOR ALL LANDSCAPING TREES AND PLANTINGS.
2. RETAIN EXISTING TREES AND SHRUBS AND REPLANT MORE TREES THAN REMOVED.
3. PROVIDE LANDSCAPING IN THE REQUIRED EIGHT (8) FOOT FRONT YARD SETBACK AND IN THE BUFFER AREAS.

TREE REPLACEMENT SCHEDULE PER § 493-28 OF THE TOWNSHIP OF VERONA TREE REPLACEMENT ORDINANCE

CALIPER OF EXISTING TREE TO BE REMOVED	NO. OF REPLACEMENT TREES (2" CALIPER)	NO. OF TREES TO BE REMOVED	NO. OF TREES REQUIRED TO BE REPLACED	NO. OF TREES PROPOSED
6 INCHES TO 16 INCHES	1	111	111	5
16 INCHES TO 24 INCHES	2	14	28	0
24 INCHES OR GREATER	4	21	84	0
CONIFEROUS TREE 10FT TO 25FT IN HEIGHT	1	2	2	0
CONIFEROUS TREE 25 FT OR GREATER IN HEIGHT	2	0	0	0
	TOTAL	148	225	5*

*ZONING OFFICIAL MAY PERMIT AN APPLICANT TO MAKE A PAYM,ENT TO THE TOWNSHIP'S TREE REPLACEMENT FUND PER § 493-29 IN LIEU OF REPLACEMENT OF PART OR ALL OF THE TREES REMOVED.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT (MINIMUM)	SPRED (MINIMUM)	ROOT	COMMENTS
DECIDUOUS TREES								
QR	5	QUERCUS RUBRA	NORTHERN RED OAK	3"-3.5" CAL.	14-16' HT.	8' SPR.	B & B	FULL CANOPY; 7' BRANCHING HT.
EVERGREEN TREES								
PA	24	PICEA ABIES	NORWAY SPRUCE	7' -8' HT.	7' -8' HT.	4' SPR.	B & B	SINGLE CENTRAL LEADER, SYMMETRICALLY BRANCHING TO THE GROUND
PG	29	PICEA GLAUCA	WHITE SPRUCE	7' -8' HT.	7' -8' HT.	4' SPR.	B & B	SINGLE CENTRAL LEADER, SYMMETRICALLY BRANCHING TO THE GROUND
SHRUB (SCREENING & BUFFER AND DRAINAGE AREA LANDSCAPING AND SCREENING)								
IV	281	ILEX VERTICILLATA	WINTERBERRY	# 5	36" HT.	24" SPR.	CONT.	FULL, HEAVY, PROVIDE (3) MALE POLLINATORS 'JIM DANDY'

LEGEND

PROPOSED DECIDUOUS SHADE TREE

PROPOSED SHRUB

PROPOSED EVERGREEN TREES

0 20' 40'

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774
NJ COA GA28633300

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28633300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

LANDSCAPE PLAN

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	1"=20'
DRAWN BY	JD
APPROVED BY	RP

CS2001

SHEET 8 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS2001.dwg PLOTTED: 4/30/2014 1:23 PM BY: John DeMartini PLOTSTYLE: Pennoni MCS.ctb



AERIAL LOCATION MAP
1"=200'

GENERAL NOTES:

1. EXISTING BOUNDARY, TOPOGRAPHIC, AND SITE INFORMATION SHOWN HEREIN OBTAINED FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY KENNON SURVEYING SERVICES INC. DATED 04/23/2026, LAST REVISED 05/15/2026.
2. REFER TO SHEET CS1001 FOR ADDITIONAL GENERAL NOTES.

LIGHTING NOTES:

1. LIGHTING PLAN AND SCHEDULE PROVIDED BY **SPECTROLUME** OF FAIRFIELD, NJ
2. COORDINATE WITH ARCHITECT AND OWNER FOR FINAL LIGHT FIXTURE FINISH.
3. MOUNTING HEIGHTS SHOWN ARE ELEVATION ABOVE OUTSIDE GRADE.
4. ALL LIGHTING SHALL BE MOTION SENSOR OPERATED, DIMMABLE, AND DOWNWARD DIRECTED. LIGHTING SHALL BE TIMED TO REDUCE TO 40% SECURITY LEVEL LIGHTING DURING OFF-PEAK HOURS.

TOWNSHIP OF VERONA LIGHTING REQUIREMENTS:

THE FOLLOWING LIGHTING DESIGN STANDARDS ARE UNDER SECTION 4.9 OF THE 176-200 BLOOMFIELD AVENUE REDEVELOPMENT PLAN.

1. ADEQUATE LIGHTING SHALL BE PROVIDED FOR ALL PARKING AREAS AND PEDESTRIAN WALKWAYS. ALL OUTDOOR LIGHTING, INCLUDING STREETLAMPS AND ACCENT LIGHTING, SHOULD COMPLY WITH "DARK SKY" STANDARDS INTENDED TO REDUCE LIGHT POLLUTION. DARK SKY STANDARDS REQUIRE THAT LIGHTING IS DOWNCAST, ILLUMINATES ONLY THE INTENDED AREAS, AND DOES NOT CAUSE DISABLING GLARE THAT AFFECTS DRIVER SAFETY AND REDUCES THE VISIBILITY OF STARRY NIGHT SKIES. LIGHTING FOR A BUILDING MUST BE CONTAINED ON THE PROPERTY ON WHICH THE BUILDING IS LOCATED. LED LIGHTING SHALL BE PERMITTED IN ADDITION TO ALL OF THE CONDITIONS OF THE TOWNSHIP ORDINANCE STANDARDS FOR LIGHTING.
2. ALL LIGHTING SHALL BE SERVICED BY UNDERGROUND WIRING.
3. SPOTLIGHT-TYPE FIXTURES ATTACHED TO BUILDINGS ARE PROHIBITED.
4. LIGHT FIXTURES ATTACHED TO THE EXTERIOR OF A BUILDING ARE ENCOURAGED AND SHOULD BE ARCHITECTURALLY COMPATIBLE WITH THE STYLE, MATERIAL, AND COLORS OF THE BUILDING. EXTERIOR LIGHT FIXTURES ATTACHED TO THE BUILDING SHALL NOT PROJECT MORE THAN 24 INCHES FROM THE BUILDING LINE.
5. WHERE LIGHTS ALONG LOT LINES WILL BE VISIBLE FROM THE INTERIOR OF ADJACENT BUILDINGS, THE LIGHTS SHALL BE PROPERLY SHIELDED AND/OR MOUNTING HEIGHTS REDUCED.
6. ALL LIGHTING DESIGNS AND INSTALLATIONS ARE SUBJECT TO TOWNSHIP REVIEW AND APPROVAL.
7. ALL LIGHTING PLANS SHALL BE ACCOMPANIED BY A POINT-BY-POINT PLAN INDICATING NUMERICAL ILLUMINATION LEVELS. THE PLAN SHALL INDICATE THE AVERAGE, MINIMUM, MAXIMUM AND MINIMUM TO MAXIMUM ILLUMINATION LEVELS FOR MAINTAINED FOOT-CANDLES.

THE FOLLOWING LIGHTING REQUIREMENTS ARE FROM § 150-12.8E ADDITIONAL OFF-STREET PARKING REGULATIONS, WITHIN THE TOWNSHIP OF VERONA ZONING ORDINANCE. ALL PARKING AREAS REQUIRED BY THIS CHAPTER WHEN LOCATED IN RESIDENTIAL DISTRICTS, EXCEPT FOR ONE- AND TWO-FAMILY STRUCTURES IN ALL DISTRICTS, SHALL BE REQUIRED TO BE SUFFICIENTLY LIGHTED SO AS TO ENSURE SAFETY TO BOTH PEDESTRIANS AND MOTORISTS. SUCH LIGHTING SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

1. NON-ATTENDANT PARKING AREAS SHALL HAVE A MINIMUM OF ONE FOOTCANDLE POWER LIGHTING THROUGHOUT THE ENTIRE PARKING AREA.
2. ATTENDANT PARKING AREAS SHALL HAVE A MINIMUM TWO FOOTCANDLES LIGHTING THROUGHOUT THE ENTIRE PARKING AREA.
3. THE LIGHTING IN PARKING AREAS SHALL BE INSTALLED AND ARRANGED SO AS TO THROW NO GLARE TOWARD WINDOWS OF DWELLINGS ON ADJOINING RESIDENTIAL PROPERTY.

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	5	AR13-48N-MV-NW-4-XX-100-BLS / SS400-11-20-BC-DB			1	6295	0.95	72
	A1	1	AR13-48N-MV-NW-4-XX-100 / SS400-11-15-DB-BC			1	11023	0.95	73
	B	3	ES1-24H-MV-NW-FT-XX-530	Leotek Electronics USA, LLC - Outdoor wall mount luminaire. Catalog number: ES1-24H-MV-NW-FT-XX-530		24	190	0.95	43.4
	B1	9	ES1-24H-MV-NW-W-XX-350	LED WALLS SCONCE 12"L X 16.75"W X 5.5"H		1	3298	0.95	28.71

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	2.1 fc	5.7 fc	0.3 fc	19.0:1	7.0:1
Pavement	+	1.4 fc	7.6 fc	0.0 fc	N/A	N/A

0 20' 40'

NOT FOR CONSTRUCTION

Pennoni
NJ COA GA28033300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 **F** 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT

176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

LIGHTING PLAN

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

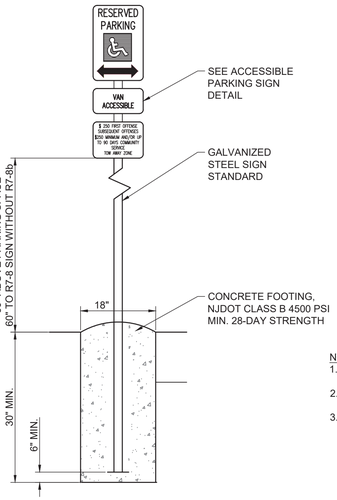
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

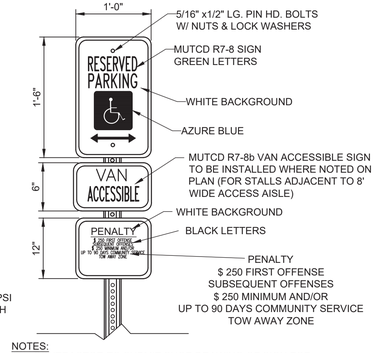
PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	1"=20'
DRAWN BY	JD
APPROVED BY	RP

CS2201

SHEET 9 OF 19

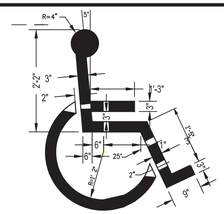
U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS2201.dwg PLOTTED: 4/30/2014 1:23 PM, BY: John DeMartini PLOTSTYLE: Pennoni MCS.stb





NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING OF SIGN FOR APPROVAL PRIOR TO INSTALLATION
2. INSTALL ACCESSIBLE SIGN WITH BOLLARD AS SHOWN ON PLANS.
3. CONTRACTOR SHALL ENSURE MINIMUM 36" CLEAR ACCESS PATHWAY BETWEEN BOLLARDS TO BE INSTALLED AT HEAD OF PARKING STALLS DIRECTLY CONNECTED TO ACCESS PATHS.

ACCESSIBLE PARKING SIGN ON BOLLARD DETAIL
N.T.S.



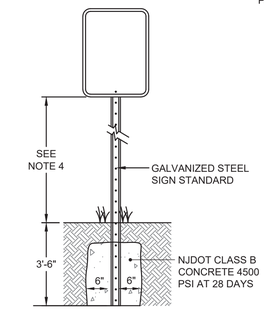
ACCESSIBLE SYMBOL DETAIL
N.T.S.



STOP R1-1 (30"x30") | DO NOT ENTER R5-1 (30"x30") | ONE WAY R6-1 (36"x12") | EV PARKING (12"x18")

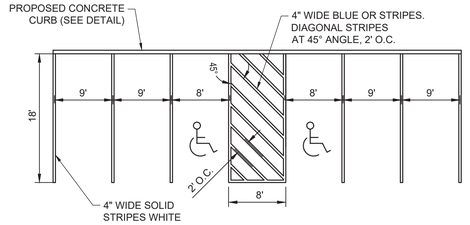
NOTES:
1. ALL SIGN MATERIALS SHALL BE MADE OF ALUMINUM BLANKS MOUNTED ON GALVANIZED STEEL POSTS, ALL CONFORMING TO NJDOT STANDARD SPECIFICATIONS.
2. ALL SIGNS SHALL MEET THE MOST CURRENT MUTCD REQUIREMENTS FOR RETRO-REFLECTIVITY.
3. HEIGHT SHALL BE 60" IF SIGN IS PARALLEL TO WAY OF TRAVEL AND 72" IF PERPENDICULAR TO WAY OF TRAVEL.

SIGN DETAILS
N.T.S.

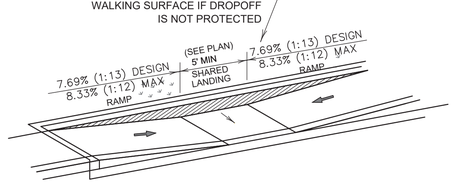


NOTES:
1. SUBMIT SHOP DRAWING OF SIGN FOR APPROVAL PRIOR TO INSTALLATION
2. ALL SIGN MATERIALS SHALL BE MADE OF ALUMINUM BLANKS MOUNTED ON WALL, ALL CONFORMING TO NJDOT STANDARD SPECIFICATIONS.
3. ALL SIGNS SHALL MEET THE MOST CURRENT MUTCD REQUIREMENTS FOR RETRO-REFLECTIVITY.
4. HEIGHT SHALL BE 60" IF SIGN IS PARALLEL TO WAY OF TRAVEL AND 72" IF PERPENDICULAR TO WAY OF TRAVEL.

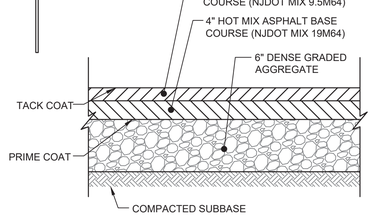
SIGN POST DETAIL
N.T.S.



PARKING STRIPING DETAIL
N.T.S.



ACCESSIBLE PARALLEL CURB RAMP
N.T.S.

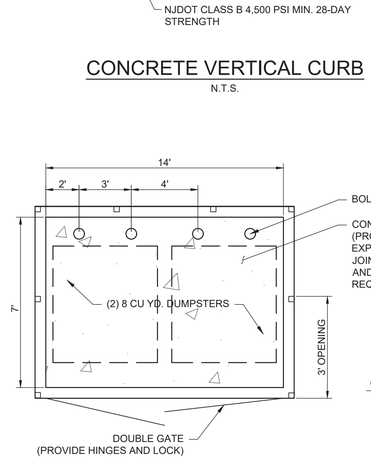


NJDOT STANDARDS AND SPECIFICATIONS

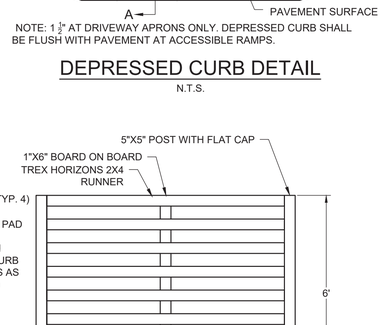
NOTES:
A. PRIME COAT TO BE APPLIED AT A RATE 0F 0.25 GAL./S.Y.
B. TACK COAT TO BE APPLIED AT A RATE OF 0.10 GAL./S.Y.
C. PROVIDE AN 8 OZ. NON-WOVEN GEOTEXTILE FABRIC BETWEEN SUB-GRADE & STONE SUB-BASE AS DIRECTED BY ON-SITE ENGINEER AND/OR CITY ENGINEER, AND AS WARRANTED FROM RESULTS OF PROOF-ROLLING SUBGRADE AREAS. RECOMMENDED FABRIC-GEOTEX 801 AS MANUFACTURED BY S.I. GEOSOLUTIONS OR EQUAL.

*PAVING SPEC SUBJECT TO CBR TESTING BY THE CONTRACTOR

FULL DEPTH PAVEMENT DETAIL
N.T.S.

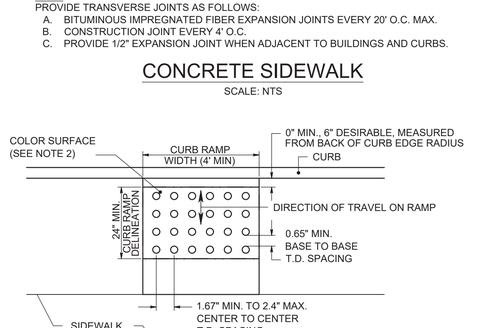


CONCRETE VERTICAL CURB
N.T.S.



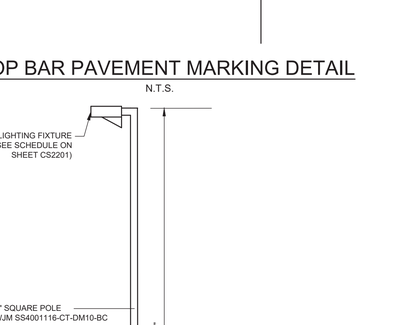
NOTE: 1 ½" AT DRIVEWAY APRONS ONLY. DEPRESSED CURB SHALL BE FLUSH WITH PAVEMENT AT ACCESSIBLE RAMPS.

DEPRESSED CURB DETAIL
N.T.S.

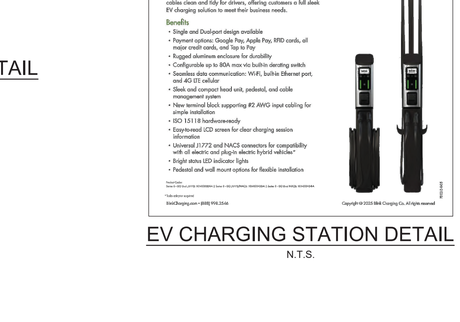


NOTE:
PROVIDE TRANSVERSE JOINTS AS FOLLOWS:
A. BITUMINOUS IMPREGNATED FIBER EXPANSION JOINTS EVERY 20' O.C. MAX.
B. CONSTRUCTION JOINT EVERY 4' O.C.
C. PROVIDE 1/2" EXPANSION JOINT WHEN ADJACENT TO BUILDINGS AND CURBS.

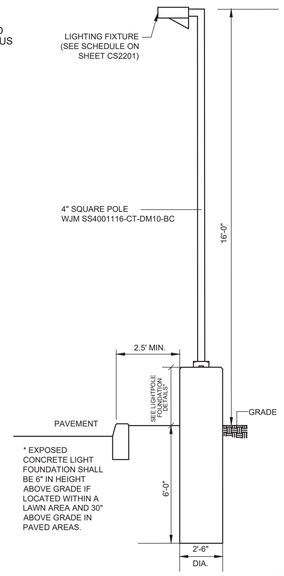
CONCRETE SIDEWALK
SCALE: NTS



STOP BAR PAVEMENT MARKING DETAIL
N.T.S.



EV CHARGING STATION DETAIL
N.T.S.



* EXPOSED CONCRETE LIGHT FOUNDATION SHALL BE 6" IN HEIGHT ABOVE GRADE IF LOCATED WITHIN A LAWN AREA AND 30" ABOVE GRADE IN PAVED AREAS.

LIGHTING POLE DETAIL
N.T.S

NOTES:
1. ALL MATERIAL TO BE PRESSURE TREATED TIMBER WITH WOOD PRESERVATIVE.
2. WOOD FINISH TO MATCH BUILDING. ARCHITECT TO APPROVE FINAL MATERIAL AND FINISH
3. GATE BASIS OF DESIGN IS THE TREX GATE SECLUSIONS DUMPSTER GATE OR APPROVED EQUAL.

TRASH ENCLOSURE
N.T.S.

NOTE:
1. BASIS OF DESIGN: ARMOR-TILE CAST-IN-PLACE VPC DETECTABLE WARNING SURFACE TILE WITH INTEGRAL EMBEDMENT FLANGE ANCHORING SYSTEM BY ENGINEERED PLASTICS INC.
2. DETECTABLE WARNING SURFACE COLOR TO BE SAFETY RED (NO. 31350).

DETECTABLE WARNING SURFACE
N.T.S.

0 20' 40'

NOT FOR CONSTRUCTION

Pennoni
NJ COA GA28033300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SITE CONSTRUCTION DETAILS

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

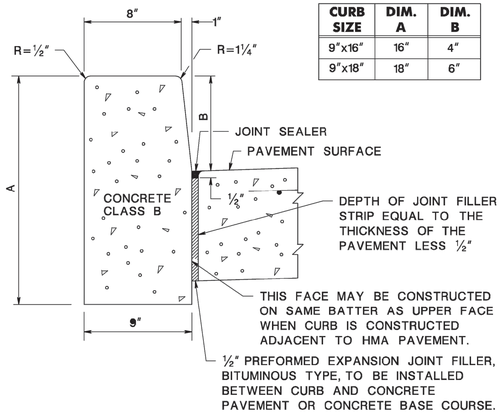
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT . THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	AS SHOWN
DRAWN BY	JD
APPROVED BY	RP

CS6001

SHEET 10 OF 19

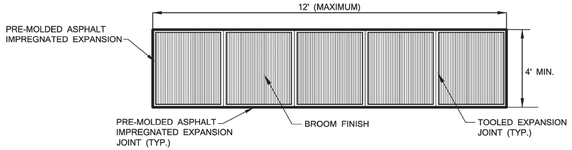
U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS6001.dwg PLOTTED: 4/30/2014 1:23 PM, BY: John DeMarinis PLOTSTYLE: Pennoni NCS.stb



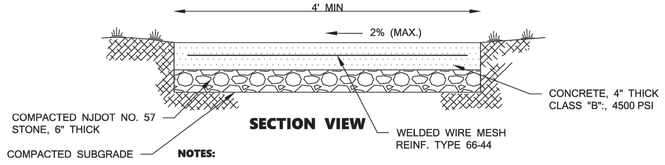
CURB SIZE	DIM. A	DIM. B
9"x16"	16"	4"
9"x18"	18"	6"

VERTICAL CONCRETE CURB

N.T.S.



PLAN VIEW OF CONCRETE SIDEWALK



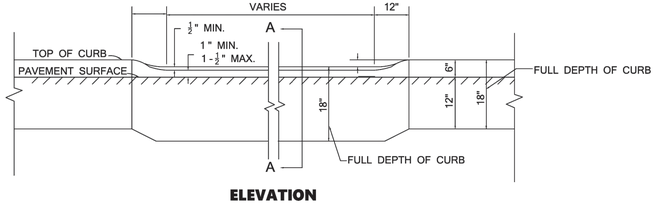
SECTION VIEW

NOTES:

1. PREFORMED BITUMINOUS CELLULAR JOINT FILLERS 1/2" THICK, SHALL BE PLACED AT INTERVALS NOT EXCEEDING TWENTY (20) FEET. DUMMY (FORMED) JOINTS SHALL BE CUT INTO THE CONCRETE SIDEWALK BETWEEN THE EXPANSION JOINTS AT EQUAL INTERVALS NOT EXCEEDING THE WIDTH OF THE SIDEWALK.
2. THE SIDEWALK SUBGRADE SHALL BE NJDOT NO. 57 STONE, 6" THICK OR MATERIAL APPROVED BY THE TOWNSHIP ENGINEER, AND COMPACTED PRIOR TO THE PLACEMENT OF ANY SIDEWALK.
3. THE SIDEWALK SECTION SHALL BE 6" THICK WITH WELDED WIRE FABRIC AT DRIVEWAYS.

CONCRETE SIDEWALK

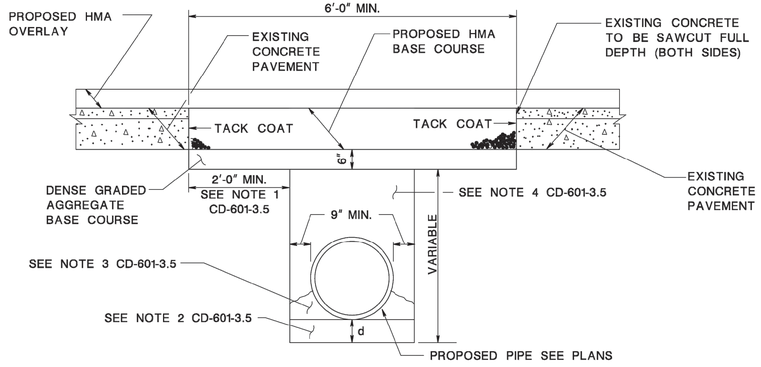
N.T.S.



ELEVATION

DEPRESSED CURB

N.T.S.



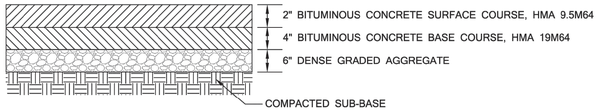
NOTES:

1. SAWCUT THE EXISTING PAVEMENT A MINIMUM OF 2'-0" FROM THE SIDES OF THE PROPOSED CROSS DRAIN OR UTILITY TRENCH EXCAVATION ON BOTH SIDES.
2. ADDITIONAL EXCAVATION REQUIRED WHEN PIPE BEDDING IS DESIGNATED, OR WHEN ROCK OR OTHER HARD MATERIAL IS ENCOUNTERED.
3. BACKFILL TO BE PLACED SO AS TO ENSURE SUFFICIENT COMPACTION UNDER PIPE HAUNCHES.
4. THE PIPE OR UTILITY TRENCH TO BE BACKFILLED IN ACCORDANCE WITH THE SPECIFICATIONS FOR BACKFILLING OR WITH AGGREGATE, DESIGNATION I-1, I-2, I-3, OR I-13. ENSURE THE WIDTH IS 36" MINIMUM OR THE OUTSIDE DIAMETER OF THE PIPE PLUS 18".

UNDERLYING SOIL	d MIN.	
	CONC. PIPE	ALUMINUM PIPE OR HDPE PIPE
ROCK OR HARD MATERIAL	6"	12"
OTHER MATERIAL	6"	6"

UTILITY TRENCH RESTORATION IN ROADWAY

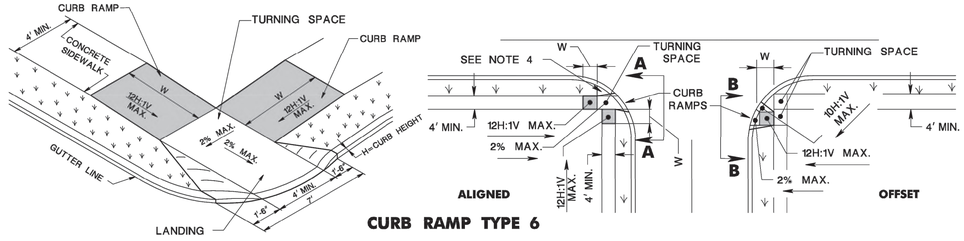
N.T.S.



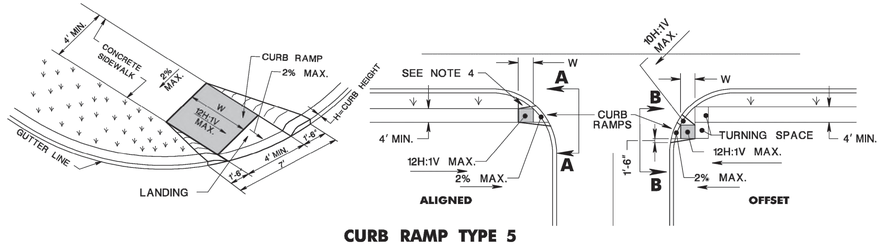
NOTE: SUITABILITY SUB-BASE COMPACTION TO BE VERIFIED BY GEOTECHNICAL ENGINEER.

FULL DEPTH PAVEMENT

N.T.S.



CURB RAMP TYPE 6



CURB RAMP TYPE 5

NOTES:

1. KEEP TURNING SPACE, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP CLEAR OF OBSTRUCTIONS THAT PROTRUDE ABOVE THE SURFACE.
2. FOR DIMENSIONS SEE CD-606-3 AND CD-606-4
3. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT THE ENTIRE WIDTH OF THE RAMP (4 FEET MIN.) AT ALL CURB RAMPS.
4. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES INDICATES THE PAY LIMIT FOR CONCRETE SIDEWALK OF THE APPROPRIATE ADJACENT THICKNESS.
6. CURB AND HEADER WITHIN AREA ENCLOSED BY HEAVY LINES INDICATES THE PAY LIMIT FOR VERTICAL CURB OR SLOPING CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
7. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, USE CURB RAMP TYPE 7, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
8. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED. SEE PLANS.
9. THE 12H:1V MAX SLOPE IS THE RUNNING SLOPE FOR CURB RAMPS, BUT ONLY THE 12H:1V SLOPE MEASURED AS X_2 IS THE RUNNING SLOPE FOR TYPE 3 AND TYPE 4 CURB RAMPS. ENSURE THE RUNNING SLOPE OF CURB RAMPS DOES NOT REQUIRE ITS LENGTH TO EXCEED 15 FEET. THE RUNNING SLOPE MAY EXCEED THE 12H:1V MAX SLOPE SO AS NOT TO EXCEED THE 15 FEET MAXIMUM LENGTH.
10. CURB RAMP TYPE 1 THROUGH 7 ARE NORMALLY PLACED ON THE RADIUS RETURN AT THE INTERSECTION AND ON A TANGENT SECTION AS DRAWN.

ACCESSIBLE CURB RAMP

N.T.S.

0 20' 40'

NOT FOR CONSTRUCTION

Pennoni
NJ COA GA28633300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28633300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY
ESSEX COUNTY CONSTRUCTION
DETAILS

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

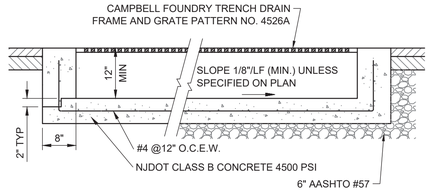
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	1"=
DRAWN BY	JD
APPROVED BY	RP

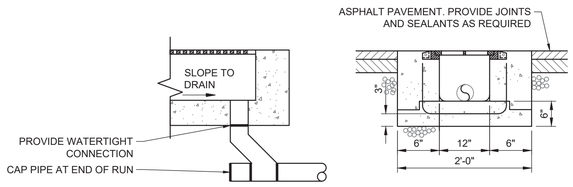
CS6002

SHEET 11 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS6002.dwg PLOTTED: 4/3/2014 1:23 PM, BY: John DeMartino PLOTSTYLE: Pennoni MCS.stb



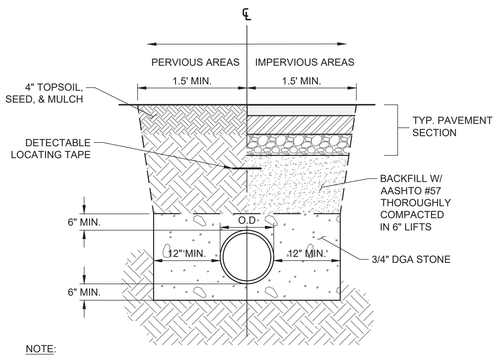
SECTION A-A



SECTION B-B

HEAVY DUTY TRENCH DRAIN

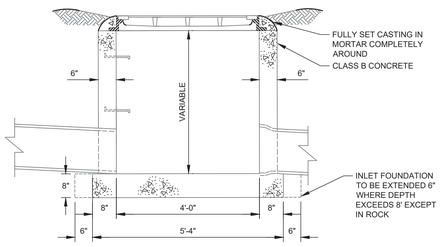
N.T.S.



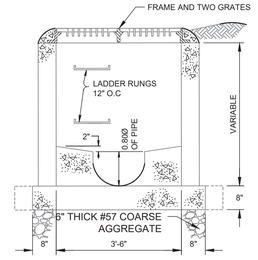
NOTE:
1. PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.
2. CONTRACTOR TO BRACE TRENCH IN ACCORDANCE WITH OSHA REQUIREMENTS.
3. AT ROADWAY INSTALLATIONS THE CONTRACTOR SHALL PROVIDE A CLEAN AND SMOOTH TRANSITION TO EXISTING PAVEMENT.
4. TRENCH SHALL BE 3' WIDE MINIMUM.
5. HDPE PIPE INSTALLATION SHALL CONFORM TO ASTM D2321, LATEST EDITION.

STORM PIPE TRENCH AND BEDDING DETAIL

N.T.S



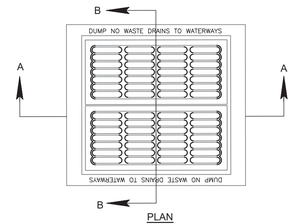
SECTIONAL A-A



SECTIONAL B-B

NJDOT TYPE "E" INLET DETAIL

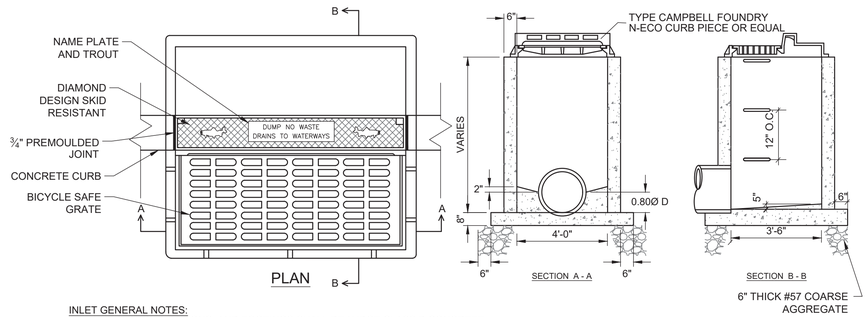
SCALE: NTS



PLAN

INLET GENERAL NOTES:
1. INVERTS, FOUNDATIONS, AND FOOTINGS SHALL BE NJDOT CLASS B CONCRETE
2. FRAME AND GRATE TO BE No. 2618 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL BICYCLE TYPE GRATE.
3. WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.
3. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLET.
4. BOTTOMS SHALL BE DISHED AND SLOPED TOWARD THE OUTLET.
5. FRAME AND GRATES SHALL BE CAMPBELL FOUNDRY PATTERN No. 3425 BICYCLE AND ADA COMPLIANT OR APPROVED EQUAL
6. MINIMUM REINFORCEMENT REQUIRED:

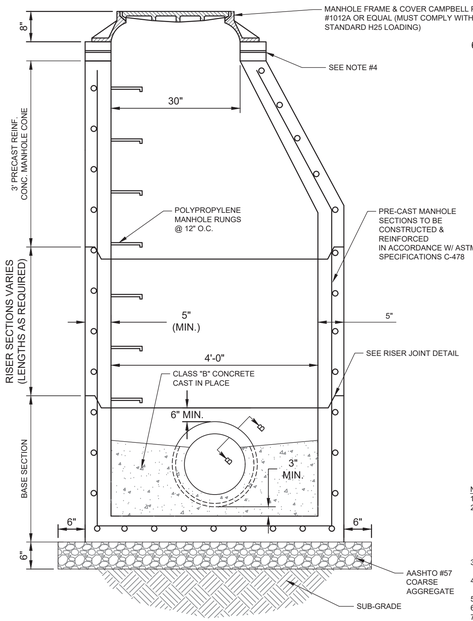
DEPTH BELOW TOP OF GRATE	HORIZONTAL REINF.	VERTICAL REINF.
0' - 10'-0"	#13 @ 10" C.C	#13 @ 18" C.C
10'-1" - 15'-0"	#13 @ 8" C.C	#13 @ 18" C.C
15'-1" - 20'-0"	#13 @ 6" C.C	#13 @ 18" C.C



PLAN

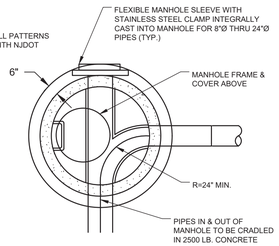
NJDOT TYPE "B" INLET DETAIL

N.T.S.



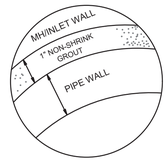
STORM MANHOLE DETAIL

N.T.S.



SECTIONAL PLAN

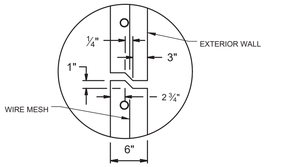
N.T.S.



CONNECTION OF PIPE AND MANHOLE/INLET

SECTION B-B

N.T.S.

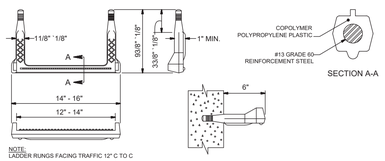


NOTE:
JOINT TO BE GROUTED WITH MORTAR BY CONTRACTOR

RISER JOINT DETAIL FOR PRECAST MANHOLES

N.T.S.

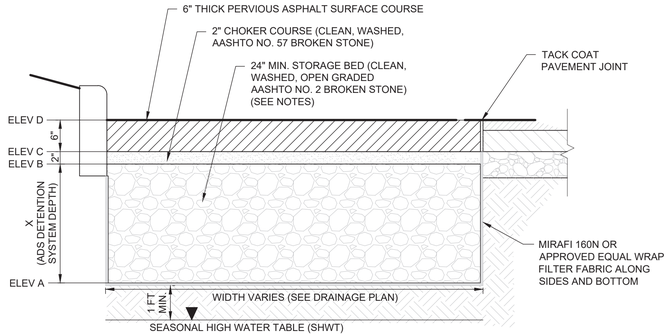
NOTES:
1. MANHOLES SHALL BE CONSTRUCTED OF PRECAST CONCRETE.
2. WHEN THE DEPTH OF A MANHOLE EXCEEDS 10 FEET AS MEASURED FROM THE TOP OF COVER TO THE INVERT THE WALLS BELOW A DEPTH OF 8 FEET SHALL BE 12 INCHES THICK. THE OVERALL HORIZONTAL DIMENSIONS SHALL BE INCREASED 12 INCHES AND THE DEPTH OF THE FOUNDATION INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE HORIZONTAL DIMENSION AND DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED. THE THICKNESS OF PRECAST CONCRETE MANHOLE WALLS DOES NOT HAVE TO BE INCREASED IF THE DEPTH OF THE MANHOLE EXCEEDS 10 FEET.
3. CASTINGS OF PRECAST MANHOLES SHALL BE ADJUSTED TO GRADE WITH COURSES OF CONCRETE BLOCK, AS REQUIRED, 12' MAXIMUM.
4. AS AN ALTERNATE TO THE STANDARD MANHOLE FRAME AND COVER, A 39" DIAMETER FRAME WITH 4' FLANGE MAY BE FURNISHED WITH ALL OTHER DIMENSIONS AND WEIGHTS REMAINING THE SAME.
5. INVERTS SHALL BE CONSTRUCTED IN TWO STAGES.
6. AS AN ALTERNATE, COPOLYMER POLYPROPYLENE PLASTIC LADDER RUNGS MAY BE FURNISHED.
7. ALL PIPES ENTERING OR LEAVING THE STRUCTURE SHALL BE INSTALLED WITH AN ANTI-LEAK COLLAR.
8. MANHOLE COVER SHALL READ IN ALL CAPITAL LETTERS STORM.



COPOLYMER POLYPROPYLENE PLASTIC LADDER RUNG DETAIL

N.T.S.

NOTES:
1. STORAGE BED AGGREGATE MUST BE PLACED IN LOOSE LIFTS NOT TO EXCEED 6 INCHES AND COMPACTED USING PLATE COMPACTORS PER NJ SW BMP MANUAL.
2. SEALANT, TOP COAT, AND OTHER TREATMENTS SHALL NOT BE USED ON THE PERVIOUS ASPHALT SURFACE COURSE. CONSTRUCTION MAY NOT TAKE PLACE DURING RAIN OR SNOW, NOR WHEN THE SUBSOIL IS FROZEN.
3. THE CONTRACTOR SHALL PERFORM POST-CONSTRUCTION TESTING OF THE PERMEABLE ASPHALT SURFACE COURSE IN ACCORDANCE WITH EITHER ASTM C1701: STANDARD TEST METHOD FOR INFILTRATION RATE OF IN-PLACE PERVIOUS CONCRETE OR ASTM C1781: STANDARD TEST METHOD FOR SURFACE INFILTRATION RATE OF PERMEABLE UNIT PAVEMENT SYSTEMS. AT LEAST THREE LOCATIONS MUST BE USED FOR THE TEST, AND THEY SHOULD BE SPACED EVENLY ACROSS THE PERVIOUS PAVING SYSTEM. FAILURE TO ACHIEVE THE MINIMUM DESIGN INFILTRATION RATE OF THE SURFACE COURSE AT ONE OR MORE LOCATION INDICATES THE SYSTEM CANNOT BE PUT IN SERVICE UNTIL THE SYSTEM IS CORRECTED TO YIELD ALL PASSING VALUES. UNLIKE THE TEST METHODOLOGY OUTLINED IN THE ASTM STANDARDS, THE TEST RESULTS MUST NOT BE AVERAGED. INCLUDE A LOG FOR RECORDING EACH LOCATION AND ITS TEST RESULT FOR FUTURE REFERENCE IN THE MAINTENANCE PLAN.
4. PERVIOUS ASPHALT SURFACE AREA SHALL BE PROTECTED FROM SEDIMENT-LADEN RUNOFF DURING CONSTRUCTION TO AVOID REDUCED POROSITY.



ELEVATION TABLE

BASIN	DEPTH OF STORAGE BED, X FT	ELEV A	ELEV B	ELEV C	ELEV D
1	6.29	445.45	451.74	451.91	452.41
2	8.17	442.94	451.11	451.28	451.78
3	10.08	445.44	455.52	455.69	456.19
4	5.83	451.95	457.78	457.95	458.45

PERVIOUS ASPHALT DETAIL

N.T.S.

NOT FOR CONSTRUCTION

Pennoni
NJ COA GA28033300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

DRAINAGE DETAILS I

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

BY								
REVISIONS								
NO.								
DATE								

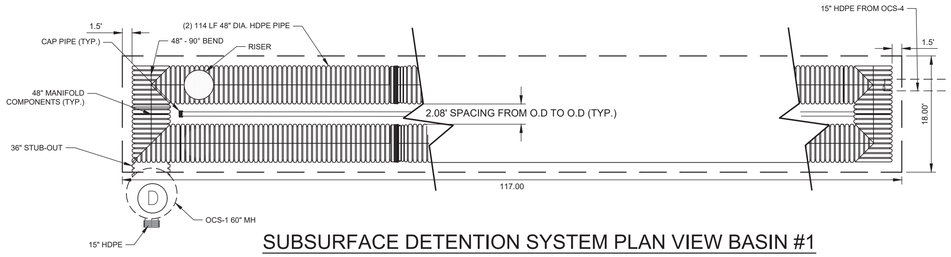
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	AS SHOWN
DRAWN BY	JD
APPROVED BY	RP

CS6021

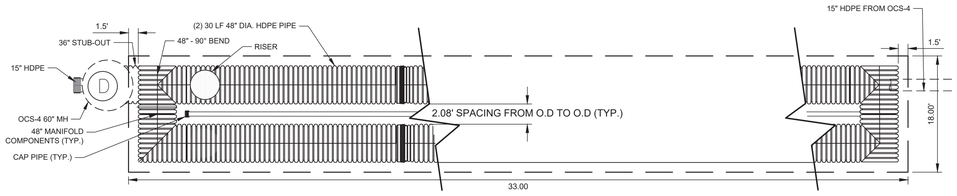
SHEET 12 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS6021.dwg PLOTTED: 4/30/2014 1:23 PM, BY: John DeMartinis PLOTSTYLE: Pennoni NCS.stb



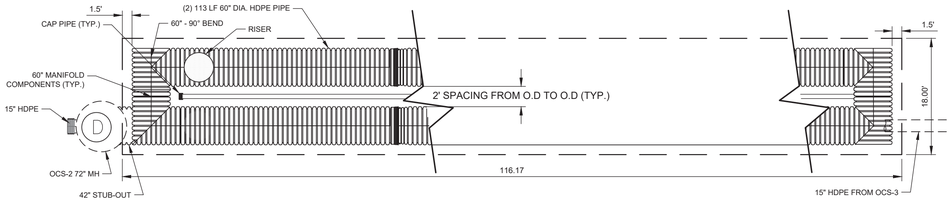
SUBSURFACE DETENTION SYSTEM PLAN VIEW BASIN #1

N.T.S.



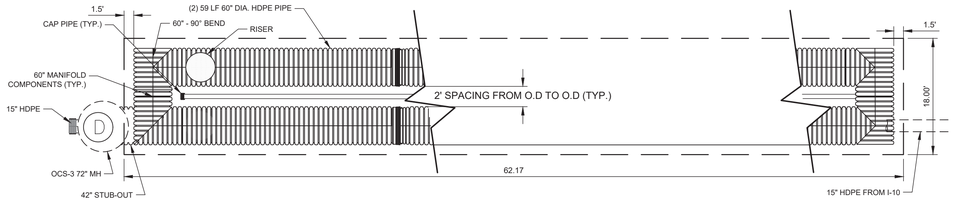
SUBSURFACE DETENTION SYSTEM PLAN VIEW BASIN #4

N.T.S.



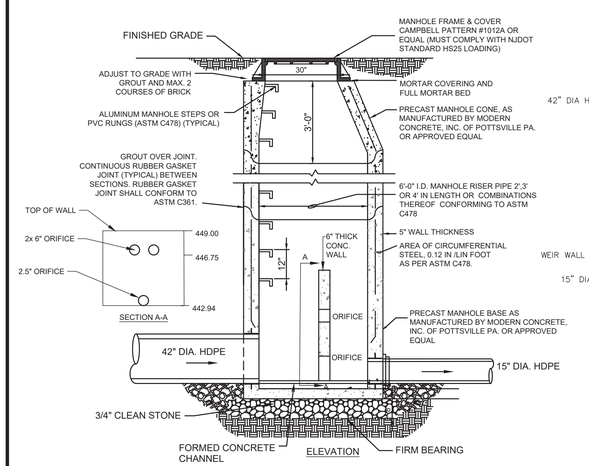
SUBSURFACE DETENTION SYSTEM PLAN VIEW BASIN #2

N.T.S.



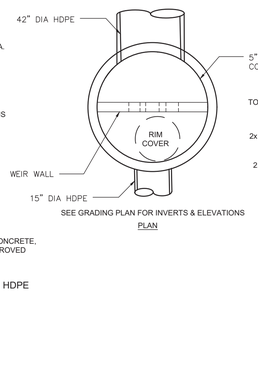
SUBSURFACE DETENTION SYSTEM PLAN VIEW BASIN #3

N.T.S.



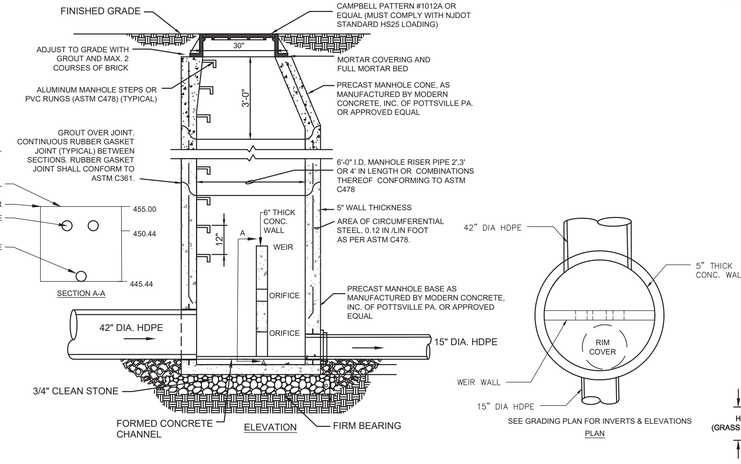
OCS-2 OUTLET CONTROL STRUCTURE - 72" MANHOLE DETAIL

N.T.S.



SEE GRADING PLAN FOR INVERTS & ELEVATIONS

PLAN

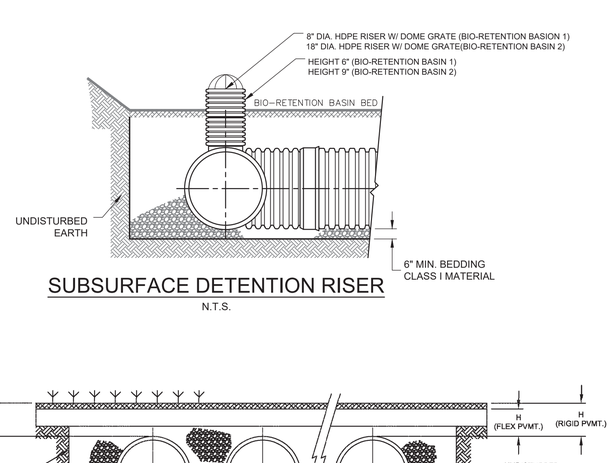


OCS-3 OUTLET CONTROL STRUCTURE - 72" MANHOLE DETAIL

N.T.S.

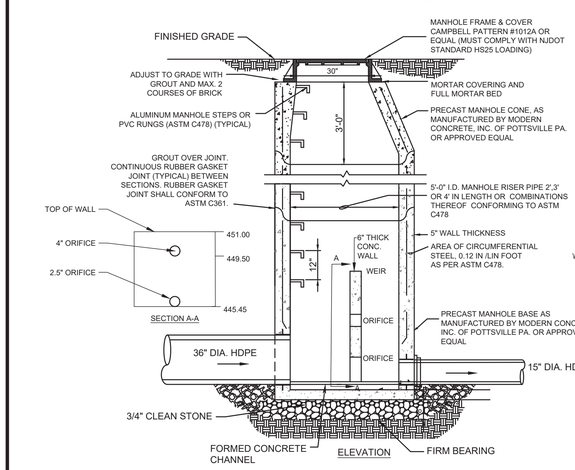
SEE GRADING PLAN FOR INVERTS & ELEVATIONS

PLAN



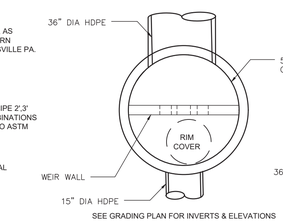
SUBSURFACE DETENTION RISER

N.T.S.



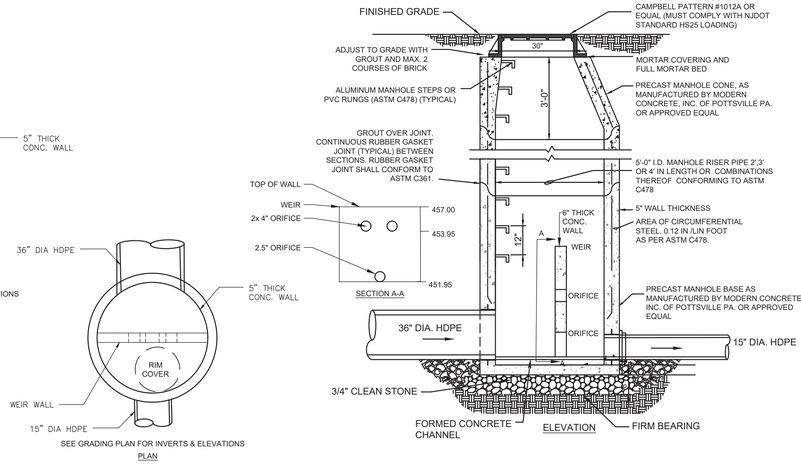
OCS-1 OUTLET CONTROL STRUCTURE - 60" MANHOLE DETAIL

N.T.S.



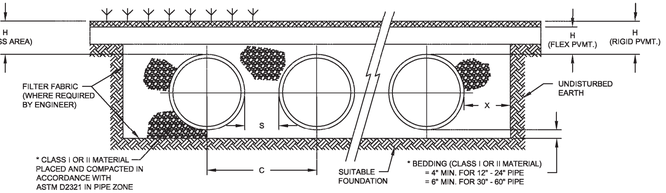
SEE GRADING PLAN FOR INVERTS & ELEVATIONS

PLAN



OCS-4 OUTLET CONTROL STRUCTURE - 60" MANHOLE DETAIL

N.T.S.



NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
48" (1200mm)	54" (1372mm)	25" (635mm)	75.5" (1994mm)	18" (457mm)	12" (305mm)	24" (610mm)
60" (1500mm)	67" (1702mm)	24" (610mm)	90" (2286mm)	18" (457mm)	12" (305mm)	24" (610mm)

SUBSURFACE DETENTION SYSTEM CROSS-SECTION

N.T.S.

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OR COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOT FOR CONSTRUCTION

Pennoni
N.J COA GA28033300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

DRAINAGE DETAILS II

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

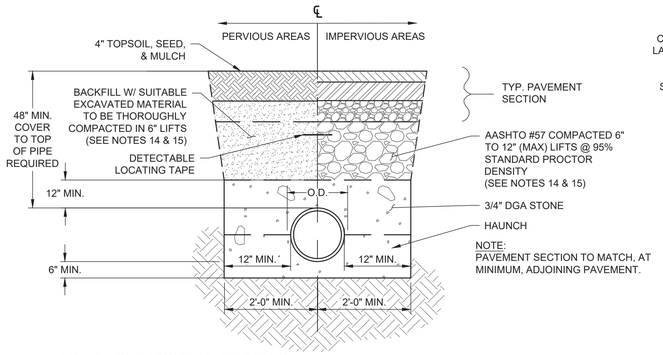
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	1"=
DRAWN BY	JD
APPROVED BY	RP

CS6022

SHEET 13 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS6022.dwg PLOTTED: 4/3/2014 1:23 PM, BY: John DeMartino PLOTSTYLE: Pennoni MCS.stb

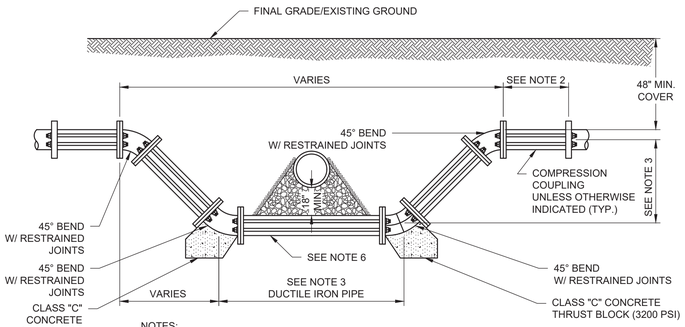


DOMESTIC AND FIRE MAIN TRENCHING NOTES:

1. PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.
2. ALL UNDERGROUND FIRE MAIN PIPING AND FITTINGS SHALL BE INSTALLED PER THE LATEST EDITION OF NFPA24, NFPA13, IFC SECTION 707.2.1, AND IBC2015 NJ EDITION SECTION 901.
3. PIPES, VALVES, HYDRANTS, AND FITTINGS SHALL BE INSPECTED FOR DAMAGE WHEN RECEIVED AND SHALL BE INSPECTED PRIOR TO INSTALLATION.
4. THE TIGHTNESS OF BOLTED JOINTS SHALL BE VERIFIED BY THE BOLT TORQUE OR BY THE METHOD DESCRIBED IN THE LISTING INFORMATION OR MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. PIPE, VALVES, HYDRANTS, AND FITTINGS SHALL BE CLEAN AND FREE FROM INTERNAL DEBRIS.
6. WHEN WORK IS STOPPED, THE OPEN ENDS OF PIPE, VALVES, HYDRANTS, AND FITTINGS SHALL BE PLUGGED TO PREVENT STONES AND FOREIGN MATERIALS FROM ENTERING.
7. ALL PIPE, FITTINGS, VALVES, AND HYDRANTS SHALL BE CAREFULLY LOWERED INTO THE TRENCH USING APPROPRIATE EQUIPMENT AND CAREFULLY EXAMINED FOR CRACKS OR OTHER DEFECTS WHILE SUSPENDED ABOVE THE TRENCH.
8. PLAIN ENDS SHALL BE INSPECTED FOR SIGNS OF DAMAGE PRIOR TO INSTALLATION.
9. UNDER NO CIRCUMSTANCES SHALL WATER MAIN MATERIALS BE DROPPED OR DUMPED.
10. IF GROUND IS SOFT, OR OF A QUICKSAND NATURE, SPECIAL PROVISIONS SHALL BE MADE FOR SUPPORTING PIPE.
11. PIPES SHALL BE RESTRAINED AT THE BOTTOM OF A HILL AND AT ANY TURNS. SUCH RESTRAINTS SHALL BE TO NATURAL ROCK OR TO SUITABLE PIERS BUILT ON THE DOWNHILL SIDE OF THE BELL.
12. BACKFILL MATERIAL SHALL CONTAIN NO ASHES, CINDERS, REFUSE, ORGANIC MATTER, OR OTHER CORROSIVE MATERIALS. FROZEN EARTH OR ROCKS SHALL NOT BE USED FOR BACKFILL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING AND APPROVALS LISTED UNDER SECTION 10.10 OF THE LATEST EDITION OF NFPA24.
14. ACCEPTABLE ON-SITE MATERIALS TO BE DETERMINED BY THE CITY ENGINEER OR REPRESENTATIVES, SHALL COMPLY WITH NJDOT SPECIFICATION: 901.11 SOIL AGGREGATE
15. APPROVED EQUIVALENT MATERIALS REQUIRES TESTING ANALYSIS AND CLEAN FILL CERTIFICATION.

WATER MAIN TRENCH AND BEDDING DETAIL

N.T.S

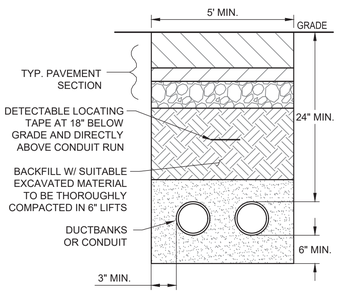


NOTES:

1. ALL FITTINGS SHALL BE RESTRAINED WITH MEGALUGS
2. LENGTH SHALL BE DETERMINED BY NEXT EXISTING JOINT
3. LENGTH, DEPTH, AND HEIGHT SHALL BE FIELD DETERMINED.
4. APPLY TOWNSHIP APPROVED COATING TO ALL NUTS AND BOLTS.
5. BACKFILL SHALL BE 90% RELATIVE COMPACTION AND CONFORM TO SPECIFICATIONS

WATER MAIN OFFSET DETAIL (SIDE ELEVATION)

N.T.S.

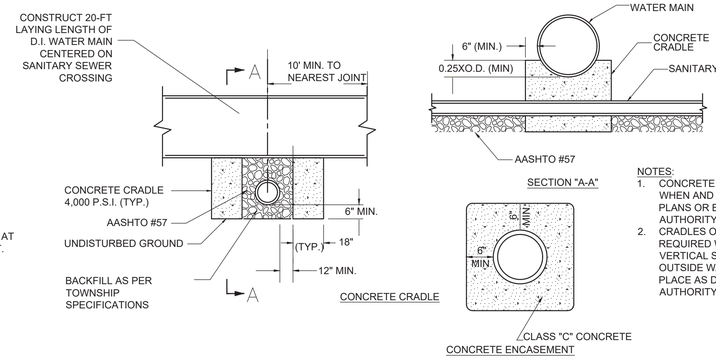


NOTES:

1. REFER TO MEP DRAWINGS FOR ACTUAL CONDUIT OR DUCTBANK NUMBER, SIZE, AND MATERIAL.
2. CONDUIT DISTANCE PER MEP DRAWINGS

ELECTRIC/TELCO TRENCH DETAIL

N.T.S.

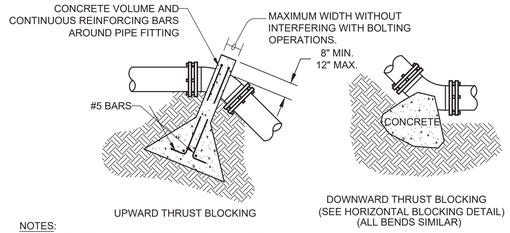


NOTES:

1. CONCRETE CRADLE TO BE PROVIDED WHEN AND WHERE DIRECTED ON PLANS OR BY WATER & SEWER UTILITY AUTHORITY FIELD REPRESENTATIVE
2. CRADLES OR ENCASEMENTS ARE REQUIRED WHEN LESS THAN 18" VERTICAL SEPARATION BETWEEN OUTSIDE WALLS OF CROSSING PIPES. PLACE AS DIRECTED BY THE AUTHORITY'S FIELD REPRESENTATIVE.

CONCRETE CRADLE & ENCASEMENT DETAIL (WATER MAIN ABOVE SEWER LATERAL)

N.T.S.

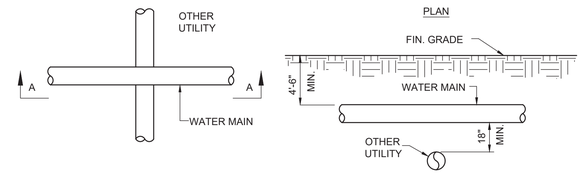


NOTES:

1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN.
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
6. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.
7. ALL CONCRETE SHALL BE 2500 P.S.I. 8. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

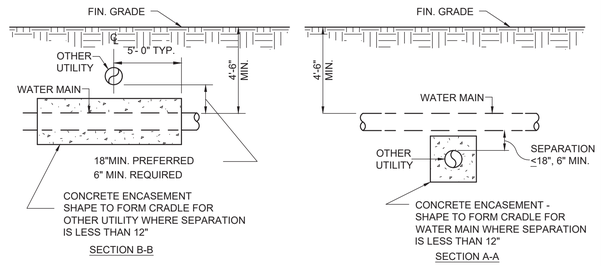
HORIZONTAL THRUST BLOCK DETAIL

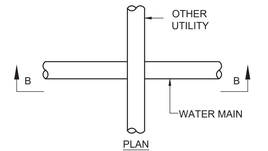
N.T.S.



CROSSING OF OTHER UTILTIES (PREFERRED)

N.T.S.



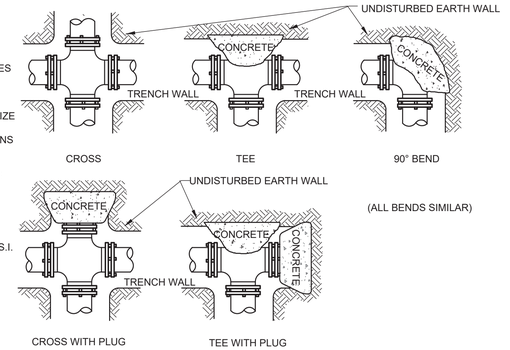


CROSSING OF OTHER UTILTIES (ALTERNATES)

N.T.S.

NOTES:

1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN.
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
6. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.
7. ALL CONCRETE SHALL BE 2500 P.S.I.
8. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.



THRUST BLOCK DETAIL

N.T.S.

0 20' 40'

NOT FOR CONSTRUCTION

Pennoni
NJ COA GA28033300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

UTILITY DETAILS

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

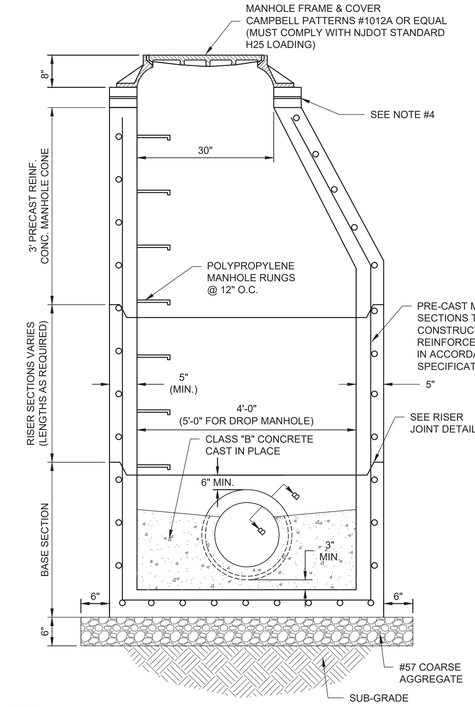
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

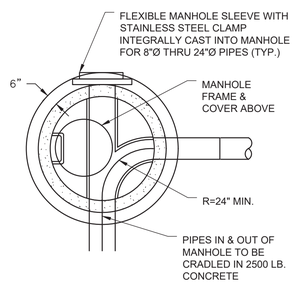
PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	AS SHOWN
DRAWN BY	JD
APPROVED BY	RP

CS6041

SHEET 14 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS6041.dwg PLOTTED: 4/3/2014 1:23 PM, BY: John DeMartino PLOTSTYLE: Pennoni MCS.stb





SECTIONAL PLAN

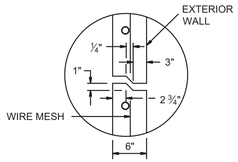
N.T.S.



CONNECTION OF PIPE AND MANHOLE/INLET

SECTION B-B

N.T.S.



RISER JOINT DETAIL
FOR PRECAST INLETS

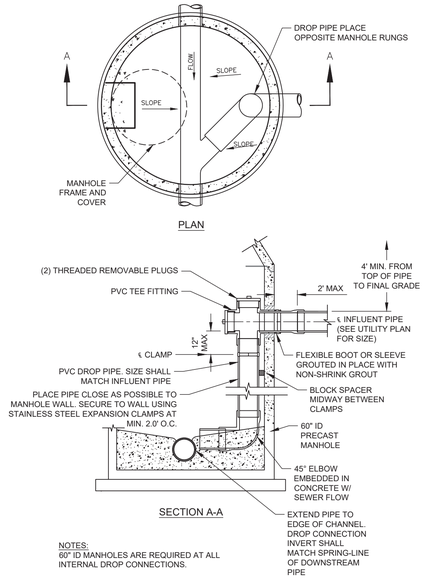
N.T.S.

NOTE:
JOINT TO BE GROUTED WITH MORTAR
BY CONTRACTOR

NOTES:
1. MANHOLES SHALL BE CONSTRUCTED OF PRECAST CONCRETE.
2. WHEN THE DEPTH OF A MANHOLE EXCEEDS 10 FEET AS MEASURED FROM THE TOP OF COVER TO THE INVERT THE WALLS BELOW A DEPTH OF 8 FEET SHALL BE 12 INCHES THICK. THE OVERALL HORIZONTAL DIMENSIONS SHALL BE INCREASED 12 INCHES AND THE DEPTH OF THE FOUNDATION INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE HORIZONTAL DIMENSION AND DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED. THE THICKNESS OF PRECAST CONCRETE MANHOLE WALLS DOES NOT HAVE TO BE INCREASED IF THE DEPTH OF THE MANHOLE EXCEEDS 10 FEET.
3. CASTINGS OF PRECAST MANHOLES SHALL BE ADJUSTED TO GRADE WITH COURSES OF CONCRETE BLOCK, AS REQUIRED, 12' MAXIMUM.
4. AS AN ALTERNATE TO THE STANDARD MANHOLE FRAME AND COVER, A 39" DIAMETER FRAME WITH 4' FLANGE MAY BE FURNISHED WITH ALL OTHER DIMENSIONS AND WEIGHTS REMAINING THE SAME.
5. INVERTS SHALL BE CONSTRUCTED IN TWO STAGES.
6. AS AN ALTERNATE, COPOLYMER POLYPROPYLENE PLASTIC LADDER RUNGS MAY BE FURNISHED.
7. ALL PIPES ENTERING OR LEAVING THE STRUCTURE SHALL BE INSTALLED WITH AN ANTI-LEAK COLLAR.
8. MANHOLE COVER SHALL READ IN ALL CAPITAL LETTERS SANITARY SEWER.

SANITARY MANHOLE DETAIL

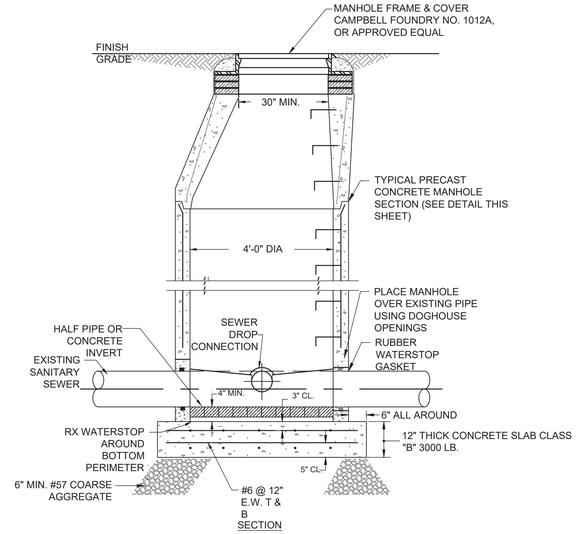
N.T.S.



NOTES:
60" ID MANHOLES ARE REQUIRED AT ALL INTERNAL DROP CONNECTIONS.

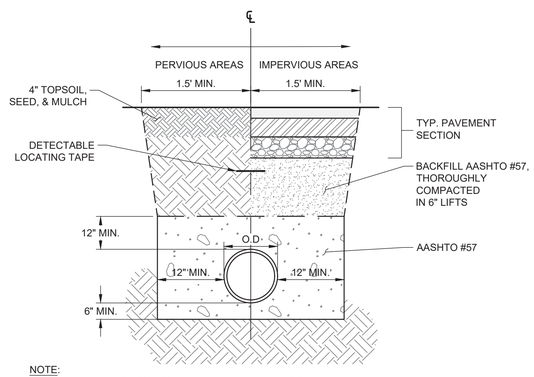
INTERNAL DROP MANHOLE DETAIL

N.T.S.



DOGHOUSE MANHOLE DETAIL

N.T.S.



NOTE:
1. PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.
2. CONTRACTOR TO BRACE TRENCH IN ACCORDANCE WITH OSHA REQUIREMENTS.
3. AT ROADWAY INSTALLATIONS THE CONTRACTOR SHALL PROVIDE A CLEAN AND SMOOTH TRANSITION TO EXISTING PAVEMENT.
4. TRENCH SHALL BE 3' WIDE MINIMUM.

SANITARY PIPE TRENCH AND BEDDING DETAIL

N.T.S

NOT FOR CONSTRUCTION

Pennoni

N.J. COA GA28033300

PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

UTILITY DETAILS II

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	AS SHOWN
DRAWN BY	JD
APPROVED BY	RP

CS6042

SHEET 15 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS6042.dwg PLOTTED: 4/30/2014 1:23 PM, BY: John DeMartinis PLOTSTYLE: Pennoni NCS.stb

1. ALL PLANT LOCATIONS SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. TOPSOIL WITH A QUALITY ORGANIC SOIL AMENDMENT SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS.
3. INSTALL 12" MINIMUM TOPSOIL MIXTURE IN GROUNDCOVER BEDS AND 24" IN SHRUB BEDS AND ISLANDS. 6" OF TOPSOIL ARE TO REMAIN ON ALL DISTURBED AREAS TO RECEIVE SOD OR SEED.
4. NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
5. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE DEVELOPER IS RESPONSIBLE FOR THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN.
6. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK QUALITY AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS AND SHALL BE FIRST QUALITY NURSERY GROWN STOCK FREE OF DISEASE AND OBJECTIONABLE DISFIGUREMENTS AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE AND APPLICABLE CITY STANDARDS.
7. ALL NON-BIODEGRADABLE ROOT WRAPPING TO BE REMOVED COMPLETELY BEFORE PLANTING.
8. ALL TREES SHALL BE BALLED AND BURLAPPED, NURSERY GROWN STOCK.
9. ALL PLANT MATERIAL AND LAWNS SHALL BE PLANTED WITHIN THE RECOMMENDED SEASONAL TIME PERIODS A S PRESCRIBED BY ACCEPTED HORTICULTURAL PRACTICE. RECOMMENDED PLANTING TIMES ARE BETWEEN APRIL 15TH THRU MAY 31ST OR AUGUST 17TH THRU OCTOBER 15TH. FALL DIGGING AND TRANSPLANT HAZARD TREE SPECIES (OAKS,ETC.) SHALL BE ONLY BE DUG AND PLANTED IN SPRING.
10. ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE, UNLESS OTHERWISE NOTIFIED.
11. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO APPROVAL BY THE CITY ENGINEER.
12. A TEMPORARY FENCE, SUCH AS SNOW FENCE, SHALL BE ERECTED AT THE PERIMETER OF THE DRIPLINE OF ALL EXISTING VEGETATION INDICATED TO REMAIN. PRIOR TO EXCAVATION, CONSTRUCTION OR SITE WORK. THIS FENCE SHALL BE REMOVED ONLY AT THE TIME OF COMPLETION OF ALL CONSTRUCTION AND FINAL GRADING.
13. EXISTING TREES TO BE RELOCATED SHALL BE HANDLED ACCORDING TO ACCEPTABLE HORTICULTURE PRACTICE.
14. ALL DISTURBED AREAS NOT SHOWN AS PLANTED OR LAWN SHALL BE TOPSOILED AND SEEDED OR RETURNED TO THEIR ORIGINAL STATE BEFORE DISTURBANCE AS DIRECTED BY THE CITY ENGINEER.
15. ALL AREAS NOT RELATED TO HE PROPOSED DEVELOPMENT SHALL REMAIN IN THEIR NATURAL STATE. DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO WORK AREA AND AS DEFINED ON SHEETS CS0501 AND CS8001.
16. ADDITIONAL LANDSCAPING APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED BY THE APPLICANT TO REPLACE ANY VEGETATION IN ADVERTENTLY REMOVED OUTSIDE THE LIMIT OF DISTURBANCE LINE AS SHOWN ON THE APPROVED GRADING PLAN DURING CONSTRUCTION.
17. PROPOSED TREES SHALL NOT BE PLANTED WITHIN EASEMENTS, DRIVEWAYS AND SITE TRIANGLES. THEREFORE, THE TREE LOCATIONS SHALL BE APPROXIMATE AND SHALL BE ADJUSTED IN THE FIELD AS REQUIRED.
18. ALL SHADE TREES IN PEDESTRIAN WALKS AREAS SHALL HAVE AN INITIAL LIMBS PRUNED STARTING AT A MINIMUM OF 7 FT. ABOVE FINISHED GRADE.
19. ALL TREES SHALL BE MULCHED WITH A THREE INCH (3") MINIMUM DEPTH OF SHREDDED HARDWOOD BARK.
20. PLANTS ARRANGED IN CONTINUOUS GROUPINGS SHALL BE SET IN MULCHED BEDS.
21. PLANTING DEBRIS SHALL BE REMOVED FROM THE PROPERTY.
22. ANY LIVE TREE WHICH IS SUBSTANTIALLY DAMAGED AS A RESULT OF GRADING OR GENERAL CONSTRUCTION MUST BE REMOVED AND REPLACED WITH ANOTHER TREE OR TREES AS APPROVED BY THE CITY ENGINEER.
23. TREE REMOVAL FROM ANY SLOPE OR ENVIRONMENTALLY SENSITIVE AREA IS PROHIBITED IF IT WILL CONTRIBUTE, IN THE OPINION OF THE CITY ENGINEER, TO EXTRA RUNOFF OF SURFACE WATER ONTO ADJOINING PROPERTY AND EROSION AND SILTING, UNLESS OTHER MEANS APPROVED BY THE CITY ENGINEER ARE PROVIDED TO PREVENT RUNOFF AND EROSION.
24. NO HEALTHY TREE THAT IS SPECIAL BY VIRTUE OF HISTORY, UNUSUAL SIZE, OR AGE OR OF RAE SPECIES, SHALL BE REMOVED EXCEPT AS MAY BE REQUIRED FOR PROTECTION OF PUBLIC HEALTH, SAFETY AND WELFARE.
25. SELECTED EXISTING HEALTHY TREES SIX (6) INCHES IN CALIPER OR LESS MEASURED FOUR (4) FEET ABOVE THE GROUND SHALL BE RELOCATED ON-SITE UNDER THE DIRECTION AND APPROVAL OF THE CITY ENGINEER.
26. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF PLANTING. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND REGULAR GROWTH OF PLANTS.
27. ALL SHRUBS SPACED 7 FT. O.C. OR CLOSER SHALL BE IN CONTINUOUS MULCHED BEDS.
28. SEED ALL DISTURBED AREAS WITH REQUIRED SEED MIX (SEE SHEET CS8501 FOR SEEDING MIX SCHEDULE).
29. TREES SHOULD BE PLANTED A MIN. OF FIVE (5) FEET FROM SIDEWALKS UNLESS IN TREE PITS.
30. GUY WIRES AND STAKES WILL ONLY BE UTILIZED IF CONDITIONS MERIT AND WILL BE REMOVED BY THE DEVELOPER AT THE END OF THE GUARANTEE PERIOD.

---

1. SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT OTHERWISE CONTAINING PLANTING BEDS, SIDEWALKS, BUILDINGS, ETC.
2. BEFORE SEEDING, CONTRACTOR SHALL PROVIDE SOIL TESTS AND INCORPORATE NECESSARY SOIL AMENDMENTS PER SOIL TEST RECOMMENDATIONS.
3. PERFORM ALL FINISH GRADING, WITHIN AREAS OF DISTURBANCE, NECESSARY TO BRING SITE TO REQUIRED FINISHED ELEVATIONS. FINISH GRADING SHALL CONSIST OF PREPARING SUBGRADE AND SPREADING TOPSOIL READY FOR SEEDING OPERATIONS.
4. TOPSOIL SHALL BE UNIFORMLY SPREAD IN DISTURBED AREAS WITH BLADE GRADER, OR BY ANY OTHER APPROVED METHOD, TO A MINIMUM DEPTH OF 6 INCHES TO PERMIT 1 INCH OF SETTLEMENT. CORRECT ANY SURFACE IRREGULARITIES TO PREVENT FORMATION OF LOW SPOTS AND POCKETS THAT WOULD RETAIN WATER. PRIOR TO FINE GRADING, REMOVE ALL EXISTING ANNUAL TYPE VEGETATION.
5. SOW SEED AT THE RECOMMENDED SEEDING RATE AS SHOWN IN THE SEEDING MIX SCHEDULE AS NOTED ON EROSION CONTROL PLANS.
6. SEED SHALL BE APPLIED APRIL 15TH THRU MAY 31ST OR AUGUST 17TH THRU OCTOBER 15TH.
7. ON ALL SLOPES 3:1 OR GREATER, USE AN ORGANIC SOIL STABILIZER SUCH AS 'CON-TACK' OR EQUAL AT THE RATE OF 25 LBS PER 1,000 GALLONS OR AT RATES RECOMMENDED BY THE MANUFACTURER.
8. KEEP NEWLY SEEDED GRASS AREAS MOISTENED DURING SEED GERMINATION AND UNTIL THE GRASS COVERS AT LEAST 75% OF THE SEEDED AREAS TO A HEIGHT OF 2 TO 3 INCHES.
9. ALL AREAS AND SPOTS, WHICH DO NOT SHOW A PROMPT CATCH OF GRASS, SHALL THEN BE RE-SEEDED, AND THE OPERATION REPEATED UNTIL COMPLETE COVERAGE IS OBTAINED.
10. SEE SHEET CS8501 FOR SEEDING SPECIFICATIONS AND RATES.

LANDSCAPE MAINTENANCE NOTES

PLANT MATERIAL GUARANTEE

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO (2) YEARS BY THE CONTRACTOR TO BE IN HEALTHY AND VIGOROUS CONDITION FROM THE DATE OF ACCEPTANCE LANDSCAPE ARCHITECT, OWNER AND CITY INSPECTOR. ANY AND ALL PLANT MATERIAL THAT DIES OR FAILS TO THRIVE SHALL BE IMMEDIATELY REPLACED WITH LIKE SPECIES. IT IS UNDERSTOOD THAT THE CONTRACTOR WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE PERIOD TO THE HIGHEST HORTICULTURAL STANDARDS.

MAINTENANCE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF SITE VEGETATION DURING THE GUARANTEE PERIOD TO INCLUDE BUT NOT BE LIMITED TO:

1. FERTILIZER: SPRING AND FALL FERTILIZER APPLICATIONS.
2. PRUNING: PRUNING SHALL BE LIMITED OR REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DIFFERENCES/SAFETY REASONS. PRUNING OF SHRUBS AND TREES SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.
3. PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR MOWN LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
4. MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 3" IN PLANT BEDS AND AROUND BASE OF TREES.
5. MOWING: MOWN LAWN SEED MIX SHALL BE MOWN AT REGULAR INTERVALS THROUGHOUT THE GROWING SEASON. GRASS HEIGHT SHOULD NOT EXCEED 4 INCHES BEFORE CUTTING. MOWER BLADES SHALL BE SET AT 3 INCHES UNLESS OTHERWISE DIRECTED.
6. PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
7. WATERING: UNLESS STATED OTHERWISE IN THESE DOCUMENTS, PROVIDE APPROXIMATELY 1-INCH OF RAINFALL/WATER PER WEEK THROUGHOUT THE GROWING SEASON FOR THE FIRST YEAR.

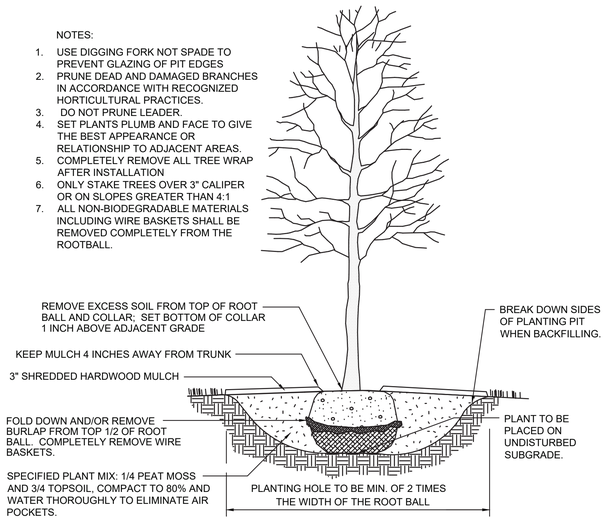
PERENNIAL AND GROUNDCOVER MAINTENANCE

1. WEED CONTROL CAN BE A PROBLEM UNTIL THE GROUNDCOVERS/ PERENNIALS HAVE SPREAD AND FILLED IN THE AREA. CONTROL OF PERSISTENT, PERENNIAL WEEDS, SUCH AS BERMUDAGRASS AND NUTGRASS SHOULD BE ACHIEVED BEFORE PLANTING. USE A NONSELECTIVE HERBICIDE, SUCH AS ROUNDUP. A MULCH APPLIED AFTER PLANTING AND REPLENISHED AS NEEDED TO MAINTAIN A DEPTH OF 3 INCHES WILL REDUCE THE NEED TO WEED BY HAND. PRE-EMERGENCE HERBICIDES CAN BE USED ON MANY TYPES OF GROUNDCOVER TO AID WEED CONTROL; READ THE LABEL CAREFULLY BEFORE APPLYING. AS THE GROUNDCOVER FILLS IN WEEDS WILL BECOME LESS OF A PROBLEM BECAUSE OF THE SHADED SOIL. SOME HAND WEEDING WILL MOST LIKELY BE NEEDED.
2. FERTILIZER - MOST GROUNDCOVERS WILL BENEFIT FROM AN APPLICATION OF FERTILIZER IN LATE WINTER TO EARLY SPRING. USE 2 TO 4 POUNDS OF A COMPLETE FERTILIZER PER 1,000 SQUARE FEET. WATER OR BRUSH FERTILIZER OFF THE FOLIAGE AFTER BROADCASTING.

LANDSCAPE REMOVAL NOTES

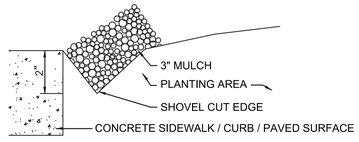
1. TREE REMOVAL SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARDS SPECIFIED BY THE TREE CARE INDUSTRY ASSOCIATION, INC. IN THE LATEST EDITION OF THE "AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS" ANSI 300 (PART -1) - 2017 PRUNING OR LATEST EDITION.
2. WHERE THE PRUNING, REPAIRING, MAINTAINING, OR REMOVAL OF TREES, THE CUTTING OF BRUSH, OR PERFORMING OF PEST OR SOIL MANAGEMENT IS REQUIRED, OPERATIONS SHALL CONFORM TO THE STANDARDS SPECIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE IN THE "AMERICAN NATIONAL STANDARD FOR ARBORICULTURAL OPERATIONS - SAFETY REQUIREMENTS" ANSI Z133.1-2017 OR LATEST EDITION.
3. AS A MINIMUM, THE CREW SUPERVISOR(S) MUST BE A CURRENT INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST. THEIR NAMES AND CERTIFICATION NUMBERS MUST BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR BEFORE PRUNING OR REMOVAL ACTIVITIES. AN ISA CERTIFIED ARBORIST SHALL BE ON SITE AT ALL TIMES DURING WORK ACTIVITIES.
4. AT THE DIRECTION OF THE CITY ENGINEER, CITY SHADE TREE COMMISSION OR CITY LANDSCAPE ARCHITECT, EXISTING TREES WHICH HAVE NOT BEEN ADEQUATELY PROTECTED ARE TO BE REMOVED AND REPLACED.
5. STUMP REMOVALS: ALL THE DEBRIS GENERATED FROM THE REMOVAL SHALL BE PROPERLY AND LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR. SUCH WORK SHALL INCLUDE COMPLETE REMOVAL OF THE STUMP/ ROOT MASS, IN THE CASE OF YOUNG / SMALLER TREES OR GRINDING DOWN OF THE STUMP TO TWELVE (12) INCHES BELOW GRADE IN THE CASE OF MATURE/ LARGER TREES. IN BOTH CASES ALL DEBRIS SHALL BE COMPLETELY REMOVED, AND SCREENED FERTILE TOPSOIL PLACED IN THE HOLE AND LIGHTLY COMPACTED TO BRING THE DEPRESSION UP TO MEET THE SURROUNDING GRADE, SMOOTH AND FLUSH. SEED SHALL BE INSTALLED OVER THE REFURBISHED AREA WHEN SURROUNDED BY LAWN, OR A THREE (3) INCH THICKNESS OF DOUBLE SHREDDED HARDWOOD BARK MULCH SHALL BE INSTALLED WHEN IN CONTINUOUS PLANTING BEDS.

NOTES:
1. USE DIGGING FORK NOT SPADE TO PREVENT GLAZING OF PIT EDGES
2. PRUNE DEAD AND DAMAGED BRANCHES IN ACCORDANCE WITH RECOGNIZED HORTICULTURAL PRACTICES.
3. DO NOT PRUNE LEADER.
4. SET PLANTS PLUMB AND FACE TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT AREAS.
5. COMPLETELY REMOVE ALL TREE WRAP AFTER INSTALLATION
6. ONLY STAKE TREES OVER 3" CALIPER OR ON SLOPES GREATER THAN 4:1
7. ALL NON-BIODEGRADABLE MATERIALS INCLUDING WIRE BASKETS SHALL BE REMOVED COMPLETELY FROM THE ROOTBALL.

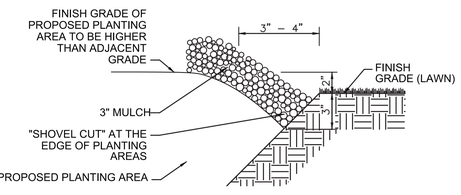


DECIDUOUS TREE PLANTING

NOT TO SCALE



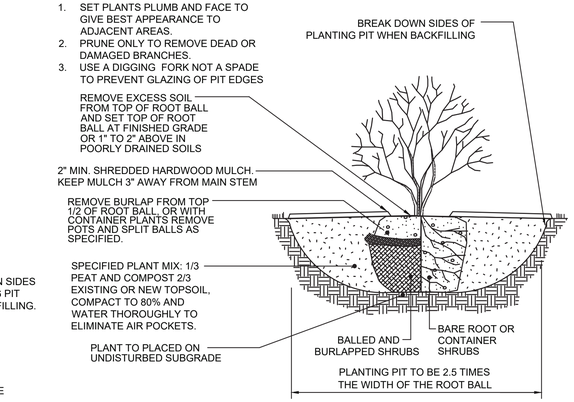
TYPICAL EDGING DETAIL AT PAVING



NOTE: PROPOSED TURF AREA TO MATCH GRADE OF SURROUNDING TURF AREA

TYPICAL EDGING DETAIL AT LAWN

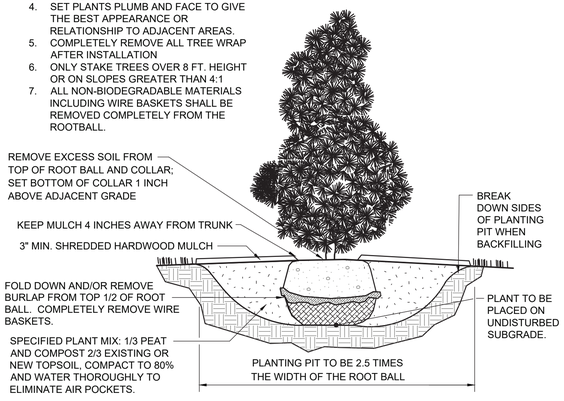
NOTES:
1. SET PLANTS PLUMB AND FACE TO GIVE BEST APPEARANCE TO ADJACENT AREAS.
2. PRUNE ONLY TO REMOVE DEAD OR DAMAGED BRANCHES.
3. USE A DIGGING FORK NOT A SPADE TO PREVENT GLAZING OF PIT EDGES



SHRUB PLANTING

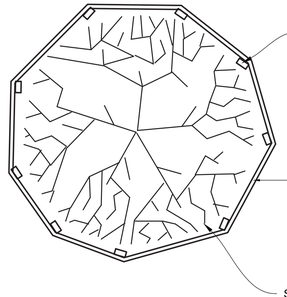
NOT TO SCALE

NOTES:
1. USE DIGGING FORK NOT SPADE TO PREVENT GLAZING OF PIT EDGES
2. PRUNE DEAD AND DAMAGED BRANCHES IN ACCORDANCE WITH RECOGNIZED HORTICULTURAL PRACTICES.
3. DO NOT PRUNE LEADER.
4. SET PLANTS PLUMB AND FACE TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT AREAS.
5. COMPLETELY REMOVE ALL TREE WRAP AFTER INSTALLATION
6. ONLY STAKE TREES OVER 8 FT. HEIGHT OR ON SLOPES GREATER THAN 4:1
7. ALL NON-BIODEGRADABLE MATERIALS INCLUDING WIRE BASKETS SHALL BE REMOVED COMPLETELY FROM THE ROOTBALL.



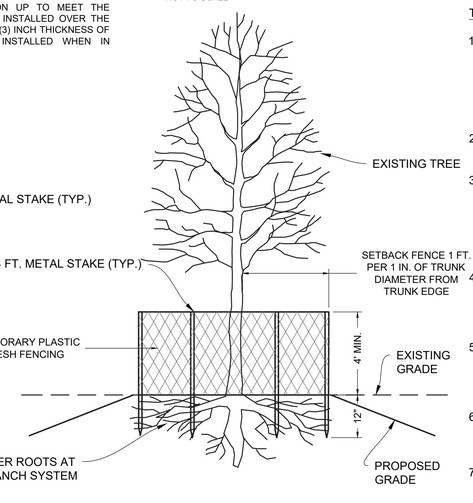
MULCH EDGING

NOT TO SCALE



TREE PROTECTION FENCE DETAIL

N.T.S.



TREE PROTECTION NOTES:

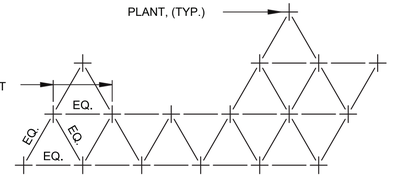
1. THOSE TREES WHICH ARE WITHIN TWENTY-FIVE (25) FEET OF ANY PROPOSED EXCAVATION OR GRADING OPERATION, OR IN ANY OTHER LOCATION DEEMED APPROPRIATE BY THE ENGINEER, SHALL BE PROTECTED BY INSTALLING AND MAINTAINING A FENCE AT THE DRIP LINE.
2. NO BOARDS OR OTHER MATERIAL SHALL BE NAILED TO TREES DURING CONSTRUCTION.
3. HEAVY EQUIPMENT OPERATORS ARE PROHIBITED FROM DAMAGING EXISTING TREE TRUNKS AND ROOTS. FEEDER ROOTS SHALL NOT BE CUT CLOSER THAN TWENTY-FIVE(25) FEET FROM TREE TRUNKS UNLESS APPROVED BY THE ENGINEER.
4. PROTECTIVE DRAINABLE MATTING AND A MINIMUM 6" SHREDDED MULCH SHALL BE APPLIED TO THE ENTIRE ROOT AREAS WHERE HEAVY EQUIPMENT CAN NOT AVOID ROOTS.
5. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE BY BEING TREATED IMMEDIATELY.
6. TREE LIMBS DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED AND TREATED IMMEDIATELY.
7. DAMAGED TREES SHALL BE FERTILIZED TO AID IN THEIR RECOVERY.
8. CONSTRUCTION DEBRIS SHALL NOT BE DISPOSED OF NEAR OR AROUND TREES.

EVERGREEN TREE PLANTING

NOT TO SCALE

PLANT SPACING DIAGRAM

NOT TO SCALE



0 20' 40'

NOT FOR CONSTRUCTION

Pennoni
NJ COA GA28033300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

LANDSCAPE DETAILS

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

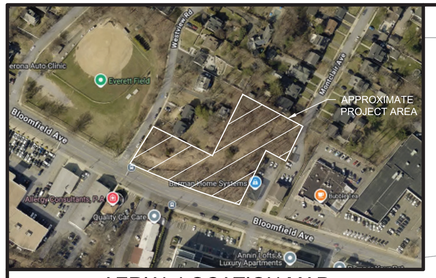
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	AS SHOWN
DRAWN BY	JD
APPROVED BY	RP

CS6061

SHEET 16 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS6001.dwg PLOTTED: 4/3/2014 1:23 PM, BY: John DeMartino PLOTSTYLE: Pennoni MCS.stb



AERIAL LOCATION MAP

1"=200'

SEQUENCE OF CONSTRUCTION

1. INSTALL SILT FENCE WITHIN THE LIMIT OF DISTURBANCE AS SHOWN ON THE PLAN.
2. INITIATE SITE CLEARING AS INDICATED ON THE CONSTRUCTION DRAWINGS.
3. INSTALL ALL ROADWAY AND UTILITY IMPROVEMENTS.
4. CONSTRUCT PROPOSED BUILDING.
5. INSTALL PAVING AND CURBS.
6. INSTALL LANDSCAPING AND PLANT MATERIAL.
7. TOPSOIL, FERTILIZE, SEED AND MULCH AREAS OF DISTURBANCE.
8. TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AFTER PERMANENT STABILIZATION OF ALL EXPOSED AREAS.

DURATION PROJECT ESTIMATED - 16 MONTHS.

TOTAL LIMIT OF DISTURBANCE = 1.39 ACRES

HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SOIL EROSION AND 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"** 7TH EDITION **LAST REVISED JULY 2017, EFFECTIVE DECEMBER 2017**. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED, AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING - 3/1-5/15 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 STANDARDS, 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 UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE 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@HEPSCD.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, NJ - DCA OR ANY OTHER CONTROLLING AGENCY.** CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, 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 RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS **REQUIRED**, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 ½ -1" 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. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE 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 OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.**

SOIL EROSION AND SEDIMENT CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- SOIL STOCKPILE
- INLET PROTECTION
- SF SF — SILT FENCE
- CONSTRUCTION FENCE
- SILT SOCK
- LIMIT OF DISTURBANCE

SOIL COMPACTION EXEMPTION NOTE:

AS DETERMINED BY THE NJ STATE POLICY MAP, THIS PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE AREAS OF THE SITE TO BE DISTURBED ARE NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NJ STANDARD FOR LAND GRADING (REV 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS AN "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS PREVIOUSLY DEVELOPED.

0 20' 40'

NOT FOR CONSTRUCTION

Pennoni
NJ COA GA28033300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 **F** 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT

176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL PLAN

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	1"=20'
DRAWN BY	JD
APPROVED BY	RP

CS8001

SHEET 17 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS8001.dwg PLOTTED: 4/30/2014 1:23 PM, BY: John DeMartinis PLOTSTYLE: Pennoni MCS.stb

SOIL EROSION SEDIMENT CONTROL GENERAL NOTES

1. THE CONTRACTOR SHALL SCHEDULE AND CONDUCT HIS OPERATIONS TO MINIMIZE EROSION OF SOIL AND PREVENT SILTING AND MUDDYING OF STREAMS, RIVERS, IRRIGATION SYSTEMS AND PERFORMANCE OF THEIR CONTRACT WORK WHICH WILL CONTRIBUTE TO THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE CARRIED OUT IN CONJUNCTION WITH EARTHWORK OPERATIONS OR AS SOON THEREAFTER AS PRACTICABLE - THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME BY CONSTRUCTION OPERATIONS SHALL BE KEPT TO A MINIMUM.

2. PRIOR TO A SUSPENSION OF CONSTRUCTION OPERATIONS FOR A PERIOD OF 20 DAYS OR MORE, ANY AREA THAT HAS BEEN DISTURBED AND LEFT EXPOSED SHALL RECEIVE TEMPORARY STABILIZATION.

3. WHEN BORROWED MATERIAL IS OBTAINED FROM OTHER THAN COMMERCIALLY OPERATED SOURCES, EROSION OF THE BORROW SITE SHALL BE SO CONTROLLED BOTH DURING AND AFTER COMPLETION OF THE WORK THAT EROSION WILL BE MINIMIZED AND SEDIMENT WILL NOT ENTER STREAMS OR OTHER BODIES OF WATER. WASTE OR DISPOSAL AREAS AND CONSTRUCTION ROADS SHALL BE LOCATED AND CONSTRUCTED IN A MANNER THAT WILL KEEP SEDIMENT FROM ENTERING STREAMS.

4. FREQUENT FORDING OF LIVE STREAMS WILL NOT BE PERMITTED; THEREFORE, TEMPORARY BRIDGES OR OTHER STRUCTURES SHALL BE USED WHEREVER AN APPRECIABLE NUMBER OF STREAM CROSSINGS ARE NECESSARY. UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEERS, MECHANIZED EQUIPMENT SHALL NOT BE OPERATED IN LIVE STREAMS.

5. WHEN WORK AREAS OR GRAVEL PITS ARE LOCATED IN OR ADJACENT TO LIVE STREAMS, SUCH AREAS SHALL BE SEPARATED FROM THE MAINSTREAM BY A DIKE OR OTHER BARRIER TO KEEP SEDIMENT FROM ENTERING A FLOWING STREAM. CARE SHALL BE TAKEN DURING THE CONSTRUCTION AND REMOVAL OF SUCH BARRIERS TO MINIMIZE THE MUDDYING OF A STREAM.

6. WATER FROM AGGREGATE WASHING OR OTHER OPERATIONS CONTAINING SEDIMENT SHALL BE TREATED BY FILTRATION, A SETTLING BASIN OR OTHER MEANS SUFFICIENT TO REDUCE THE SEDIMENT CONTENT TO NOT MORE THAN THAT OF THE STREAM INTO WHICH IT IS DISCHARGED.

7. POLLUTANTS SUCH AS FUELS, LUBRICANTS, BITUMENS, RAW SEWAGE AND OTHER HARMFUL MATERIALS SHALL NOT BE DISCHARGED INTO OR NEAR RIVERS, STREAMS AND IMPOUNDMENTS OR INTO NATURAL OR MANMADE CHANNELS LEADING THERETO. WASH WATER OR WASTE FROM CONCRETE MIXING OPERATIONS SHALL BE ALLOWED TO ENTER LIVE STREAMS.

8. ALL APPLICABLE REGULATIONS OF FISH AND WILDLIFE AGENCIES AND STATUTES RELATING TO THE PREVENTION AND ABATEMENT OF POLLUTION SHALL BE COMPILED WITHIN THE PERFORMANCE OF THE CONTRACT.

MAINTENANCE

1. ALL WATERWAYS SHALL BE CLEARED AS SOON AS PRACTICABLE OF FALSEWORK, PILING, DEBRIS AND OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS AND NOT A PART OF THE FINISHED WORK.

2. SEDIMENTATION COLLECTED IN THE DETENTION BASIN SHALL BE REMOVED AFTER IT HAS BUILT UP TO THE ELEVATION OF THE BEGINNING OF THE PERFORATIONS IN THE RISER PIPE. ALL SILT COLLECTED SHALL BE PLACED BACK UP ON THE SITE.

3. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED, AS NECESSARY, AND THEN RESEEDED. ADDITIONAL HAY MULCHING SHALL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.

4. AREAS THAT CONTAIN SOD SHALL BE CHECKED VERY CAREFULLY TO ENSURE THAT JOINTS BETWEEN THE SOD STRIPS ARE TIGHT AND SECURE. WHERE JOINT SEPARATION IS IN EVIDENCE, A CAREFUL INSPECTION OF EACH JOINT SHALL BE MADE TO DETERMINE WHETHER UNDERMINING OF THE STRIPS IS OCCURRING. IF IT IS, THE STRIPS SHALL BE ROLLED UP, THE SUBSURFACE SHALL BE FILLED AND GRAZED, AS REQUIRED, AND THE SOD STRIPS SHALL BE RE-LAID WITH THE RIGHT JOINTS AND PEGGING.

5. THE ABOVE PROCEDURE FOR SEEDED AND SODDED AREAS SHALL BE REPEATED AFTER EACH RUNOFF PRODUCING RAIN UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT.

6. A GOOD STAND OF VEGETATION SHALL BE DEFINED AS THE MANUFACTURER'S RECOMMENDED HEIGHT.

7. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. SPECIAL ATTENTION SHOULD BE GIVEN TO FROZEN SLOPES. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION. DURING CONSTRUCTION THE CONTRACTOR WILL BE RESPONSIBLE FOR SOIL EROSION CONTROL MAINTENANCE. AFTER CONSTRUCTION THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE FACILITIES.

BASIN COMPACTION NOTES

1. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.

2. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED AND FIRMED IN ACCORDANCE WITH ABOVE.

3. IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP INSURE A GOOD BOND BETWEEN THE THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.)

4. SOIL COMPACTION RESULTING FROM LAND GRADING ACTIVITIES CAN IMPACT THE INFILTRATION RATE OF THE SOIL. RESTORATION OF COMPACTED SOILS THROUGH DEEP TILLAGE (6" TO 12") AND THE ADDITION OF ORGANIC MATTER MAY BE REQUIRED IN PLANNED PERVIOUS AREAS TO ENHANCE THE INFILTRATION RATE OF THE DISTURBED SOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLE, IRRIGATION SYSTEMS, ETC.)

5. TO PREVENT COMPACTION OF THE SUBSOIL WHICH WILL REDUCE ITS INFILTRATION CAPACITY, BASINS SHOULD BE EXCAVATED WITH LIGHT EARTH MOVING EQUIPMENT, PREFERABLY WITH TRACKS OR OVER-SIZED TIRES RATHER THAN NORMAL RUBBER TIRES,. ONCE THE FINAL CONSTRUCTION PHASE IS REACHED, THE FLOOR OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND SMOOTHED OVER WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT.

6. FOR BASINS, ANNUAL TILLING OPERATIONS MAINTAIN INFILTRATION CAPACITY. THESE TILLED AREAS SHOULD BE RE-VEGETATED IMMEDIATELY TO PREVENT EROSION. DEEP TILLING CAN BE USED TO BREAKUP CLOGGED SURFACE LAYERS FOLLOWED BY REGARDING AND LEVELING. SAND OR ORGANIC MATTER CAN BE TILLED INTO THE BASIN FLOOR TO PROMOTE A RESTORED INFILTRATION CAPACITY. SEDIMENT REMOVAL PROCEDURES SHOULD NOT BE UNDERTAKEN UNTIL THE BASIN IS THOROUGHLY DRY. THE TOP LAYER SHOULD BE REMOVED BY LIGHT EQUIPMENT TO PREVENT COMPACTION. THE REMAINING SOIL CAN BE RETILED AND DISTURBED VEGETATION REPLANTED.

TEMPORARY EROSION AND SEDIMENT CONTROL

TEMPORARY INLET PROTECTION SHALL BE APPLIED TO EACH INLET. THEY SHALL REMAIN IN PLACE UNTIL A GOOD STAND OF VEGETATION HAS BEEN ESTABLISHED.

SEED SHALL BE APPLIED ACCORDING TO THE ENCLOSED CHART. THE CONTRACTOR SHALL ADHERE TO THE RECOMMENDED SEEDING DATES WHEN SELECTING TEMPORARY SEED TYPES, FERTILIZER, LIME AND MULCH IN ACCORDANCE WITH RATES AND MATERIALS INDICATED IN PERMANENT STABILIZATION SECTION.

TEMPORARY SEEDING AND SEEDING DATES

TEMPORARY INLET PROTECTION SHALL BE APPLIED TO EACH INLET. THEY SHALL REMAIN IN PLACE UNTIL A GOOD STAND OF VEGETATION HAS BEEN ESTABLISHED.

SEED SHALL BE APPLIED ACCORDING TO THE ENCLOSED CHART. THE CONTRACTOR SHALL ADHERE TO THE RECOMMENDED SEEDING DATES WHEN SELECTING TEMPORARY SEED TYPES, FERTILIZER, LIME AND MULCH IN ACCORDANCE WITH RATES AND MATERIALS INDICATED IN PERMANENT STABILIZATION SECTION.

	SEEDING RATE		SEEDING DATES	
CROP	PER ACRE	PER 1000 SQ. FT.	NORTH JERSEY	SOUTH JERSEY
OATS (SPRING)	1 1/2 BU.	2 LBS.	BEFORE APR. 25	BEFORE APR. 1
RYE	2 BU.	2.4 LBS	SEPT. 1 - OCT.15	SEPT. 1 - NOV. 1
BARLEY (WINTER)	2 BU.	2.4 LBS	SEPT. 20-30	SEPT. 20 - OCT. 15
RYEGRASSES (ANNUAL)	40 LBS.	0.9 LB.	BEFORE MAY 20 AUG. 15 - OCT. 15	BEFORE MAY 15 AUG. 25 - NOV. 1
KOREAN LESPEDEZA*	25 LBS.	0.6 LB.	----------	FEB. 1 - JULY 5
MILLET (FOXTAIL*)	30 LBS.	0.7 LB.	MAY 10 - JUNE 20	MAY 1 - JULY 1
SUDANGRASS*	60 LBS.	1.4 LB.	MAY 20 - JUNE 20	MAY 1 - JULY 5
WEEPING LOVE-GRASS	3 LBS.	0.1 LB.	JUNE 1 - AUG. 1	MAY 1 - AUG. 15

*MAY BE PLANTED THROUGH SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED.

DUST CONTROL SHALL BE ACCOMPLISHED BY PERIODIC SPRINKLING OF DISTURBED AREAS AS REQUIRED.

METHODS

1. WORK LIME AND FERTILIZER INTO SOIL WITH A SPRING TOOTH OR DISC HARROW.
2. APPLY SEED AT THE GIVEN RATE AND FIRM WITH A ROLLER OR LIGHT DRAG.
3. APPLY SALT HAY IN AN UNIFORM FASHION UNTIL 80% OF THE GROUND IS COVERED. A SLIGHTLY HEAVIER APPLICATION IS NECESSARY ON STEEP SLOPES.
4. ANCHOR SALT HAY IN PLACE SPRAYING MULCH BINDER AT GIVEN RATES.

PERMANENT STABILIZATION

ALL EXPOSED EARTH SURFACES SHALL BE PERMANENTLY STABILIZED AFTER COMPLETION OF CONSTRUCTION OF ALL SITE IMPROVEMENTS

PERMANENT STABILIZATION SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS.

MATERIALS	TYPE	APPLICATION RATES
LIME	PULVERIZED	2 TONS/ACRE
FERTILIZER	P K N	600 LB./ACRE
LAWN AREA SEED MIX	TURF TYPE-TALL FESCUE (BLEND OF 3 CULTIVARS)	220 LB./ACRE
	KY BLUEGRASS (BLEND)	20 LB./ACRE
	PERENNIAL RYEGRASS (BLEND)	20 LB./ACRE
NATIVE DETENTION BASIN BOTTOM SEED MIX	ERNST CO. MIX #183 WITH GRAIN RYE OR JAPANESE MILLET COVER CROP	20 LB./ACRE AND 30 LBS./ACRE FOR COVER CROP
NATIVE WILDFLOWER AND GRASS SEED MIX	ERNST CO. MIX #153 WITH GRAIN RYE OR GRAIN RYE COVER CROP	20 LB./ACRE AND 30 LBS./ACRE FOR COVER CROP
MULCH	SALT HAY	1.5 TO 2 TONS/ACRE
MULCH BINDER USE ONLY WITH SALT HAY	SALT HAY ANCHORED WITH WOOD AND FIBER MULCH OR AN APPROVED EQUAL	90-115 LB./100 S.F. AND ANCHORED WITH MULCHED ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDING.

NOTE:
1. PROJECTS LOCATED IN PLANT HARDINESS ZONES, 7A, 7B, PLANT DATES FOR PERMANENT VEGETATION SHALL BE BETWEEN 05/01 AND 08/14, PER TABLE 4-3 OF THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL
2. AS AN ALTERNATIVE TO THE PRECEDING, AREAS TO RECEIVE PERMANENT VEGETATIVE COVER CAN BE HYDROSEEDED USING THE PREVIOUS FERTILIZATION, SEEDING AND LIMING RATES WITH THE ADDITION OF PAPER FIBER MULCH (400 LBS/ACRE) AND TERITAC MULCH BINDER (1 CASE/ACRE). THE USE OF PAPER FIBER MULCH AND BINDER IN THE SEEDING SLURRY WOULD NEGATE THE NEED FOR WOOD CHIPS, SALT HAY AND ASPHALT MULCH BINDER UNDER METHODS 3 AND 4.
3. HYDROSEEDING IS A TWO STEP PROCESS. MULCH CANNOT BE MIXED IN WITH THE SEED, FERTILIZER AND LIME.
4. 6" OF CLEAN TOP SOIL SHALL BE PROVIDED ON ALL AREAS OF DISTURBANCE WHERE TOP SOIL DOES NOT EXIST.

SEQUENCE OF CONSTRUCTION

1. ESTABLISH SOIL EROSION AND SEDIMENT CONTROL MEASURES. INSTALL SILT FENCE AROUND CONSTRUCTION AREA AS REQUIRED. PROVIDE TEMPORARY CONSTRUCTION ENTRANCE PER PLAN AND NOTES. PROVIDE TEMPORARY STABILIZATION OF EXPOSED SOIL NOT SUBJECT TO CONSTRUCTION TRAFFIC. (1 WEEK)
2. AREAS WITHIN LIMITS OF DISTURBANCE FOR CONSTRUCTION SHALL BE CLEARED AS SPECIFIED ON PLAN. CAP AND GROUT ANY INDICATED PIPES TO BE ABANDONED. (6 WEEKS)
3. BEGIN MASS EARTHWORK AND SITE GRADING TO SUB-GRADE ELEVATIONS. PLACE TEMPORARY SOIL STOCKPILES AS INDICATED ON THE PLAN. INSTALL TREE PROTECTION. (2 WEEKS)
4. INSTALL UNDERGROUND UTILITIES AND STORM SEWER INLETS. INLET FILTERS SHALL BE PLACED AT ALL INLETS IMMEDIATELY AFTER THEY HAVE BEEN CONSTRUCTED AND SHALL BE MAINTAINED UNTIL FINAL STABILIZATION OF EXPOSED AREAS ARE COMPLETED. (1 WEEK)
5. INSTALL ABOVEGROUND BIO-RETENTION BASINS: INSTALL NON-WOVEN GEOTEXTILE AT BASE FOLLOWED BY THE CRUSHED STONE LAYER AND HDPE UNDERDRAINS. INSTALLATION OF SAND LAYER TO BE COMPLETED NEXT FOLLOWED BY THE SOIL BED. VEGETATION TO BE PLANTED ACCORDING TO THE LANDSCAPE ARCHITECTURAL PLAN AND DETAILS. (6 WEEKS)
6. COMPLETE SITE GRADING. (1 WEEK)
7. APPLY PERMANENT STABILIZATION TO THE BIORETENTION BASINS IMMEDIATELY AFTER THEY HAVE BEEN CONSTRUCTED, AND PERFORM COMPACTION TESTING. (2 WEEKS)
8. TOPSOIL, FERTILIZE, SEED, AND MULCH AREAS OF DISTURBANCE. (4 WEEKS)
9. REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES. (1 WEEK)

ESTIMATED PROJECT DURATION: 6 MONTHS

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

A. PROBING WIRE TEST (SEE DETAIL)
B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

FURTHER INFORMATION REGARDING SOIL TESTING METHOD OPTIONS ARE LOCATED IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, CHAPTER 19,
OR THE WWW.NJ.GOV/AGRICULTURE/DIVISIONS/ANR/NRC/NJEROSION.HTML.

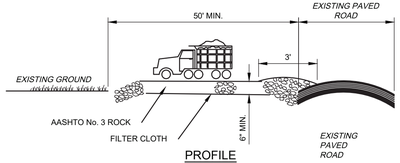
SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION
PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

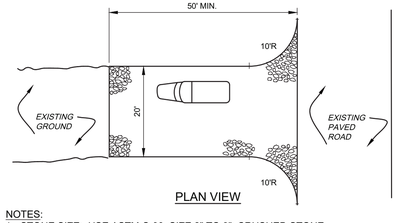
RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

SOIL COMPACTION MITIGATION VERIFICATION FORM

1. THE CONTRACTOR MUST COMPLETE AND SUBMIT A SOIL RESTORATION SELF-CERTIFICATION FORM TO THE RELEVANT SOIL CONSERVATION DISTRICT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL PROVIDE A COPY OF SCD APPROVAL TO ENGINEER FOR RECORDS.



PROFILE

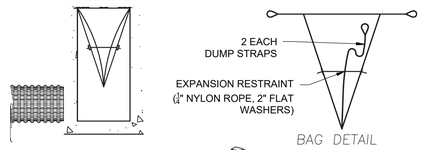


PLAN VIEW

NOTES:
1. STONE SIZE: USE ASTM C-33. SIZE 2" TO 3". CRUSHED STONE.
2. LENGTH: AS REQUIRED BUT NOT LESS THAN FIFTY (50) FEET.
3. THICKNESS: NOT LESS THAN SIX (6) INCHES.
4. WIDTH: NOT LESS THAN THE FULL WIDTH AT POINT WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH: WILL BE PLACED OVER ENTIRE AREA PRIOR TO PLACING OF STONES.
6. SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONES AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN APPROVED SEDIMENT TRAPPING DEVICE. INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION ENTRANCE

N.T.S.



SILTSACK®

SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

REGULAR FLOW SILTSACK ®

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0,55 SEC -1

HI-FLOW SILTSACK ®

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

OIL-ABSORBANT SILTSACK ®

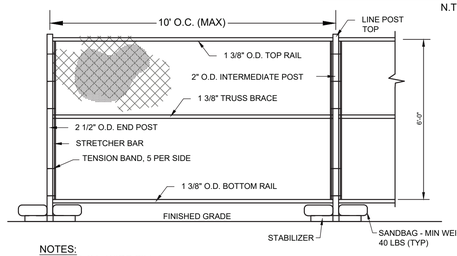
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK , WITH A WOVEN PILLOW INSERT.

NOTES
1. MUST SLOW THE STORM WATER, PROVIDE THE COARSE SEDIMENT PARTICLES A CHANCE TO SETTLE, AND PROVIDE AN AREA TO RETAIN THE PARTICLES THAT HAVE SETTLED
2. IN ALL CASES, INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET.
3. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

INLET FILTER PROTECTION

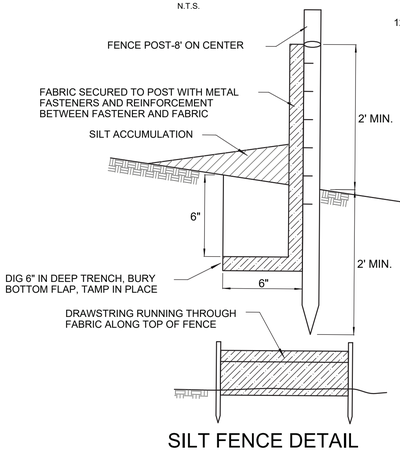
N.T.S.



NOTES:
1. 2x11 GA. WIRE FILL
2. TENSION BANDS w/NUTS AND BOLTS (NOT PRESS CLIPS)
3. WIRE TIES EVERY 12".
4. ALL PIPE AND WIRE TO BE HAND DIPPED GALVANIZED.

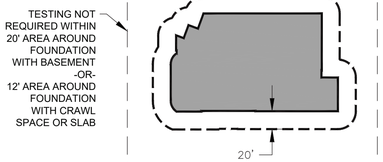
CONSTRUCTION FENCE DETAIL

N.T.S.



SILT FENCE DETAIL

N.T.S.



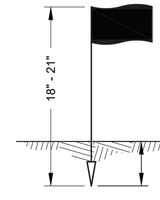
NOTE: CONTRACTOR TO COORDINATE TEMPORARY STOCKPILE AREAS WITH SOIL CONSERVATION DISTRICT REPRESENTATIVE. ALL TEMPORARY STOCKPILE AREAS MUST BE KEPT WITHIN THE LIMIT OF DISTURBANCE.

TEMPORARY SOIL STOCKPILE

N.T.S.

NON REQUIRED TEST AREA

N.T.S.

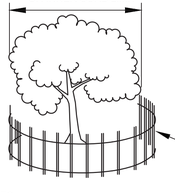


PROBING WIRE TEST
15.5 GA. STEEL WIRE (SURVEY FLAG)

N.T.S.

1. RECORD DEPTH OF PENETRATION WHEN WIRE DEFORMS; MINIMUM DEPTH OF 6" TO PASS TEST. EITHER PREMEDITATE OR PERFORM THE NEXT TEST.
2. SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURED USED TO ADVANCE
3. * WIRE MAY BE RE-INSERTED IF/WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED.

DIAMETER TO MATCH DRIP LINE OF TREE. OR INNER CURB LIMIT



NOTES:
1. THE SNOW FENCE SHALL BE PLACED CONTINUOUSLY AROUND THE DRIP LINE. NO EQUIPMENT OR MATERIALS SHALL BE STORED WITHIN THE FENCED AREA AND IF POSSIBLE SHOULD BE LIMITED DIRECTLY ADJACENT TO FENCE.
2. PROTECTIVE FENCE TO BE REMOVED AFTER CONSTRUCTION.
3. ALL EXPOSED ROOT STUBS AND ROOTS ARE TO BE BACK FILLED WITH APPROVED TOPSOIL.

TREE PROTECTION DETAIL

N.T.S.

0 20' 40'

NOT FOR CONSTRUCTION

Pennoni
NJ COA GA28033300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL DETAILS

DMH2, LLC
3156 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

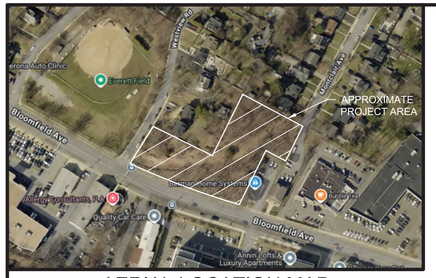
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	AS SHOWN
DRAWN BY	JD
APPROVED BY	RP

CS8501

SHEET 18 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS8501.dwg PLOTTED: 4/30/2014 1:23 PM, BY: John DeMartino PLOTSTYLE: Pennoni NCS.ctb

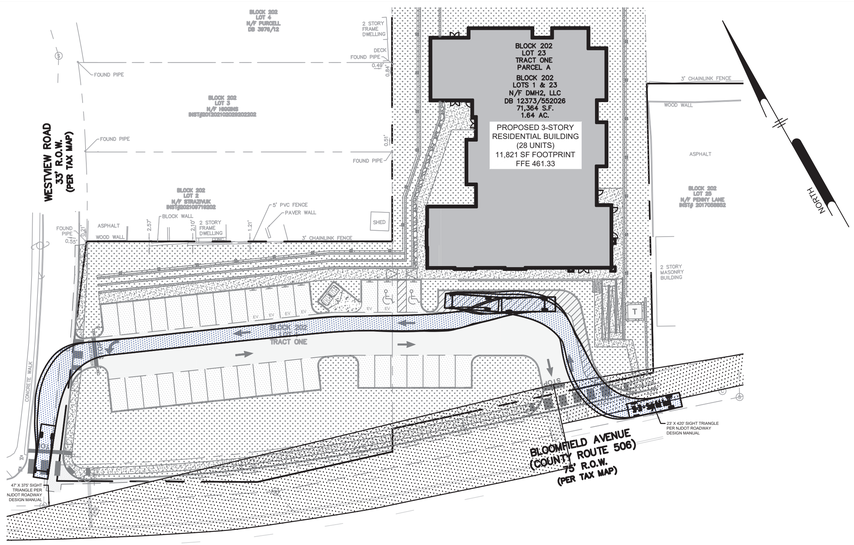


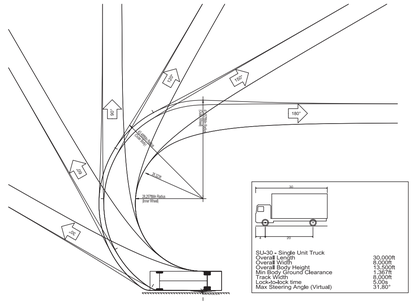
AERIAL LOCATION MAP

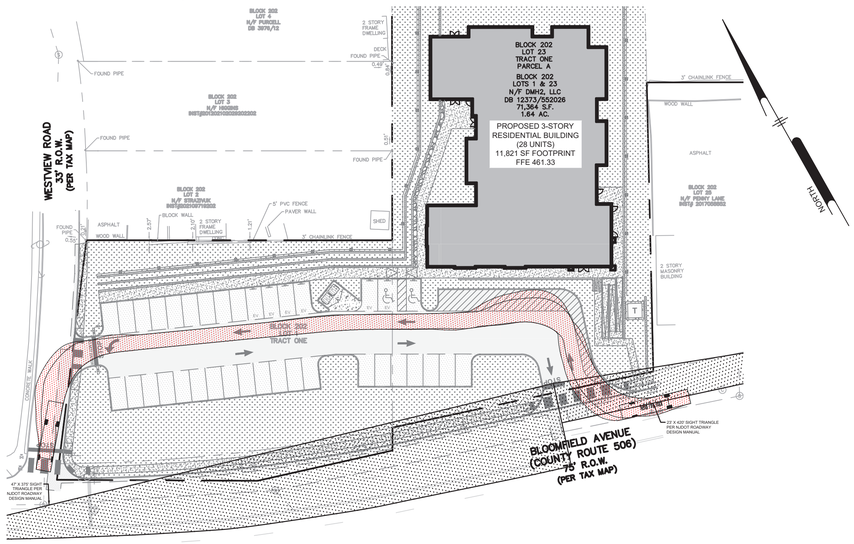
1"=200'

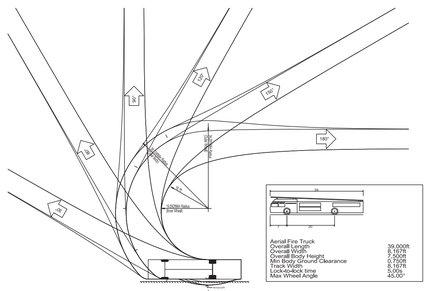
VEHICLE CIRCULATION LEGEND

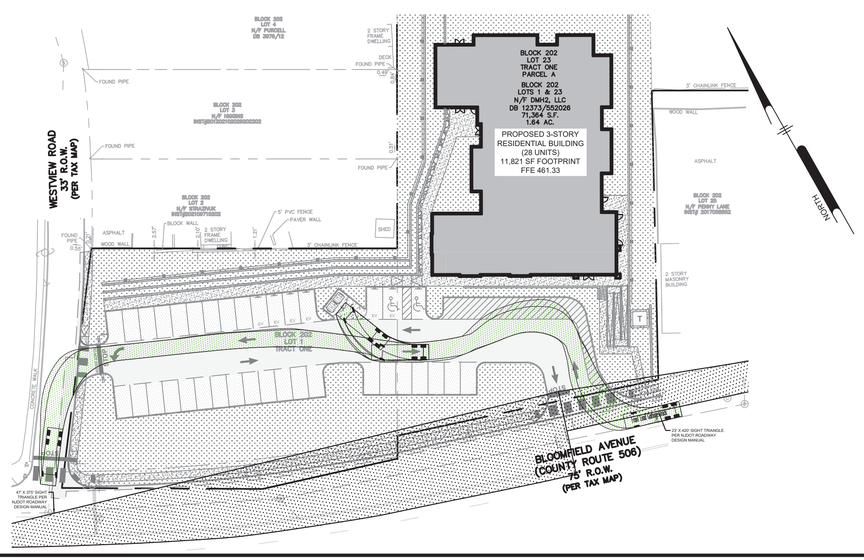
- EMERGENCY VEHICLE WHEEL BASE
- DELIVERY VEHICLE WHEEL BASE
- REFUSE VEHICLE WHEEL BASE
- VEHICLE ENVELOPE

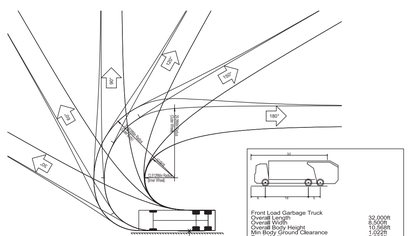












0 20' 40'

NOT FOR CONSTRUCTION

Pennoni

NJ COA GA28033300

PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 **F** 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28033300

PROPOSED RESIDENTIAL DEVELOPMENT

176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

VEHICLE CIRCULATION PLAN

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DMH2C26001
DATE	2026-08-17
DRAWING SCALE	1"=40'
DRAWN BY	JD
APPROVED BY	RP

CS9801

SHEET 19 OF 19

U:\Accounts\DMH2C\DMH2C26001 - 176-200 Bloomfield Ave, Verona\DESIGN_SHEETS\CS9801.dwg PLOTTED: 4/30/2014 1:23 PM, BY: John DeMartini PLOTSTYLE: Pennoni MCS.stb