PRELIMINARY AND FINAL SITE PLAN

FOR

GROVE STREET DEVELOPERS LLC
PROPOSED TOWNHOUSE DEVELOPMENT

BLOCK 1201, LOT 12; TAX MAP SHEET #12 - LATEST REV. DATED 01/02/2008
251 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT
ANDERSON, HELEN B & CHRISTINA 2355 WEARE ROAD HENNIKER, NH 03242	1102	24
WOLF, MARK & QUINN 223 GROVE AVENUE VERONA, NJ 07044	1102	25
MACINTYRE, CHRISTINE 221 GROVE AVENUE VERONA, NJ 07044	1102	26
PERRY, MICHAEL & STACEY 30 ANN STREET VERONA, NJ 07044	1102	36
DARIN, THOMAS EST. OF & CYNTHIA L. 32 ANN STREET VERONA, NJ 07044	1102	37
HART, ANTHONY D. & PHYLLIS 34 ANN STREET VERONA, NJ 07044	1102	38
CIAPPI, MELANIE & ZAWADZKI, MICHAEL 36 ANN ST VERONA, NJ 07044	1102	39
SPINA, CHARLES LOUIS & BARBARA A 38 ANN STREET VERONA, NJ 07044	1102	40
ARMENTI, LEONARD J. & JILLIAN K. 40 ANN STREET VERONA, NJ 07044	1102	41
FREDA, ANTHONY M ET AL. 42 ANN ST VERONA, NJ 07044	1102	42
O'DONNELL, KATHRYN R. 75 AVON DRIVE ESSEX FELLS, NJ 07021	1102	43
MCGRATH, SCOTT & NINNI 46 ANN STREET VERONA, NJ 07044	1102	44
DOERR, ALBERT EST. OF & JOSEPHINE 48 ANN STREET VERONA, NJ 07044	1102	45
SPERONZA, MICHAEL P & KOWALSKI, LISA 35 ANN ST VERONA, NJ 07044	1103	20
GERVASIO, NEIL & ANGELA, EST. OF 37 ANN STREET VERONA, NJ 07044	1103	21
CHENG, KUEN CHIN & WEN TZU UX 37 ANN STREET VERONA, NJ 07044	1103	22
MCCRUDDEN, RYAN C. & LAUREN S. 53 CYPRESS AVE VERONA, NJ 07044	1110	46
TOWNSHIP OF VERONA 600 BLOOMFIELD AVE VERONA, NJ 07044	1201	3.01, 4
WENTINK, KATHLEEN 150 DARLING AVE BLOOMFIELD, NJ 07003	1201	9
COUGAN, EST OF JOYCE L. 257 GROVE AVENUE VERONA, NJ 07044	1201	10
J. WEBSTER REALTY LLC 7 NO WILLOW STREET MONTCLAIR, NJ 07042	1201	11
CHUA, WILLIAM C. & JULIET TAN 249 GROVE AVENUE VERONA, NJ 07044	1201	13
CONKLING, HOWARD & CONNERY, JANET 247 GROVE AVENUE VERONA, NJ 07044	1201	14
VERDIS, ALEXANDRA 245 GROVE AVENUE VERONA, NJ 07044	1201	15
GHALY, NABIL ZARIF 243 GROVE AVE VERONA, NJ 07044	1201	16
SAMOUIL, SAED & SHARONA IRY AMI 241 GROVE AVENUE VERONA, NJ 07044	1201	17
LEWIS, MICHAEL V & MEGAN 239 GROVE AVENUE VERONA, NJ 07044	1201	18
GREENE, SHARRI 237 GROVE AVENUE VERONA, NJ 07044	1201	19
GILLEN, MEGHAN & FARABAUGH, BRIAN 235 GROVE AVE VERONA, NJ 07044	1201	20
FERRARA, JOSEPH E III 233 GROVE AVENUE VERONA, NJ 07044	1201	21
EMERICH, HERBERT & ANGELA 231 GROVE AVENUE VERONA, NJ 07044	1201	22
FARMER, RYAN & FARMER, CASANDRA A 229 GROVE AVENUE VERONA, NJ 07044	1201	23
PICINATIELLO, VINCENZO ET AL. 276 GROVE AVENUE VERONA, NJ 07044	1304	4
MARRESE, VICTOR & JUDITH 270 GROVE AVE VERONA, NJ 07044	1304	5
LUBRANO, DIANE 2 LAUREL COURT VERONA, NJ 07044	1304	6
ROWBOTHAM, ROBERT II & JESSICA 260 GROVE AVENUE VERONA, NJ 07044	1306	1
PACE, JAMES P. & EST OF MARGARET 3 HEMLOCK DRIVE VERONA, NJ 07044	1306	2
MCNALLY, ANNE 254 GROVE AVENUE VERONA, NJ 07044	1306	31

ALSO TO BE NOTIFIED

VERIZON OPERATIONAL HEADQUARTERS
ONE VERIZON WAY
BASKING RIDGE, NJ 07920

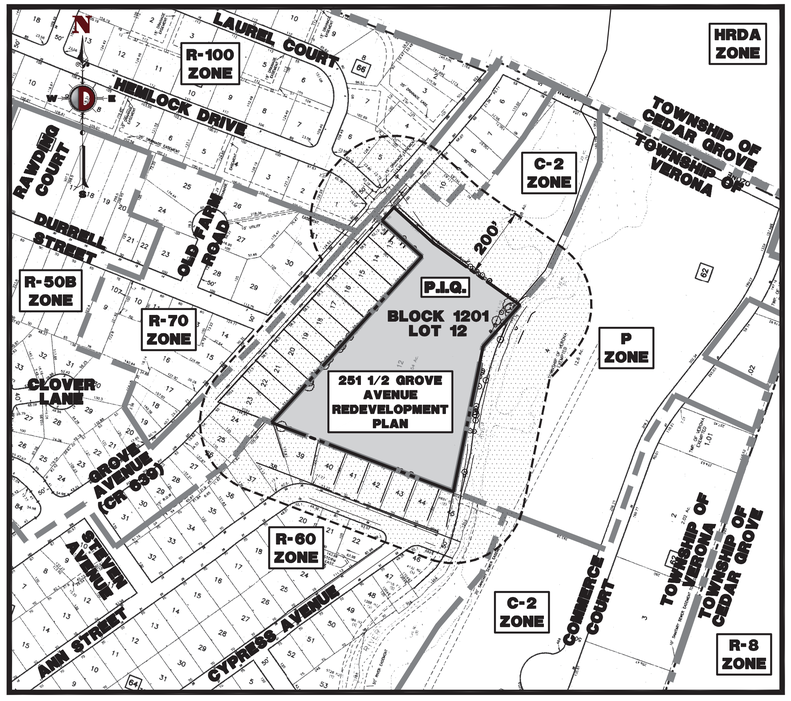
COMCAST CORPORATE HEADQUARTERS
1800 BISHOPS GATE BLVD
MT. LAUREL, NJ 08054

PSE&G CORPORATE HEADQUARTERS
80 PARK PLAZA
NEWARK, NJ 07102

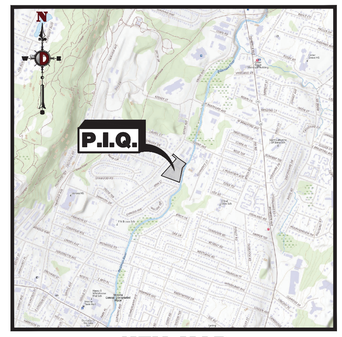
TOWNSHIP OF VERONA WATER & SEWER UTILITY
10 COMMERCE COURT
VERONA, NJ 07044

TOWNSHIP OF VERONA OFFICE OF THE MUNICIPAL CLERK
600 BLOOMFIELD AVENUE
VERONA, NJ 07044

ESSEX COUNTY PLANNING BOARD
DAVID ANTONO, P.P., AICP PLANNER
900 BLOOMFIELD AVENUE
VERONA, NJ 07044



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

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PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

CHAIRMAN — DATE

SECRETARY — DATE

BOARD ENGINEER — DATE

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
245 MAIN STREET - SUITE 110
CHESTER, NJ 07930
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DYNAMIC ENGINEERING CONSULTANTS, P.C. • SURVEYORS • EARTH SCIENTISTS • TRAFFIC

REV.	DATE	COMMENTS	BY
4	10/06/25	REVISIONS PER TOWNSHIP COMMENTS	ASD
3	07/29/25	REVISED PER NJDEP COMMENTS	ASD
2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/25	REVISED PER MUNICIPAL SUBMISSION	EMF

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: EMF | DESIGNED BY: MGS | CHECKED BY: DTS | CHECKED BY:

PROJECT: GROVE STREET DEVELOPERS LLC
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas
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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: COVER SHEET

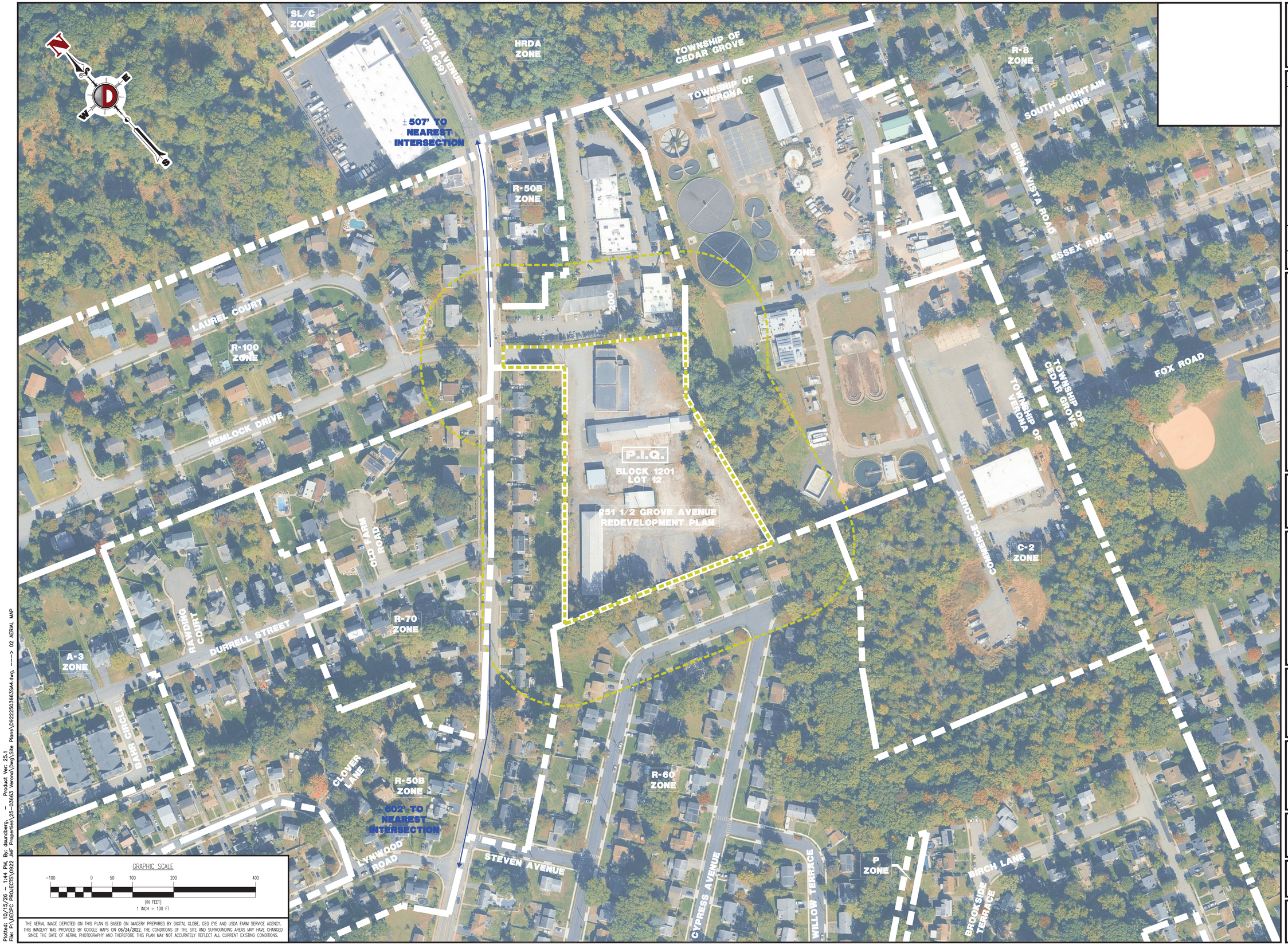
SCALE: (H) AS (V) SHOWN | DATE: 05/01/2026

PROJECT No: 0922-25-03663

SHEET No: 1 OF 29 | Rev. #: 4

Plotted: 10/15/26 – 1:42 PM, By: daundberg, – Product Ver: 25.1
File: P:\DEC\PC PROJECTS\0922 JMF Properties\25-03663 Verona\Dwg\Site Plans\09222503663SK4.dwg, ---> 01 COVER SHEET

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THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 06/24/2022. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

Plotted: 10/15/26 – 1:44 PM, By: daundberg, – Product Ver: 25.1
File: P:\DEDPC PROJECTS\0922 JMF Properties\25-03663 Verona\Dwg\Site Plans\0922503663SM4.dwg, ---> 02 AERIAL MAP

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DYNAMIC ENGINEERING CONSULTANTS, P.C.

BY	REV.	DATE	COMMENTS
EMF	1	06/02/25	REVISED PER MUNICIPAL SUBMISSION
ASD	2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS
ASD	3	07/29/25	REVISED PER NJDEP COMMENTS
ASD	4	10/06/25	REVISING PER TOWNSHIP COMMENTS

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DRAWN BY: EMF | DESIGNED BY: MGS | CHECKED BY: DTS | CHECKED BY:

PROJECT: **GROVE STREET DEVELOPERS LLC**
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE:
AERIAL MAP

SCALE: (H) 1"=100' (V) | DATE: 05/01/2026
PROJECT No: 0922-25-03663

SHEET No: 2 OF 29 | Rev. #: 4

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

   BOUNDARY, LOCATION & TOPOGRRAPHIC SURVEY
   DYNAMIC SURVEY, LLC
   1904 MAIN STREET
   LAKE COMO, NEW JERSEY 07719
   PROJECT NO.: 4728 23-00087
   DATED: 05/04/2023; REVISED 10/29/24

   VERONA MULTI-FAMILY
   HOLLIDAY ARCHITECTS
   30 JACKSON ROAD, SUITE A4
   MEDFORD, NJ 08055
   PROJ. NO.: LEN-26006
   DATED: 05/20/2026; REVISED 09/25/2026

2. OWNER: MARVE DEVELOPMENT
   P.O. BOX 216
   VERONA, NJ 07044

3. APPLICANT: GROVE STREET DEVELOPERS LLC
   80 SOUTH JEFFERSON ROAD, SUITE 202
   WHIPPANY, NJ 07981

4. PARCEL DATA: BLOCK 1201, LOT 12
   TOWNSHIP OF VERONA
   ESSEX COUNTY, N.J.

5. ZONE: EXISTING: C-2 – PROFESSIONAL OFFICE AND BUSINESS ZONE
   PROPOSED: 251 ½ GROVE AVENUE REDEVELOPMENT PLAN AREA

6. EXISTING USE: MIXED USE – COMMERCIAL & INDUSTRIAL

7. PROPOSED USE: TOWNHOUSES AND STACKED TOWNHOUSES

8. SCHEDULE OF ZONING REQUIREMENTS:

ZONE REQUIREMENT	251 ½ GROVE AVENUE REDEVELOPMENT AREA	EXISTING	PROPOSED
MINIMUM LOT AREA	217,800 SF (5.0 Ac)	241,164 SF (5.54 Ac)	241,164 SF (5.54 Ac)
MINIMUM SETBACK FROM ALL PROPERTY LINES			
– BUILDINGS	30'	8.6' (E)	30.0'
– PATIOS	20'	N/A	22.4'
– DRIVEWAYS (RESIDENTIAL USE)	10'	4.7'	16.1'
– DRIVEWAYS (NON-RESIDENTIAL USE)	5'	0.8' (E)	5.8'
MAXIMUM BUILDING HEIGHT	3 STORIES, 45.0'	1 STORY, 15.0'	3 STORIES, 45.0'
MAXIMUM IMPERVIOUS COVERAGE	65%	93.1% (224,605 SF)	54.0% (130,121 SF)
MAXIMUM BUILDING COVERAGE	30%	12.9% (31,056 SF)	23.6% (56,835 SF)
MINIMUM DISTANCE BETWEEN BUILDINGS	15'	25.0'	15.0'
MAXIMUM NUMBER OF UNITS	84 UNITS	N/A	84 UNITS

N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE

9. OFF-STREET PARKING REQUIREMENTS (PER RSIS):

   (3 ONE BEDROOM UNITS)*(1.8 PARKING SPACES/ONE BEDROOM UNIT) = 5 SPACES REQUIRED
   (41 TWO BEDROOM UNITS)*(2.3 PARKING SPACES/TWO BEDROOM UNIT) = 94 SPACES REQUIRED
   (40 THREE BEDROOM UNITS)*(2.4 PARKING SPACES/THREE BEDROOM UNIT) = 96 SPACES REQUIRED
   195 TOTAL SPACES REQUIRED

   MINIMUM ELECTRIC VEHICLE CHARGING STATION (EVSE) REQUIREMENTS BY USE PER P.L. 2021, C. 171 (BILL S3223):

   MULTI-FAMILY/MIXED USE > 5 UNITS (15% OF ORD.REQ. OR PROPOSED SPACES, WHICHEVER IS LESS) = 30 EVSE SPACES REQUIRED
   30 EVSE SPACES PROPOSED (10 SURFACE LEVEL SPACES AND 20 GARAGE SPACES) (COMPLIES)

   EVSE PARKING CREDIT* = LESSER OF EVSE SPACES OR MAX CREDIT (195 ORD. REQ. SPACES X 10% = 19 SPACES)
   = 19 SPACES

   PROPOSED PARKING SUMMARY:

   NET REQUIRED PARKING INCLUDING EVSE CREDIT* = 195 SPACES – 19 SPACES = 176 TOTAL SPACES REQUIRED

   PROPOSED GARAGE SPACES = 72 SPACES
   PROPOSED DRIVEWAY SPACES = 72 SPACES
   PROPOSED SURFACE LEVEL SPACES = 44 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
   188 TOTAL SPACES PROPOSED (COMPLIES)

   *PER P.L. 2021, C. 171(BILL S3223), A PARKING SPACE PREPARED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT, RESULTING IN A REDUCTION OF NO MORE THAN 10 PERCENT OF THE TOTAL REQUIRED PARKING.

   ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) CHARGING LOCATIONS ARE INDICATED HEREIN FOR INITIAL CONSTRUCTION PURPOSES ONLY. THESE PLANS DO NOT INCLUDE ELECTRICAL DESIGN OR ELECTRIC SERVICE TO THESE LOCATIONS OR TO THE FUTURE/MAKE-READY EV CHARGING LOCATIONS. ELECTRICAL DESIGN IS TO BE PERFORMED BY OTHERS AS DETERMINED BY THE OWNER/CLIENT/APPLICANT. SELECTION OF EVSE CHARGING EQUIPMENT IS BY OTHERS, UNLESS SPECIFIED ON THESE PLANS. IF SELECTED EQUIPMENT OR RESULTING ELECTRICAL DESIGN PRESENTS ANY CONFLICT WITH ACCESSIBILITY OR REQUIRES DIVERSION FROM THE LAYOUT AND DESIGN INDICATED ON THESE PLANS, THE ELECTRICAL DESIGNING PARTY IS TO CONTACT DYNAMIC ENGINEERING TO COORDINATE ACCORDINGLY. EVSE CHARGING EQUIPMENT SELECTED FOR USE AT DESIGNATED ADA ACCESSIBLE LOCATIONS IS TO CONFORM TO ALL APPROPRIATE ACCESSIBILITY STANDARDS.

10. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.

11. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

12. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

13. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.

14. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

15. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

16. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

17. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

18. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

19. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

20. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. , ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

21. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

22. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

23. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

24. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.

25. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

26. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

27. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

28. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.

29. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND GUTTERS/CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1.5% MIN. ON ASPHALT UNLESS OTHERWISE NOTED. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.

3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE RECEIVING SURFACE RUNOFF. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.

4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).

5. REFER TO SITE PLAN FOR ADDITIONAL NOTES.

6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.

7. MAXIMUM CROSS SLOPE OF 1:48 (2.08%) ON ALL SIDEWALKS.

8. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.

9. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

ADA NOTES

1. ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO CONSTRUCT IMPROVEMENTS IN COMPLIANCE WITH THE LATEST ADA GUIDELINES AND BUILDING CODE REQUIREMENTS. AT THE TIME OF PLAN DESIGN, THESE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:
   A. SIDEWALKS/ ACCESSIBLE ROUTES:
   - WIDTH: 36" MIN. EXCLUSIVE OF THE WIDTH OF ANY CURB
   - PASSING SPACE: MIN. 60"x 60" AT INTERVALS OF 200' MAX IF ACCESSIBLE ROUTE WIDTH IS LESS THAN 60"
   - RUNNING SLOPE: 1:20 (5%) MAX.
   - CROSS SLOPE: 1:48 (2.08%) MAX., 1.0% MIN.
   - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS
   - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
   - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

   B. CURB RAMPS:
   - SLOPE 1:12 (8.3%) MAX.
   - SIDE FLARE SLOPE: 1:10 (10%) MAX OR 1:12 (8.3%) MAX IN ALTERATIONS WHERE TOP LANDING IS UNAVAILABLE (WHERE PEDS CROSS RAMP)
   - BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS
   - TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE AND 1:20 (5%) RUNNING SLOPE WHEN ONLY CONNECTING ACCESSIBLE ROUTE RUNS PARALLEL TO THE RAMP RUN.
   - COUNTER SLOPE: 1:20 (5%) MAX.

   C. ACCESSIBLE PARKING STALLS:
   - SPACE AND ACCESS AISLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS ACROSS ACCESSIBLE PARKING STALLS AND STRIPED ACCESS AISLES

   D. CROSSWALKS
   - RUNNING SLOPE: 1:20 (5%) MAX.
   - CROSS SLOPE: 1:48 (2.08%) MAX.
   - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
   - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

   E. RAMPS
   - SLOPE: 1:12 (8.3%) MAX.
   - MAX. RISE: 30"
   - MIN. CLEAR WIDTH: 36"
   - MIN. LANDING CLEAR LENGTH: 60"
   - MAX. CROSS SLOPE: 1:48 (2.08%)

   F. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION AND/OR GRADING IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

DRAINAGE NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.

2. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.

3. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.

4. HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.

5. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATERTIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.

6. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.

3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.

4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.

5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.

6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.

7. ALL SANITARY SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN OR SUCH OTHER SEPARATION AS APPROVED BY THE APPROVING AUTHORITY. WHERE APPROPRIATE CROSSING SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE APPROVING AUTHORITY MAY REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWER CROSSING OVER SEWER LINES.

8. ALL SANITARY SEWER MAINS SHALL BE SDR-35 PVC PIPE MATERIAL UNLESS OTHERWISE DESIGNATED. SEWER PIPES INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.

9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.

10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.

11. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.

12. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.

13. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

LIGHTING NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.

2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.

3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDERAIL POSTS.

4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.

5. REFER TO ARCHITECTURAL PLANS FOR SITE WIRING DIAGRAM.

6. THIS PLAN IS PREPARED SPECIFICALLY TO ANALYZE THE LIGHTING LEVELS GENERATED BY THE PROPOSED ON-SITE LIGHTING ONLY. EXISTING LIGHT FIXTURES BEYOND THE EXTENTS OF THIS DEVELOPMENT/PROPERTY ARE NOT MODELED IN THIS DESIGN, AND MAY ALTER ACTUAL LIGHT LEVELS AT THE PROPERTY LINES.

TOWNSHIP OF VERONA LIGHTING STANDARDS

1. 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:
   A. NON-ATTENDANT PARKING AREAS SHALL HAVE A MINIMUM OF ONE FOOTCANDLE POWER LIGHTING THROUGHOUT THE ENTIRE PARKING AREA (§ 150-12.8.E.1). **(W)**
   B. THE LIGHTING IN PARKING AREAS SHALL BE INSTALLED AND ARRANGED SO AS TO THROW NO GLARE TOWARD WINDOWS OF DWELLINGS ON ADJOINING RESIDENTIAL PROPERTY (§ 150-12.8.E.3). (COMPLIES)

2. ALL EXTERIOR LIGHTING DEVICES SHALL BE ARRANGED SO AS TO REFLECT THE LIGHT AWAY FROM ADJOINING PREMISES. NO ROTATING OR FLASHING SIGNS OR LIGHTS SHALL BE PERMITTED (§ 150-12.10.C). (COMPLIES)

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REV.	DATE	COMMENTS	BY
4	10/06/26	REVISIONS PER TOWNSHIP COMMENTS	ASD
3	07/29/26	REVISED PER NJDEP COMMENTS	ASD
2	06/19/26	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/26	REVISED PER MUNICIPAL SUBMISSION	EMF

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: EMF
DESIGNED BY: MGS
CHECKED BY: DTS
CHECKED BY:

PROJECT: **GROVE STREET DEVELOPERS LLC**
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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TITLE: GENERAL NOTES

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DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR, BREAK BASEMENT FLOOR SLABS, SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS. PLACE THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
19. CONTEMPLATION OF ACTIONS NECESSARY TO ADDRESS ENVIRONMENTAL CONSIDERATIONS IS EXCLUDED FROM THIS PLAN SET. SUCH CONSIDERATIONS MAY INCLUDE, BUT ARE NOT LIMITED TO THE CLOSURE/HANDLING/TRANSPORTATION/DISPOSAL OF UNDERGROUND STORAGE TANKS, CONTAMINATED MEDIA, UNIVERSAL WASTE, POTENTIALLY HAZARDOUS MATERIALS, ETC. PRIOR TO INITIATION OF DEMOLITION, THE CONTRACTOR SHALL SPECIFICALLY CONSULT WITH PROJECT OWNERSHIP TO CONFIRM IF ENVIRONMENTAL CONCERNS EXIST AND IF CONSULTATION WITH THE ENVIRONMENTAL PROFESSIONAL RESPONSIBLE FOR THIS PROJECT IS NECESSARY OR APPROPRIATE.
20. GROUNDWATER MONITORING WELLS AND POTABLE WELLS (IF PRESENT) SHALL BE PROTECTED DURING DEMOLITION. IF PROTECTION IS NOT POSSIBLE, THE ENVIRONMENTAL PROFESSIONAL RESPONSIBLE FOR THIS PROJECT SHALL BE CONSULTED. ANY WELLS THAT CANNOT BE MAINTAINED SHALL BE DECOMMISSIONED BY A LICENSED WELL DRILLER AND COORDINATED SPECIFICALLY WITH THE RESPONSIBLE ENVIRONMENTAL PROFESSIONAL.

NOTES

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

TOWNSHIP OF VERONA NOTES

1. CONTRACTOR SHALL ADHERE TO ORDINANCE 2026-12 CHAPTER 382 "PEST CONTROL UPON DEMOLITION OR MOVING OF BUILDINGS". AS PART OF THIS, RODENT BAITING SHALL OCCUR 30 DAYS PRIOR TO DEMOLITION.

LIMIT OF DISTURBANCE = 234,531 SF. (5.38 Ac.)

DEMOLITION PLAN LEGEND

- PROPOSED LIMIT OF DISTURBANCE LINE
- TPF — PROPOSED TREE PROTECTION FENCE LINE
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
- TREES TO REMAIN
- TREES TO BE REMOVED
- TREES TO BE TRANSPLANTED/RELOCATED

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)
1 INCH = 40 FT

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DYNAMIC ENGINEERING CONSULTANTS, PC (DYNAMIC ENGINEERING) (DYNAMIC TRAFFIC)

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4	10/06/26	REVISIONS PER TOWNSHIP COMMENTS	ASD
3	07/29/26	REVISED PER NJDEP COMMENTS	ASD
2	06/19/26	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/26	REVISED PER MUNICIPAL SUBMISSION	EMF

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PROJECT: **GROVE STREET DEVELOPERS LLC**
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

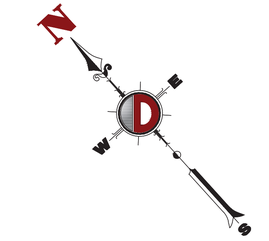
DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

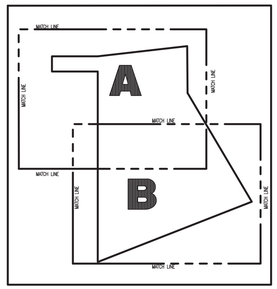
TITLE: DEMOLITION PLAN

SCALE: (H) 1"=40' (V) | DATE: 05/01/2026
PROJECT No: 0922-25-03663

SHEET No: 4 OF 29 | Rev. #: 4







SITE KEY

NOT TO SCALE

UNIT LEGEND

- MIXED-UNIT STACKED TOWNHOME (1 MARKET RATE UNIT & 1 COAH UNIT)
- TRADITIONAL STACKED TOWNHOME (2 MARKET RATE UNITS)
- COAH STACKED TOWNHOME (3 COAH UNITS)

GRAPHIC SCALE

-40 0 20 40 80 160

(IN FEET)
1 INCH = 40 FT.

SEE SHEET 03 OF 29 FOR SITE PLAN NOTES

DYNAMIC ENGINEERING
CONSULTANTS, EARTH
SURVEY, TRAFFIC

REV.	DATE	COMMENTS	BY
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PROJECT: GROVE STREET DEVELOPERS LLC
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BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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NEW JERSEY LICENSE No. 53572

TITLE: OVERALL SITE PLAN

SCALE: (H) 1"=40'
(V)
DATE: 05/01/2026
PROJECT No: 0922-25-03663

SHEET No: 5 OF 29
Rev. #: 4

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HEMLOCK DRIVE
(50' ROW WIDTH PER TAX MAP)

GROVE AVENUE
(A/K/A COUNTY RT. 639)
(60' ROW WIDTH PER TAX MAP)

PECKMAN RIVER

Manhole
Storm Manhole
Dep. Curb
PROPOSED 14.5' X 335'L SIGHT TRIANGLE PER AASHTO DESIGN STANDARDS
Type 'B' Inlet
Hydrant
Benchmark
P.K. Nail
EL: 323.24'
UP #61298 w/ Solar
PROP. DETECTABLE WARNING SURFACE (TYP.)
Conc. Walk
Cap Fnd.
R15'
STOP
L=49.95'
R=7,336.00'
I=0°23'25"
CB=N41° 48' 50"E
CD=49.95'
PROP. SAWCUT LINE / LIMIT OF FULL DEPTH PAVEMENT REPAIR
R20'
P.O.B.
PROP. MONUMENT SIGN
Bushes
150.01' (S)
Chain Link Fence
2 Story Dwelling
Garage
N47° 52' 21"W
TAX LOT 13
BLOCK 1201
N/F CHUA, WILLIAM G. & JULIET TAN
DB. 5176, PG. 126
TAX LOT 14
BLOCK 1201
N/F CONKLING, HOWARD & CONVERY, JANET
DB. N/A, PG. N/A
TAX LOT 15
BLOCK 1201
N/F VERDIS, ALEXANDRA
DB. N/A, PG. N/A
TAX LOT 16
BLOCK 1201
N/F VER SPRILL, CAROLE L.
DB. N/A, PG. N/A
TAX LOT 17
BLOCK 1201
N/F SAMOUIL, SAIED & SHARONA IRYAMI
DB. 5879, PG. 464
TAX LOT 18
BLOCK 1201
N/F LEWIS, MICHAEL V & MEGAN
DB. 20180, PG. 82992
TAX LOT 11
BLOCK 1201
N/F J. WEBSTER REALTY LLC
DB. 5506, PG. 386
TAX LOT 12
BLOCK 1201
N/F MARVE DEVELOPMENT CORP.
DB. 4430, PG. 1022
241,164 SF, 5.536 AC.
PROPOSED BIORETENTION BASIN 2.1
Cap Fnd.
UP #61294
UP No ID w/ Transformer
UP #61510 w/ Transformer
S47° 51' 54"E
150.48' (S)
Bushes
Guide Rail
S54° 19' 54"E
295.82' (S)
PROP. POLE MOUNTED LIGHT (TYP.)
PROP. MOUNTABLE BELGIAN BLOCK CURB (TYP.)
PROP. BELGIAN BLOCK CURB (TYP.)
PROP. R4-7 SIGN "KEEP RIGHT"
PROP. R4-7 SIGN "KEEP RIGHT"
30' BUILDING SETBACK
PROP. SNOW STORAGE AREA
PROP. FIRE HYDRANT (TYP.)
PROP. SAN. MH (TYP.)
PROP. STORM MH (TYP.)
PROP. FLUSH CONC. CURB (TYP.)
PROP. PAINTED CROSSWALK STRIPING (TYP.)
PROP. ACCESSIBLE PARKING SIGN & ELECTRIC VEHICLE (EV) PARKING SIGN
PROP. ACCESSIBLE ELECTRIC VEHICLE (EV) PARKING SPACE
PROP. VAN ACCESSIBLE PARKING SIGN (TYP.)
PROP. ELECTRIC VEHICLE (EV) DUAL CHARGING STATION WITH SIGN (TYP.)
PROP. PAINTED ELECTRIC VEHICLE (EV) CHARGE STATION PARKING SYMBOL (TYP.)
PROP. "RESERVED FOR UNIT___" SIGN (4 TYP.)
PROP. TYPE 'B' INLET (TYP.)
PROP. PARKING STALL STRIPING (TYP.)
PROP. DEDICATED COAH PARKING SPACES
PROP. SNOW STORAGE AREA
50' RIPARIAN BUFFER
MW
Top of Bank
Watercourse
S41° 39' 54"E
153.73' (S)
S17° 35' 54"E
30' BUILDING SETBACK
PROP. UTILITY ROOM (TYP.)
PROP. CANOPY (TYP.)
PROP. BUILDING MOUNTED LIGHT (TYP.)
PROP. RESIDENTIAL ASPHALT DRIVEWAY (TYP.)
PROP. 6' BOARD ON BOARD FENCE
PROP. AC UNIT (TYP.)
PROP. 6'H x 8'L PRIVACY FENCE (TYP.)
PROP. 15' LANDSCAPED BUFFER ALONG RESIDENTIAL ZONES AND USES
BUILDING 1
18 TOTAL STACKED TOWNHOME UNITS
(10 MARKET RATE UNITS)
(8 COAH UNITS)
11,250 SF FOOTPRINT
PROP. "RESERVED FOR UNIT___" SIGN ON BOLLARD (4 TYP.)
PROP. TYPE 'A' INLET (TYP.)
PROP. STANDARD DUTY ASPHALT PAVEMENT (TYP.)
PROP. CONC. SIDEWALK (TYP.)
PROP. CONCRETE PATIO (TYP.)
PROP. YARD INLET (TYP.)
PROP. MAILBOX (TYP.)
PROP. AC UNIT (TYP.)
PROP. 2.5' WIDE LANDSCAPE STRIP (TYP.)
BUILDING 2
16 TOTAL STACKED TOWNHOME UNITS
(16 MARKET RATE UNITS)
11,380 SF FOOTPRINT
PROP. STOP BAR & "STOP" SIGN (TYP.)
PROP. ACCESSIBLE PARALLEL CURB RAMP (TYP.)
PROP. BUILDING MOUNTED LIGHT (TYP.)
PROP. BUILDING CANTILEVER (TYP.)
PROP. RELOCATED MONITORING WELL
PROP. DEDICATED COAH PARKING SPACES
PROP. "RESERVED FOR UNIT___" SIGN ON BOLLARD (4 TYP.)
PROP. RELOCATED MONITORING WELL
PROP. BUILDING CANTILEVER (TYP.)
PROP. PRECAST CONC. HEADWALL (TYP.)
PROP. RIP-RAP (TYP.)
PROP. BUILDING CANTILEVER (TYP.)
PROP. DEP. BELGIAN BLOCK CURB W/ APRON (TYP.)
BUILDING 5
12 TOTAL STACKED TOWNHOME UNITS
(12 MARKET RATE UNITS)
8,365 SF FOOTPRINT
BUILDING 6
18 TOTAL STACKED TOWNHOME UNITS
(9 MARKET RATE UNITS)
(9 COAH UNITS)
11,250 SF FOOTPRINT
625.47' (S)
LIMITS OF SHEET B

MATCH LINE
A
B

SITE KEY
NOT TO SCALE

UNIT LEGEND
MIXED-UNIT STACKED TOWNHOUSE (1 MARKET RATE UNIT & 1 COAH UNIT)
TRADITIONAL STACKED TOWNHOUSE (2 MARKET RATE UNITS)
COAH STACKED TOWNHOUSE (3 COAH UNITS)

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT

SEE SHEET 03 OF 29 FOR SITE PLAN NOTES

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1	06/02/25	REVISED PER MUNICIPAL SUBMISSION	EMF

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CHECKED BY: DTS
CHECKED BY:

PROJECT: GROVE STREET DEVELOPERS LLC
PROPOSED TOWNHOUSE DEVELOPMENT
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251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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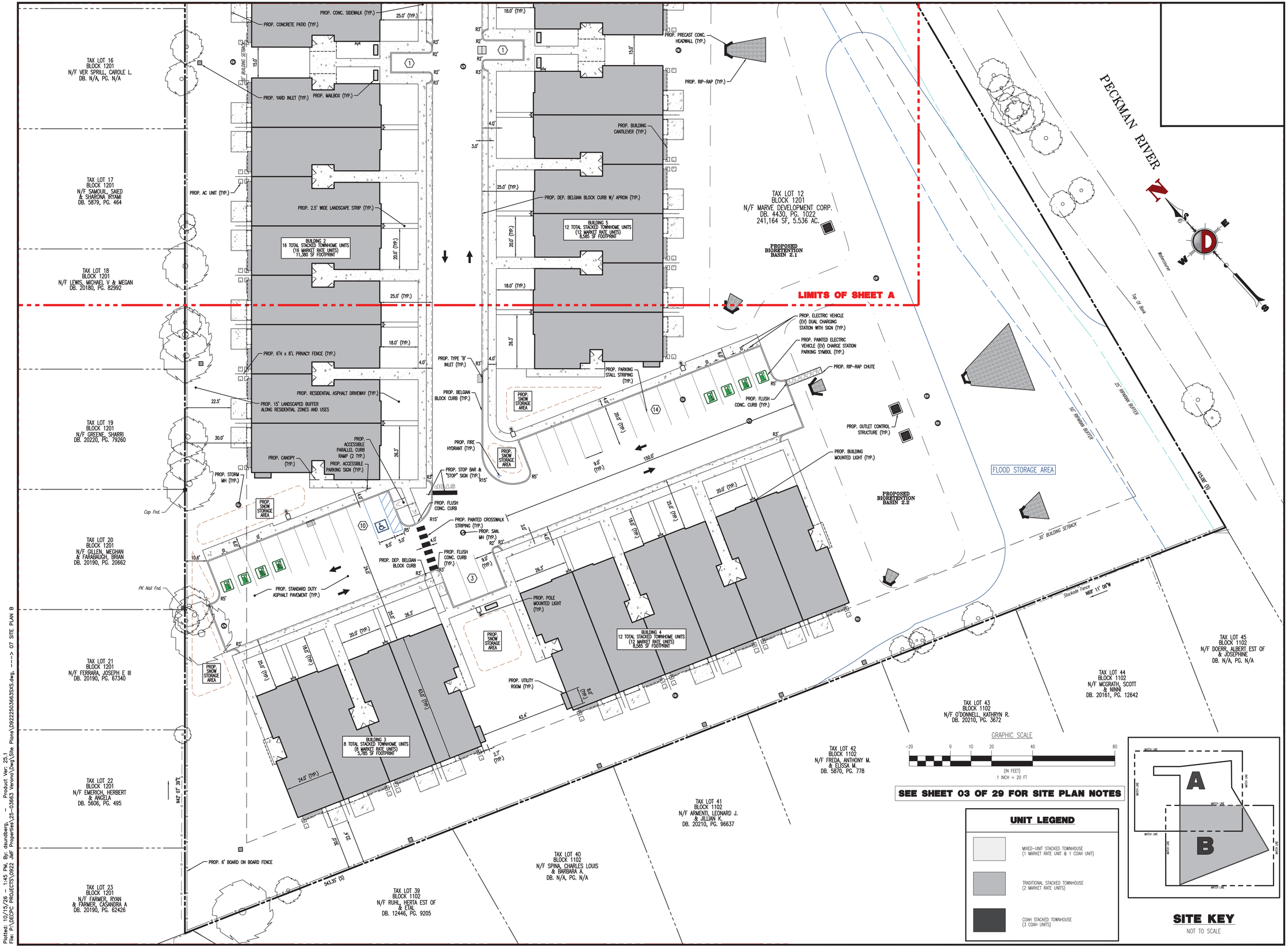
BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE:
SITE PLAN A

SCALE: (V) 1"=20' | DATE: 05/01/2026
PROJECT No: 0922-25-03663

SHEET No: 6 OF 29 | Rev. #: 4



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2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/25	REVISED PER MUNICIPAL SUBMISSION	EMF

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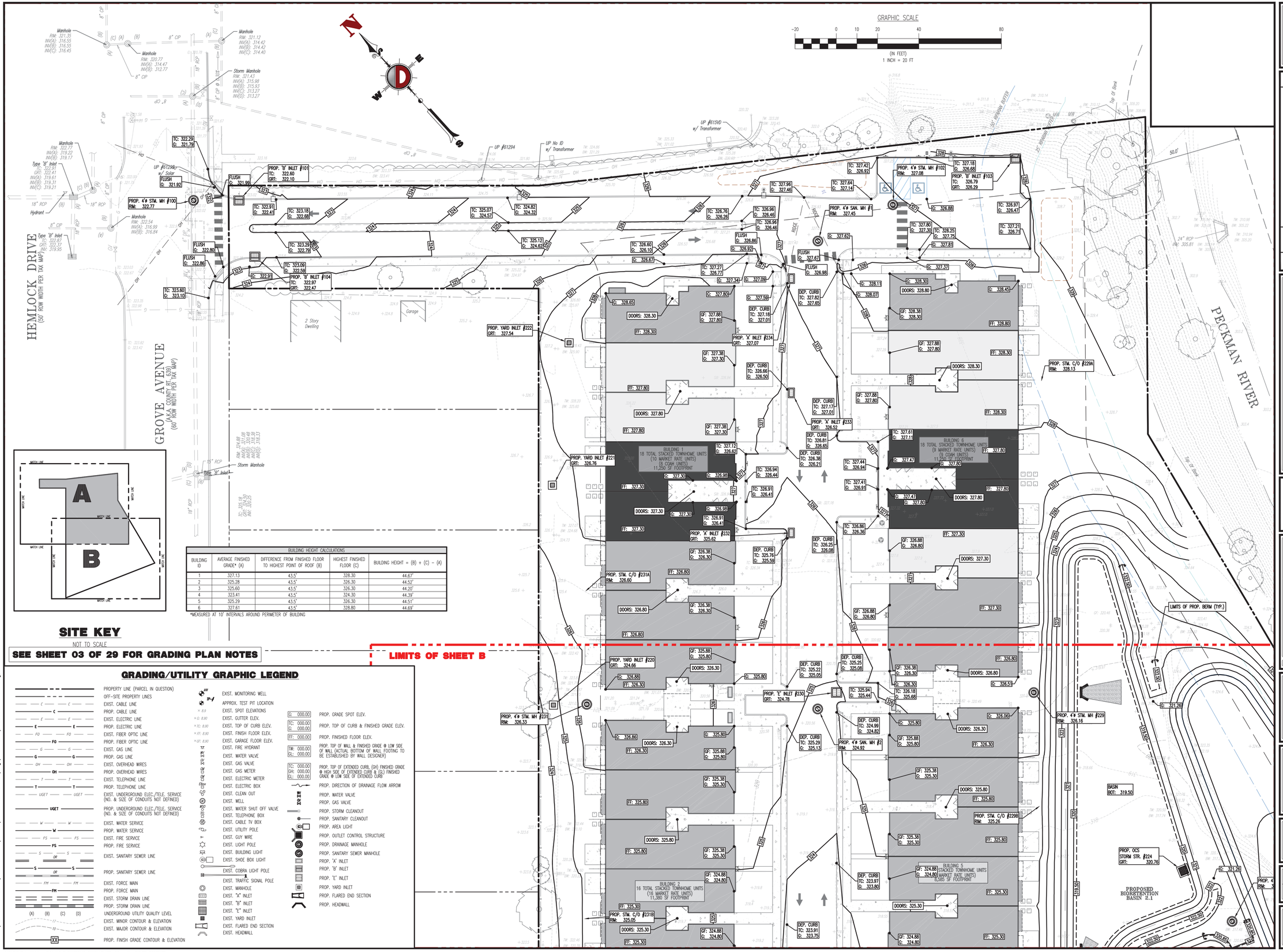
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NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: SITE PLAN B

SCALE: (H) 1"=20'
(V)
DATE: 05/01/2026
PROJECT No: 0922-25-03663

SHEET No: 7 OF 29
Rev. #: 4



BUILDING HEIGHT CALCULATIONS					
BUILDING ID	AVERAGE FINISHED GRADE* (A)	DIFFERENCE FROM FINISHED FLOOR TO HIGHEST POINT OF ROOF (B)	HIGHEST FINISHED FLOOR (C)	BUILDING HEIGHT = (B) + (C) – (A)	
1	327.13	43.5'	328.30	44.67'	
2	325.28	43.5'	326.30	44.52'	
3	325.60	43.5'	326.30	44.20'	
4	323.41	43.5'	324.30	44.39'	
5	325.29	43.5'	326.30	44.51'	
6	327.61	43.5'	328.80	44.69'	

*MEASURED AT 10' INTERVALS AROUND PERIMETER OF BUILDING

SITE KEY

NOT TO SCALE

SEE SHEET 03 OF 29 FOR GRADING PLAN NOTES

GRADING/UTILITY GRAPHIC LEGEND

- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- EXIST. CABLE LINE
- PROP. CABLE LINE
- EXIST. ELECTRIC LINE
- PROP. ELECTRIC LINE
- EXIST. FIBER OPTIC LINE
- PROP. FIBER OPTIC LINE
- EXIST. GAS LINE
- PROP. GAS LINE
- EXIST. OVERHEAD WIRES
- PROP. OVERHEAD WIRES
- EXIST. TELEPHONE LINE
- PROP. TELEPHONE LINE
- EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
- PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
- EXIST. WATER SERVICE
- PROP. WATER SERVICE
- EXIST. FIRE SERVICE
- PROP. FIRE SERVICE
- EXIST. SANITARY SEWER LINE
- PROP. SANITARY SEWER LINE
- EXIST. FORCE MAIN
- PROP. FORCE MAIN
- EXIST. STORM DRAIN LINE
- PROP. STORM DRAIN LINE
- UNDERGROUND UTILITY QUALITY LEVEL
- EXIST. MINOR CONTOUR & ELEVATION
- EXIST. MAJOR CONTOUR & ELEVATION
- PROP. FINISH GRADE CONTOUR & ELEVATION

- EXIST. MONITORING WELL
- APPROX. TEST PIT LOCATION
- EXIST. SPOT ELEVATIONS
- EXIST. GUTTER ELEV.
- EXIST. TOP OF CURB ELEV.
- EXIST. FINISH FLOOR ELEV.
- EXIST. GARAGE FLOOR ELEV.
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. GAS VALVE
- EXIST. GAS METER
- EXIST. ELECTRIC METER
- EXIST. ELECTRIC BOX
- EXIST. CLEAN OUT
- EXIST. WELL
- EXIST. WATER SHUT OFF VALVE
- EXIST. TELEPHONE BOX
- EXIST. CABLE TV BOX
- EXIST. UTILITY POLE
- EXIST. GUY WIRE
- EXIST. LIGHT POLE
- EXIST. BUILDING LIGHT
- EXIST. SHOE BOX LIGHT
- EXIST. COBRA LIGHT POLE
- EXIST. TRAFFIC SIGNAL POLE
- EXIST. MANHOLE
- EXIST. "A" INLET
- EXIST. "B" INLET
- EXIST. "E" INLET
- EXIST. YARD INLET
- EXIST. FLARED END SECTION
- EXIST. HEADWALL

- G: 000.00 — PROP. GRADE SPOT ELEV.
- TC: 000.00 / G: 000.00 — PROP. TOP OF CURB & FINISHED GRADE ELEV.
- FF: 000.00 — PROP. FINISHED FLOOR ELEV.
- TW: 000.00 / GL: 000.00 — PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
- TC: 000.00 / CH: 000.00 / GL: 000.00 — PROP. TOP OF EXTENDED CURB, (CH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
- PROP. DIRECTION OF DRAINAGE FLOW ARROW
- PROP. WATER VALVE
- PROP. GAS VALVE
- PROP. STORM CLEANOUT
- PROP. SANITARY CLEANOUT
- PROP. AREA LIGHT
- PROP. OUTLET CONTROL STRUCTURE
- PROP. DRAINAGE MANHOLE
- PROP. SANITARY SEWER MANHOLE
- PROP. "A" INLET
- PROP. "B" INLET
- PROP. "E" INLET
- PROP. YARD INLET
- PROP. FLARED END SECTION
- PROP. HEADWALL

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DYNAMIC ENGINEERING CONSULTANTS, EARTH RESOURCE TECHNOLOGY

REV.	DATE	COMMENTS	BY
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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

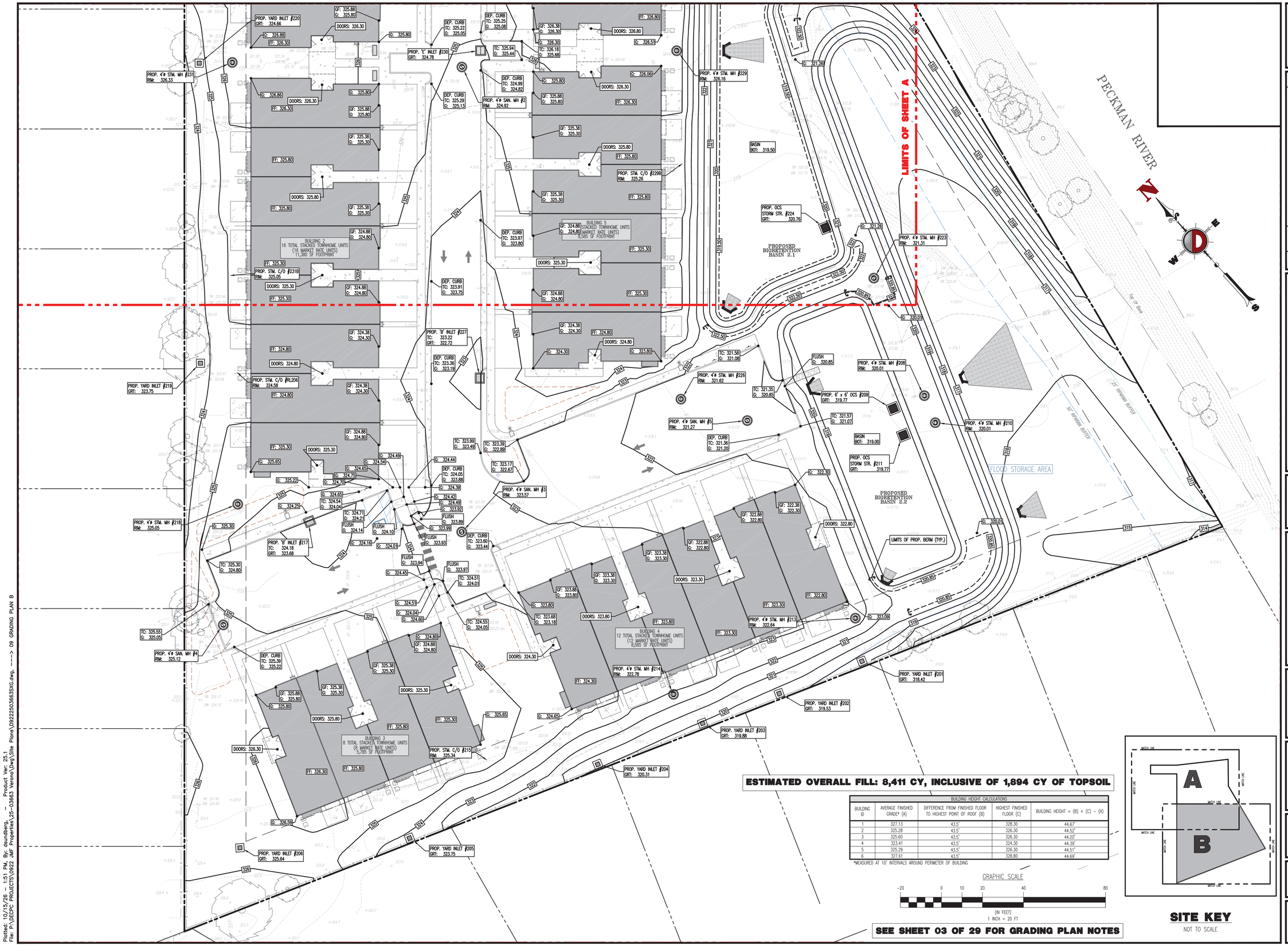
DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: GRADING PLAN A

SCALE: (H) 1"=20' (V) | DATE: 05/01/2026

PROJECT No: 0922-25-03663

SHEET No: 8 OF 29 | Rev. #: 4



ESTIMATED OVERALL FILL: 8,411 CY, INCLUSIVE OF 1,894 CY OF TOPSOIL

BUILDING HEIGHT CALCULATIONS

BUILDING ID	AVERAGE FINISHED GRADE* (A)	DIFFERENCE FROM FINISHED FLOOR TO HIGHEST POINT OF ROOF (B)	HIGHEST FINISHED FLOOR (C)	BUILDING HEIGHT = (B) + (C) – (A)
1	327.13	43.5'	328.30	44.67'
2	325.28	43.5'	326.30	44.52'
3	325.60	43.5'	326.30	44.20'
4	323.41	43.5'	324.30	44.39'
5	325.29	43.5'	326.30	44.51'
6	327.61	43.5'	328.80	44.69'

*MEASURED AT 10' INTERVALS AROUND PERIMETER OF BUILDING

GRAPHIC SCALE

–20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT

SEE SHEET 03 OF 29 FOR GRADING PLAN NOTES

SITE KEY
NOT TO SCALE

DYNAMIC ENGINEERING
SURVEYING • EARTH
GEOTECHNICAL • TRAFFIC

REV.	DATE	COMMENTS	BY
4	10/06/25	REVISIONS PER TOWNSHIP COMMENTS	ASD
3	07/29/25	REVISED PER NJDEP COMMENTS	ASD
2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/25	REVISED PER MUNICIPAL SUBMISSION	EMF

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PROJECT: GROVE STREET DEVELOPERS LLC
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: GRADING PLAN B

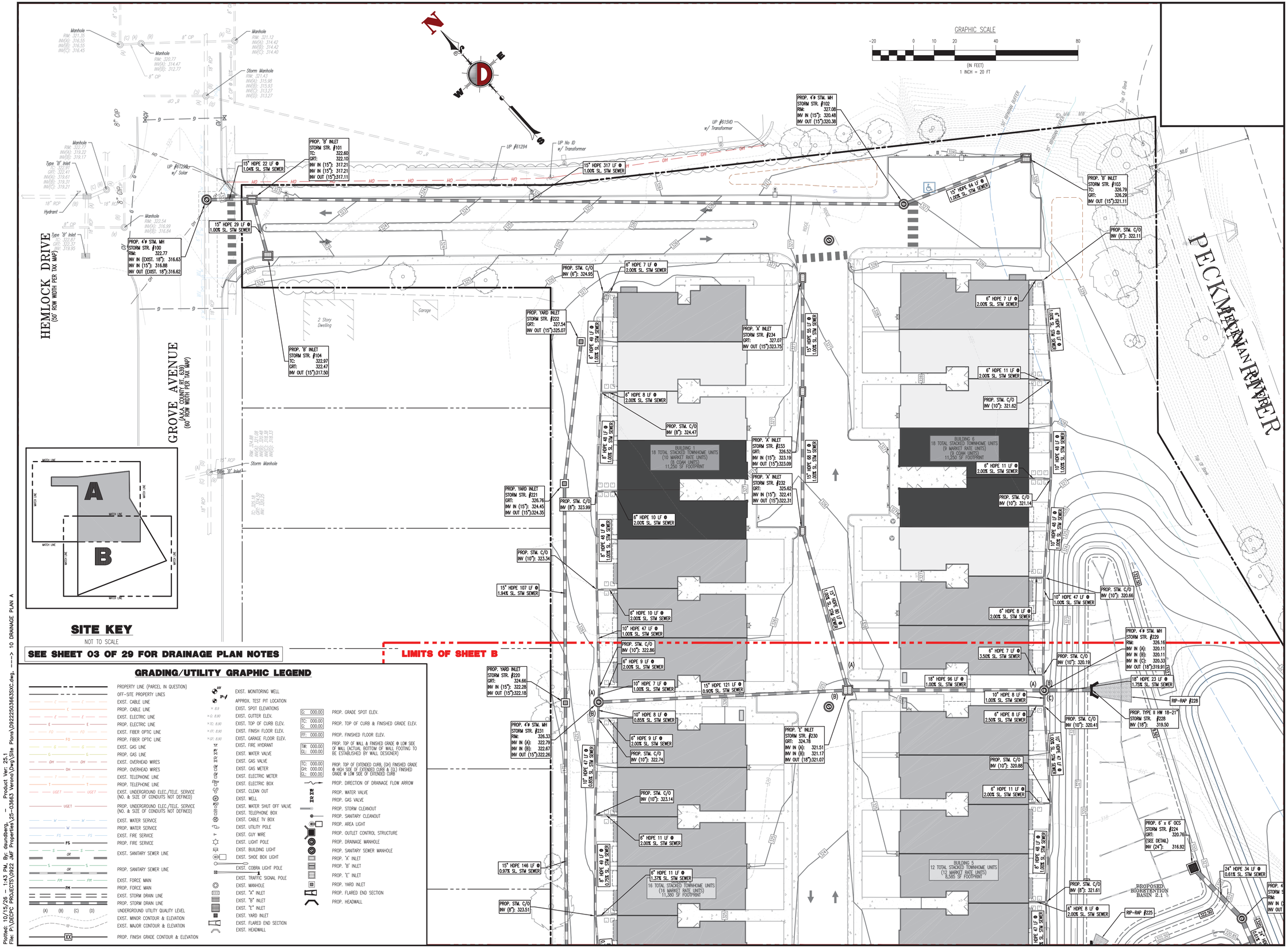
SCALE: (H) 1"=20' (V) | DATE: 05/01/2026

PROJECT No: 0922-25-03663

SHEET No: 9 OF 29 | Rev. #: 4

Plotted: 10/15/26 – 1:51 PM, By: dsundberg, – Product Ver: 25.1
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SITE KEY

NOT TO SCALE

SEE SHEET 03 OF 29 FOR DRAINAGE PLAN NOTES

GRADING/UTILITY GRAPHIC LEGEND

- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- EXIST. CABLE LINE
- PROP. CABLE LINE
- EXIST. ELECTRIC LINE
- PROP. ELECTRIC LINE
- EXIST. FIBER OPTIC LINE
- PROP. FIBER OPTIC LINE
- EXIST. GAS LINE
- PROP. GAS LINE
- EXIST. OVERHEAD WIRES
- PROP. OVERHEAD WIRES
- EXIST. TELEPHONE LINE
- PROP. TELEPHONE LINE
- EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
- PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
- EXIST. WATER SERVICE
- PROP. WATER SERVICE
- EXIST. FIRE SERVICE
- PROP. FIRE SERVICE
- EXIST. SANITARY SEWER LINE
- PROP. SANITARY SEWER LINE
- EXIST. FORCE MAIN
- PROP. FORCE MAIN
- EXIST. STORM DRAIN LINE
- PROP. STORM DRAIN LINE
- UNDERGROUND UTILITY QUALITY LEVEL
- EXIST. MINOR CONTOUR & ELEVATION
- EXIST. MAJOR CONTOUR & ELEVATION
- PROP. FINISH GRADE CONTOUR & ELEVATION

- EXIST. MONITORING WELL
- APPROX. TEST PIT LOCATION
- EXIST. SPOT ELEVATIONS
- EXIST. GUTTER ELEV.
- EXIST. TOP OF CURB ELEV.
- EXIST. FINISH FLOOR ELEV.
- EXIST. GARAGE FLOOR ELEV.
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. GAS VALVE
- EXIST. GAS METER
- EXIST. ELECTRIC METER
- EXIST. ELECTRIC BOX
- EXIST. CLEAN OUT
- EXIST. WELL
- EXIST. WATER SHUT OFF VALVE
- EXIST. TELEPHONE BOX
- EXIST. CABLE TV BOX
- EXIST. UTILITY POLE
- EXIST. GUY WIRE
- EXIST. LIGHT POLE
- EXIST. BUILDING LIGHT
- EXIST. SHOE BOX LIGHT
- EXIST. COBRA LIGHT POLE
- EXIST. TRAFFIC SIGNAL POLE
- EXIST. MANHOLE
- EXIST. "A" INLET
- EXIST. "B" INLET
- EXIST. "E" INLET
- EXIST. YARD INLET
- EXIST. FLARED END SECTION
- EXIST. HEADWALL

- PROP. GRADE SPOT ELEV.
- PROP. TOP OF CURB & FINISHED GRADE ELEV.
- PROP. FINISHED FLOOR ELEV.
- PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
- PROP. TOP OF EXTENDED CURB, (OH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
- PROP. DIRECTION OF DRAINAGE FLOW ARROW
- PROP. WATER VALVE
- PROP. GAS VALVE
- PROP. STORM CLEANOUT
- PROP. SANITARY CLEANOUT
- PROP. AREA LIGHT
- PROP. OUTLET CONTROL STRUCTURE
- PROP. DRAINAGE MANHOLE
- PROP. SANITARY SEWER MANHOLE
- PROP. "A" INLET
- PROP. "B" INLET
- PROP. "E" INLET
- PROP. YARD INLET
- PROP. FLARED END SECTION
- PROP. HEADWALL

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REV.	DATE	COMMENTS	BY
4	10/06/25	REVISIONS PER TOWNSHIP COMMENTS	ASD
3	07/29/25	REVISED PER NJDEP COMMENTS	ASD
2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/25	REVISED PER MUNICIPAL SUBMISSION	EMF

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NEW JERSEY LICENSE No. 41985

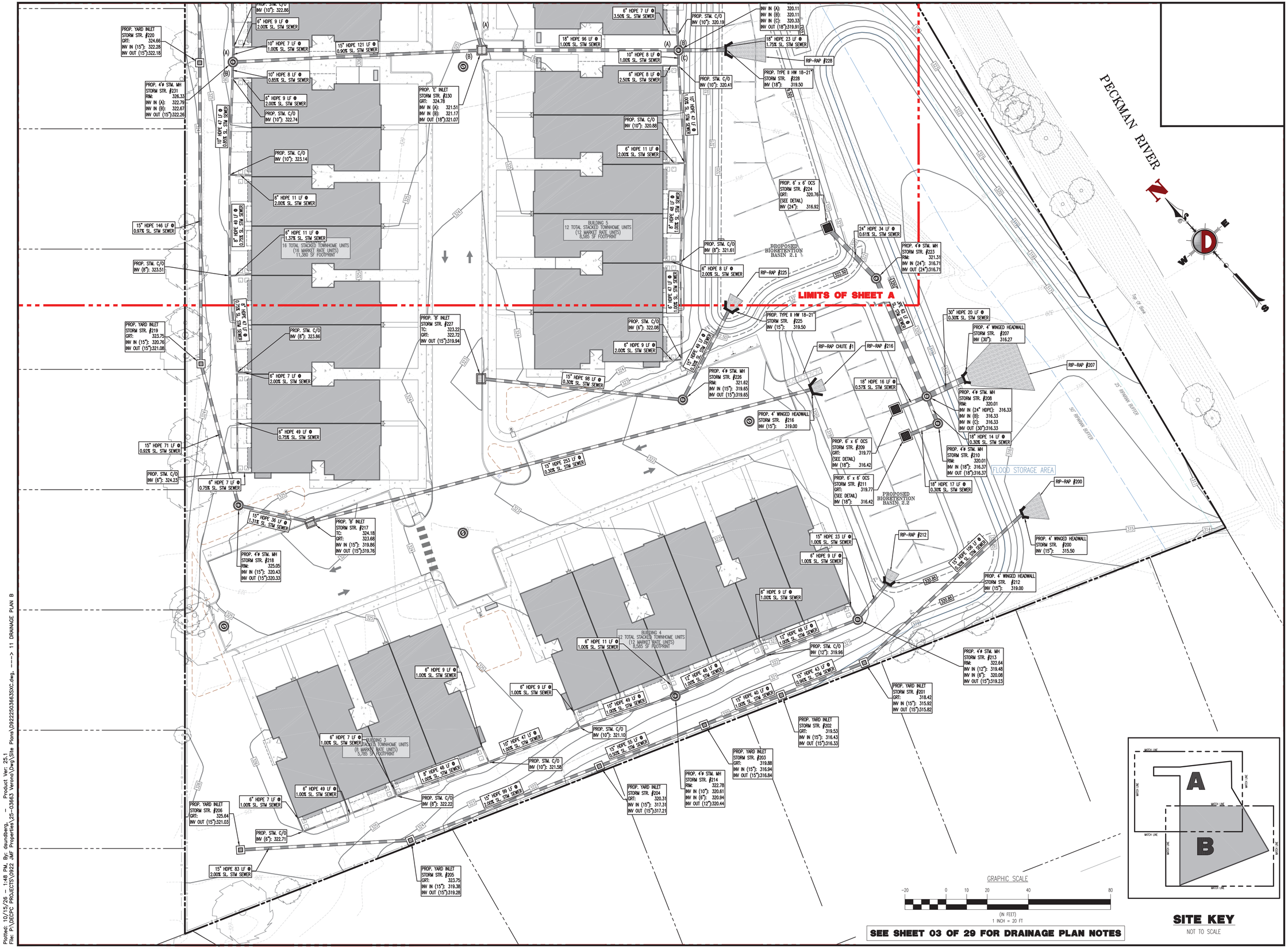
DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: DRAINAGE PLAN A

SCALE: (H) 1"=20' (V) | DATE: 05/01/2026

PROJECT No: 0922-25-03663

SHEET No: 10 OF 29 | Rev. #: 4



Plotted: 10/15/26 – 1:48 PM, By: dsundberg, – Product Ver: 25.1
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REV.	DATE	COMMENTS	BY
4	10/06/25	REVISIONS PER TOWNSHIP COMMENTS	ASD
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2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/25	REVISED PER MUNICIPAL SUBMISSION	EMF

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PROJECT: GROVE STREET DEVELOPERS LLC
PROPOSED TOWNHOUSE DEVELOPMENT
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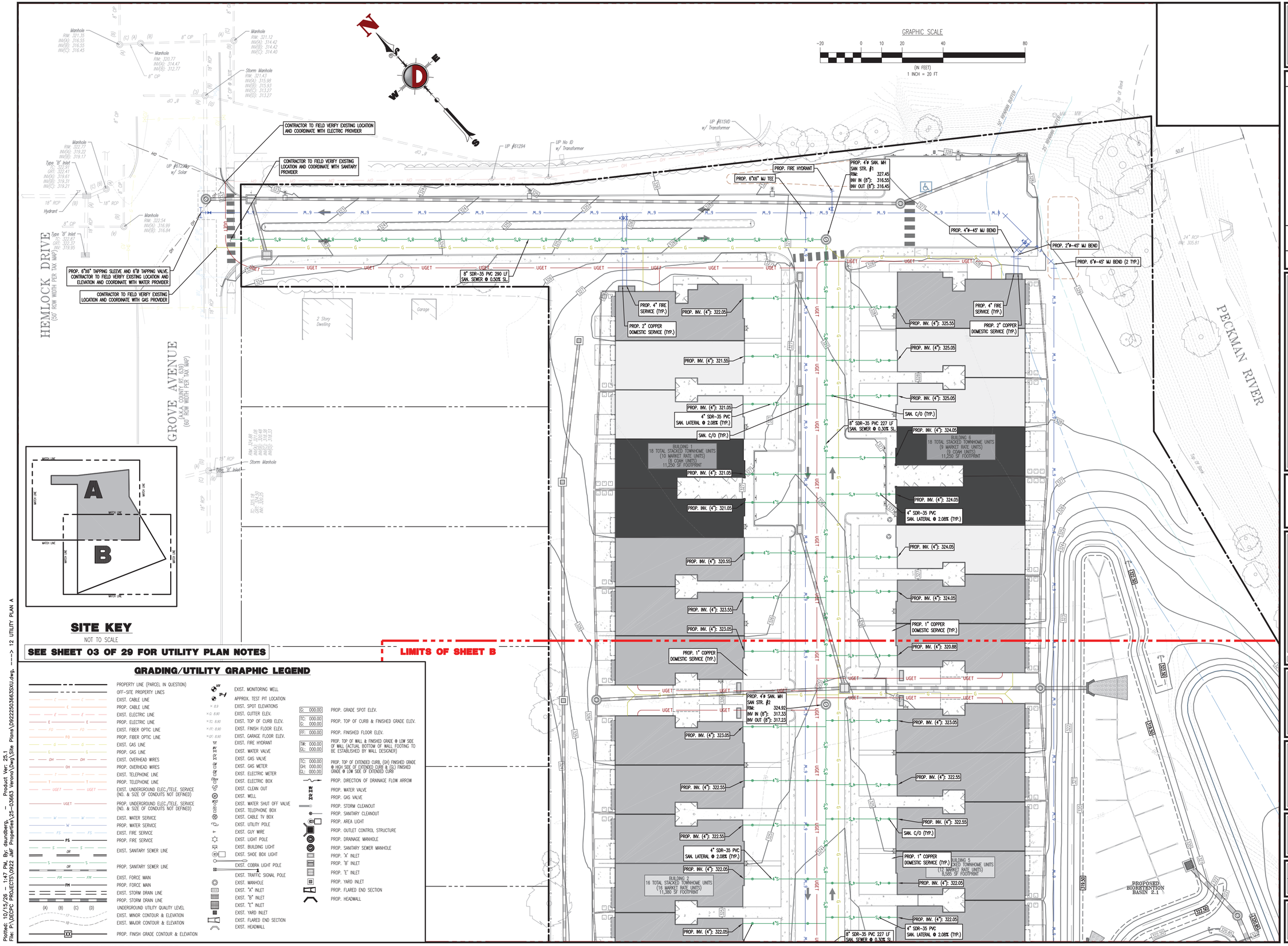
BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE:
DRAINAGE PLAN B

SCALE: (H) 1"=20' (V) | DATE: 05/01/2026
PROJECT No: 0922-25-03663

SHEET No: 11 OF 29 | Rev. #: 4



SITE KEY

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REV.	DATE	COMMENTS	BY
4	10/06/25	REVISIONS PER TOWNSHIP COMMENTS	ASD
3	07/29/25	REVISED PER NJDEP COMMENTS	ASD
2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/25	REVISED PER MUNICIPAL SUBMISSION	EMF

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PROJECT: **GROVE STREET DEVELOPERS LLC**
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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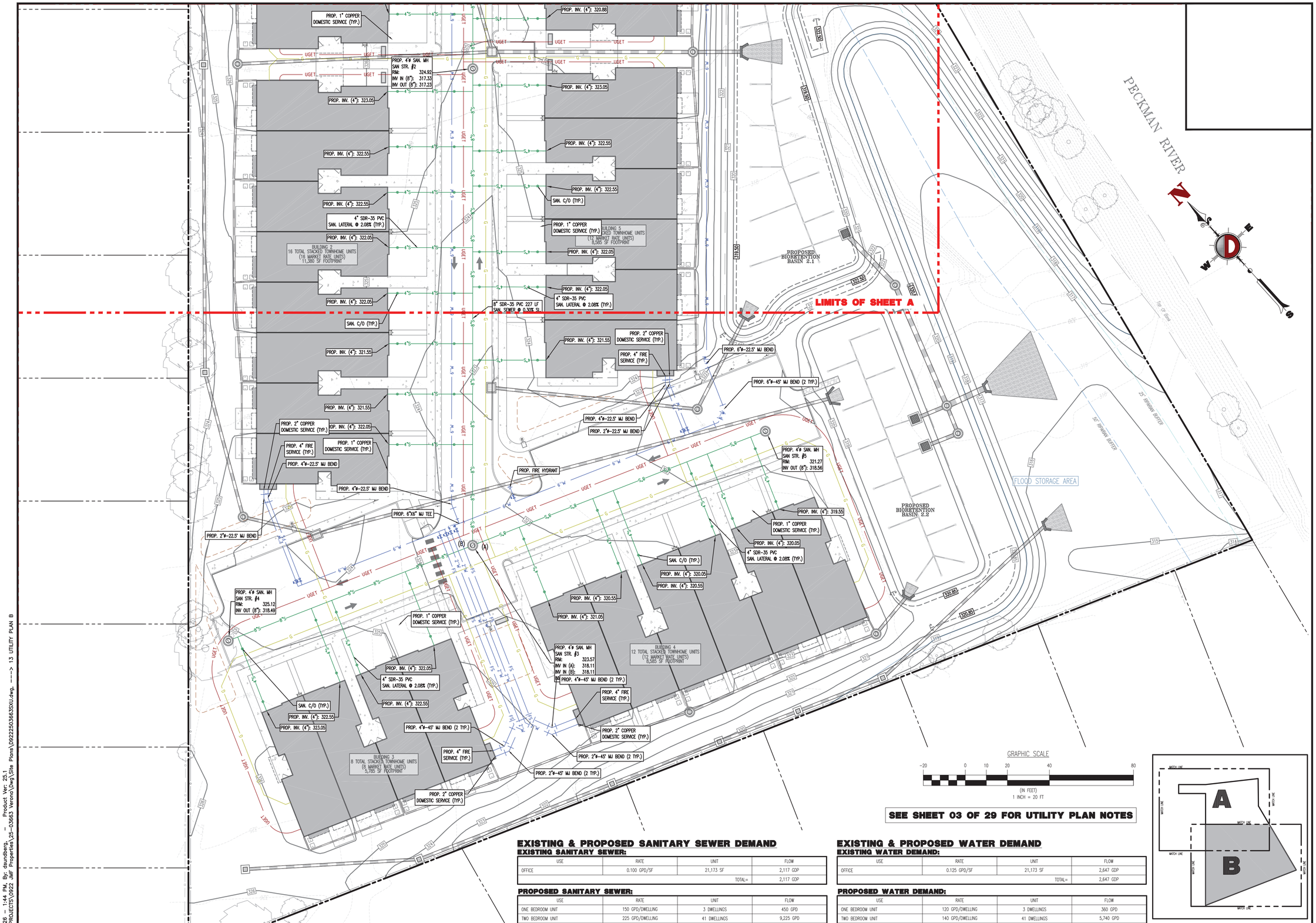
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NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE:
UTILITY PLAN A

SCALE: (H) 1"=20' (V) | DATE: 05/01/2026
PROJECT No: 0922-25-03663
SHEET No: 12 OF 29 | Rev. #: 4



SEE SHEET 03 OF 29 FOR UTILITY PLAN NOTES

EXISTING & PROPOSED SANITARY SEWER DEMAND

EXISTING SANITARY SEWER:

USE	RATE	UNIT	FLOW
OFFICE	0.100 GPD/SF	21,173 SF	2,117 GDP
		TOTAL=	2,117 GDP

PROPOSED SANITARY SEWER:

USE	RATE	UNIT	FLOW
ONE BEDROOM UNIT	150 GPD/DWELLING	3 DWELLINGS	450 GPD
TWO BEDROOM UNIT	225 GPD/DWELLING	41 DWELLINGS	9,225 GPD
THREE BEDROOM UNIT	300 GPD/DWELLING	40 DWELLINGS	12,000 GPD
		TOTAL=	21,675 GPD

NOTE:
FLOWS PER PROJECTED SANITARY SEWER FLOW CRITERIA [N.J.A.C. 7:14A-23.3].

EXISTING & PROPOSED WATER DEMAND

EXISTING WATER DEMAND:

USE	RATE	UNIT	FLOW
OFFICE	0.125 GPD/SF	21,173 SF	2,647 GDP
		TOTAL=	2,647 GDP

PROPOSED WATER DEMAND:

USE	RATE	UNIT	FLOW
ONE BEDROOM UNIT	120 GPD/DWELLING	3 DWELLINGS	360 GPD
TWO BEDROOM UNIT	140 GPD/DWELLING	41 DWELLINGS	5,740 GPD
THREE BEDROOM UNIT	200 GPD/DWELLING	40 DWELLINGS	8,000 GPD
		TOTAL=	14,100 GPD

NOTE:
FLOWS PER PROJECTED WATER DEMAND CRITERIA [N.J.A.C. 5:21-5.2(e)].

SITE KEY

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TRAFFIC • TRANSPORTATION

REV.	DATE	COMMENTS	BY
4	10/06/25	REVISIONS PER TOWNSHIP COMMENTS	ASD
3	07/29/25	REVISED PER NJDEP COMMENTS	ASD
2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/25	REVISED PER MUNICIPAL SUBMISSION	EMF

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PROJECT: GROVE STREET DEVELOPERS LLC
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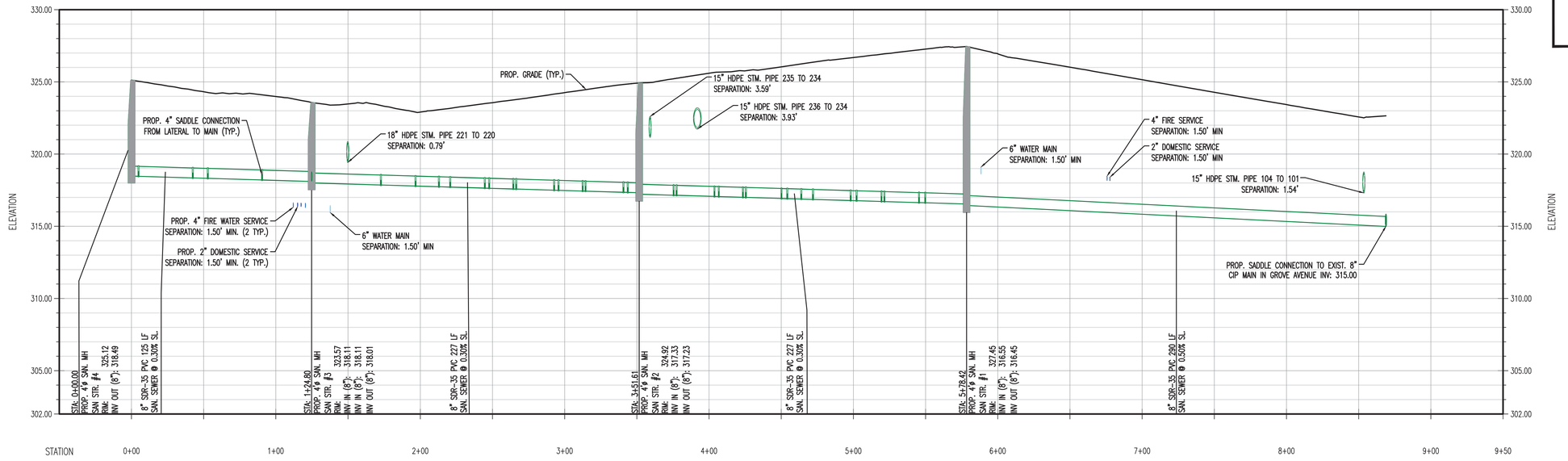
TITLE: UTILITY PLAN B

SCALE: (H) 1"=20' (V) | DATE: 05/01/2026
PROJECT No: 0922-25-03663

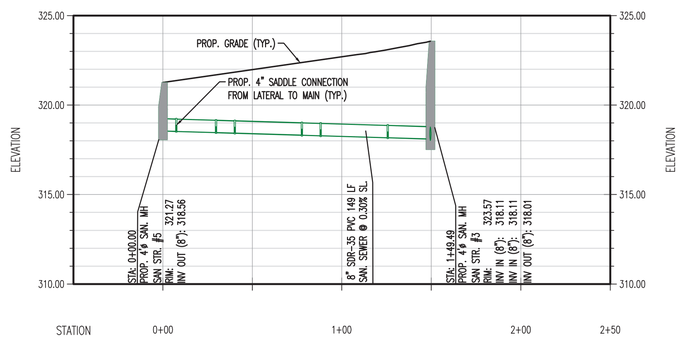
SHEET No: 13 OF 29 | Rev. #: 4

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File: P:\DECPC PROJECTS\0922 JMF Properties\25-03663 Verona\Dwg\Site Plans\09222503663SKU.dwg, ----> 13 UTILITY PLAN B

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PROFILE VIEW OF SAN STR #4 TO SADDLE CONNECTION
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



PROFILE VIEW OF SAN STR. #5 TO SAN STR. #3
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

WATER CROSSINGS LEGEND

- 2" DOMESTIC SERVICE
- 4" FIRE SERVICE
- 6" WATER MAIN

DYNAMIC ENGINEERING CONSULTANTS, P.C.
SURVEYORS • ENGINEERS • EARTH SCIENTISTS • TRAFFIC

BY	REV.	DATE	COMMENTS
EMF	1	06/02/26	REVISED PER MUNICIPAL SUBMISSION
ASD	2	06/19/26	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS
ASD	3	07/29/26	REVISED PER NJDEP COMMENTS
ASD	4	10/06/26	REVISIONS PER TOWNSHIP COMMENTS

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DRAWN BY: ASD | DESIGNED BY: MGS | CHECKED BY: DTS | CHECKED BY:

PROJECT: **GROVE STREET DEVELOPERS LLC**
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251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL
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TITLE: **SANITARY SEWER PROFILES**

SCALE: (H) 1"=40' (V) 1"=4' | DATE: 05/01/2026
PROJECT No: 0922-25-03663

SHEET No: 14 OF 29 | Rev. #: 4

Plotted: 10/15/26 - 1:51 PM, By: daundberg, - Product Ver: 25.1
File: P:\DEC/PC PROJECTS\0922 JMF Properties\25-03663 Verona\Dwg\Site Plans\0922250366 3SNU.dwg, ---> 14 SANITARY SEWER PROFILES

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THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SEE SHEET 17 OF 29 FOR LANDSCAPE PLAN NOTES

NOTE: PROPOSED LANDSCAPING TO BE WATERED BY AN IRRIGATION SYSTEM DESIGNED & INSTALLED BY OTHERS

HEMLOCK DRIVE
(50' ROW WIDTH PER TAX MAP)

GROVE AVENUE
(AKA COUNTY RT. 639)
(60' ROW WIDTH PER TAX MAP)

PECKMAN RIVER

LIMITS OF SHEET B

BUILDING 1
18 TOTAL STACKED TOWNHOME UNITS
(10 MARKET RATE UNITS)
(8 COAH UNITS)
11,250 SF FOOTPRINT

BUILDING 2
16 TOTAL STACKED TOWNHOME UNITS
(16 MARKET RATE UNITS)
11,380 SF FOOTPRINT

BUILDING 5
12 TOTAL STACKED TOWNHOME UNITS
(12 MARKET RATE UNITS)
9,585 SF FOOTPRINT

BUILDING 6
18 TOTAL STACKED TOWNHOME UNITS
(9 MARKET RATE UNITS)
(9 COAH UNITS)
11,250 SF FOOTPRINT

2 Story Dwelling

Garage

EXISTING VEGETATION TO REMAIN

PROPOSED BIORETENTION BASIN 2.1

NJBMP STANDARD BASIN PLANTING DESIGN (SEE BIO-RETENTION BASIN LANDSCAPE SCHEDULE)

SITE KEY

NOT TO SCALE

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT

SEE SHEET 17 OF 29 FOR LANDSCAPE PLAN NOTES

Plotted: 10/15/26 - 1:49 PM, By: dsundberg, - Product Ver: 25.1
File: P:\DEDPC PROJECTS\0922 JMF Properties\25-03663 Verona\Dwg\Site Plans\09222503663SL4.dwg, ---> 15 LANDSCAPE PLAN A

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REV.	DATE	COMMENTS	BY
4	10/06/26	REVISIONS PER TOWNSHIP COMMENTS	ASD
3	07/29/26	REVISED PER NJDEP COMMENTS	ASD
2	06/19/26	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	05/02/26	REVISED PER MUNICIPAL SUBMISSION	EMF

THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: EMF | DESIGNED BY: MCS | CHECKED BY: DTS | CHECKED BY:

PROJECT: **GROVE STREET DEVELOPERS LLC**
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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TITLE:
LANDSCAPE PLAN A

SCALE: (V) 1"=20' (H) ----- | DATE: 05/01/2026

PROJECT No: 0922-25-03663

SHEET No: 15 OF 29 | Rev. #: 4

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

LIMITS OF SHEET A

PECKMAN RIVER

BUILDING 2
16 TOTAL STACKED TOWNHOME UNITS
(16 MARKET RATE UNITS)
11,380 SF FOOTPRINT

BUILDING 5
12 TOTAL STACKED TOWNHOME UNITS
(12 MARKET RATE UNITS)
8,585 SF FOOTPRINT

BUILDING 4
12 TOTAL STACKED TOWNHOME UNITS
(12 MARKET RATE UNITES)
8,585 SF FOOTPRINT

BUILDING 3
8 TOTAL STACKED TOWNHOME UNITS
(8 MARKET RATE UNITES)
5,785 SF FOOTPRINT

PROPOSED BIORETENTION BASIN 2.1

PROPOSED BIORETENTION BASIN 2.2

NJBMP STANDARD BASIN PLANTING DESIGN (SEE BIO-RETENTION BASIN LANDSCAPE SCHEDULE)

FLOOD STORAGE AREA

EXISTING VEGETATION TO REMAIN

NOTE: PROPOSED LANDSCAPING TO BE WATERED BY AN IRRIGATION SYSTEM DESIGNED & INSTALLED BY OTHERS

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT

SEE SHEET 17 OF 29 FOR LANDSCAPE PLAN NOTES

SITE KEY
NOT TO SCALE

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GROUNDWATER, TRAFFIC

BY	REV.	DATE	COMMENTS
EMF	1	06/02/25	REVISED PER MUNICIPAL SUBMISSION
ASD	2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS
ASD	3	07/29/25	REVISED PER NJDEP COMMENTS
ASD	4	10/06/25	REVISIONS PER TOWNSHIP COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: EMF | DESIGNED BY: MCS | CHECKED BY: DTS | CHECKED BY:

PROJECT: GROVE STREET DEVELOPERS LLC
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
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DANIEL T. SEHNAL
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NEW JERSEY LICENSE No. 53572

TITLE: LANDSCAPE PLAN B

SCALE: (H) 1"=20' (V) | DATE: 05/01/2026
PROJECT No: 0922-25-03663

SHEET No: 16 OF 29 | Rev. #: 4

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INOSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL 'NOT' REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH 'WILT-PRUF' OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15 9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

ACER RUBRUM	POPULUS VARIETIES
BETULA VARIETIES	PRUNUS VARIETIES
CARPINUS VARIETIES	PYRUS VARIETIES
CRATAEGUS VARIETIES	QUERCUS VARIETIES
KOELREUTERIA	SALIX WEEPING VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES
PLATANUS ACERIFOLIA	

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOD STABILIZATION METHOD.

PLANTING SPECIFICATIONS

1. SCOPE OF WORK
   A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
   A. GENERAL – ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION), OR APPROVED EQUAL.
   B. PLANTS – ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
   C. TOPSOIL – LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, pH RANGE BETWEEN 4.5 – 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   D. MULCH – FOUR (4") INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH.
3. FERTILIZER AND SOIL CONDITIONER – PLANTED AREAS
   A. ORGANIC FERTILIZER – SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMIS".
   B. ORGANIC FERTILIZER AND SOIL CONDITIONER – SHALL BE "GRO– POWER" AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5–3–1): NITROGEN 5%. PHOSPHATE 3%, POTASH 1%. 50% HUMUS AND 15% HUMIC ACIDS.
4. GENERAL WORK PROCEDURES
   A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAYS WORK.
5. WEEDING
   A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING
   A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
7. SOIL CONDITIONING:
   A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
      20 POUNDS "GRO–POWER"
      100 POUNDS AGRICULTURAL GYPSUM
      20 POUNDS NITROFORM (COURSE) 38–0–0 BLUE CHIP
   SOIL MODIFICATIONS:
   A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS; USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
   B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
   C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
8. PLANTING
   POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
      1 PART PEAT MOSS BY VOLUME
      1 PART COW MANURE BY VOLUME
      3 PARTS TOPSOIL BY VOLUME
      21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
      2 TABLETS PER 1 GAL. PLANT
      3 TABLETS PER 5 GAL. PLANT
      4 TABLETS PER 15 GAL. PLANT
      LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
   B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
   C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
   D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
   E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
   F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
9. GROUND COVER
   A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
   C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
   D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE–EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE–EMERGENT. PRE–EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
    A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
    B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
    C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE
    A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
12. CLEANUP
    A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
    B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
    C. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90–DAY MAINTENANCE PERIOD.

LANDSCAPE COMPLIANCE CHART

ORDINANCE SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
§ 150–11.2A ENCLOSED USES	ANY ENCLOSED USE REQUIRE BY THIS CHAPTER TO BE LANDSCAPED SHALL BE PROVIDED WITH A FENCE OR A VISUAL SCREEN DESIGNED TO PRODUCE A DENSE COVER CONSISTING OF EVERGREEN OR EVERGREEN–TYPE HEDGES OR SHRUBS, SPACED AT INTERVALS OF NOT MORE THAN FIVE FEET, LOCATED AND MAINTAINED IN GOOD CONDITION WITHIN 10 FEET OF THE PROPERTY LINE OR AS SHALL BE DETERMINED BY THE PLANNING BOARD.	A FENCE AND PLANTED BUFFER IS PROVIDED WITHIN THE PROPOSED LANDSCAPE BUFFER AREA.	**COMPLIES**
§ 150–11.7B	PLANTING OF NATIVE SPECIES IS RECOMMENDED OVER AND ABOVE EXOTIC OR NON–NATIVE SPECIES. NATIVE PLANTS IN MANY PARTS OF THE U.S. ARE STRUGGLING BECAUSE OF CHANGES IN LAND USE, DEVELOPMENT PRACTICES, AND CLIMATE, POSING PROBLEMS FOR THE WILDLIFE SPECIES THAT DEPEND ON THEM FOR SUSTENANCE AND SANCTUARY. NATIVE PLANTS PROMOTE BIODIVERSITY AND ARE MORE ADAPTIVE TO THE LOCAL CLIMATE AND SOIL CONDITIONS AND THEREFORE REQUIRE LESS FERTILIZER OR PESTICIDES. NATIVE PLANTS GENERALLY REQUIRE LESS WATER AND HELP PREVENT SOIL EROSION. ACCORDINGLY, NATIVE SPECIES ARE RECOMMENDED OVER AND ABOVE EXOTIC OR NON–NATIVE SPECIES.	A MAJORITY OF NATIVE PLANTS HAVE BEEN PROVIDED.	**COMPLIES**
REDEVELOPMENT PLAN	(II) A MINIMUM SETBACK OF 30–FEET FROM THE REAR OF ANY TOWNHOUSE BUILDING (EXCLUSIVE OF REAR DECKS) TO THE NEAREST RESIDENTIAL PROPERTY LINE, THAT IS TO BE SCREENED WITH A BOARD–ON–BOARD FENCE AND A LANDSCAPING BUFFER THAT IS TO BE APPROXIMATELY 8–FEET IN WIDTH AND IS TO INCLUDING THE PLANTING OF MATURE TREES;	EVERGREEN TREES AND LARGE DECIDUOUS AND EVERGREEN SHRUBS HAVE BEEN PROVIDED WITHIN THE LANDSCAPE BUFFER ALONG WITH A BOARD ON BOARD FENCE.	**COMPLIES**

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE[1] [2] [3]	CONTAINER
DECIDUOUS TREE(S)					
AR	4	ACER RUBRUM	RED MAPLE	2 1/2–3" CAL.	B&B
LSH	3	LIQUIDAMBAR STYRACIFLUA 'HAPPDELL'	HAPPIDAZE® SWEET GUM	2 1/2–3" CAL.	B&B
NSD	4	NYSSA SYLVATICA 'DAVID ODOM'	AFTERBURNER® TUPELO	2 1/2–3" CAL.	B&B
PD	1	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2–3" CAL.	B&B
QP	4	QUERCUS PALUSTRIS	PIN OAK	2 1/2–3" CAL.	B&B
UAP	3	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2 1/2–3" CAL.	B&B
	19	SUBTOTAL:			
EVERGREEN TREE(S)					
CT	3	CHAMAECYPARIS THYOIDES	ALTANTIC WHITE CYPRESS	6–8'	B&B
IO	2	AMERICAN HOLLY	ILEX OPACA	6–8'	B&B
IOJK	2	ILEX OPACA 'JERSEY KNIGHT'	JERSEY KNIGHT AMERICAN HOLLY	6–8'	B&B
IOJP	12	ILEX OPACA 'JERSEY PRINCESS'	JERSEY PRINCESS AMERICAN HOLLY	6–8'	B&B
JV	3	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6–8'	B&B
JVB	19	JUNIPERUS VIRGINIANA 'BURKII'	BURK EASTERN REDCEDAR	6–8'	B&B
JVC	9	JUNIPERUS VIRGINIANA 'CORCORCOR'	EMERALD SENTINEL™ EASTERN REDCEDAR	6–8'	B&B
PSF	8	PINUS STROBUS 'FASTIGIATA'	PYRAMIDAL WHITE PINE	6–8'	B&B
	58	SUBTOTAL:			
ORNAMENTAL TREE(S)					
ACCS	4	AMELANCHER CANADENSIS	CANADIAN SERVICEBERRY	8–10'	B&B
CC	7	CERCIS CANADENSIS	EASTERN REDBUD	8–10'	B&B
CF	7	CORNUS FLORIDA	FLOWERING DOGWOOD	8–10'	B&B
CKR	4	CORNUS KOUSA 'RUTPINK'	SCARLET FIRE® KOUSA DOGWOOD	8–10'	B&B
CV	1	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8–10'	B&B
MV	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8–10'	B&B
	27	SUBTOTAL:			
DECIDUOUS SHRUB(S)					
AAB	29	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	24–30"	#5 CAN
CANJ	34	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24–30"	#5 CAN
CASC	72	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24–30"	#5 CAN
HAWW	9	HYDRANGEA ARBORESCENS 'NCHAS'	INVINCIBELLE® WEE WHITE HYDRANGEA	18–24"	#3 CAN
IVF	21	ITEA VIRGINICA 'SMNVMM'	FIZZY WIZZY® SWEETSPIRE	18–24"	#3 CAN
MP	11	MORELLA PENSYLVANICA	NORTHERN BAYBERRY	24–30"	#5 CAN
RV	32	RHODODENDRON VISCOSUM	SWAMP AZALEA	24–30"	#5 CAN
VDM	54	VIBURNUM DENTATUM 'MORTON'	NORTHERN BURGUNDY™ ARROWWOOD VIBURNUM	30–36"	#7 CAN
	262	SUBTOTAL:			
EVERGREEN SHRUB(S)					
IBPR	31	ILEX GLABRA 'SQUEEZE BOX'	SQUEEZE BOX INKBERRY HOLLY	30–36"	#5 CAN
IGS	44	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24–30"	#5 CAN
RM	21	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	30–36"	#7 CAN
	65	SUBTOTAL:			
GROUND COVER					
LMSB	104	LIROPE MUSCARI 'SUPER BLUE'	SUPER BLUE LILYTURF	1 GAL.	1" X 2"
	104	SUBTOTAL:			
GRASS(ES)					
CP	433	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	2 GAL.	CONTAINER
CR	120	CAREX ROSEA	ROSY SEDGE	2 GAL.	CONTAINER
PVCB	110	PANICUM VIRGATUM 'CAPE BREEZE'	CAPE BREEZE SWITCH GRASS	2 GAL.	CONTAINER
	663	SUBTOTAL:			

1. DECIDUOUS TREES PROPOSED WITHIN THE 15' LANDSCAPED BUFFER ALONG NEIGHBORING RESIDENTIAL USES SHALL BE PLANTED WITH A CAL. SIZE OF 3–3 1/2".
2. EVERGREEN TREES PROPOSED WITHIN THE 15' LANDSCAPED BUFFER ALONG NEIGHBORING RESIDENTIAL USES SHALL HAVE A PLANTING HEIGHT OF 8–10'.
3. ORNAMENTAL TREES PROPOSED WITHIN THE 15' LANDSCAPED BUFFER ALONG NEIGHBORING RESIDENTIAL USES SHALL HAVE A PLANTING HEIGHT OF 10–12'.

STABILIZATION SPECIFICATIONS - PERMANENT SEEDING:

TYPE A (FOR R.O.W. ONLY)	MINIMUM PURITY, PERCENT	MINIMUM GERMINATION, PERCENT	PERCENT TOTAL WEIGHT OF MIXTURE
KENTUCKY BLUEGRASS:	85	75	20
RED FESCUE:	95	80	35
KENTUCKY 31:	95	80	20
REDTOP:	92	85	10
PERENNIAL RYEGRASS:	98	85	10
WHITE CLOVER:	97	90	5

(SOW AT A RATE OF 4 LBS/1,000 SQ. FT.)

ALL OTHER SEEDING

HARD FESCUE: 2.7 LBS/1,000 SQ. FT. (120 LBS/AC.)
CREEPING FESCUE: 0.7 LBS/1,000 SQ. FT. (30 LBS/AC.)
PERENNIAL RYEGRASS: .25 LBS/1,000 SQ. FT. (10 LBS/AC.)

– PERMANENT STABILIZATION SPECIFICATIONS: MULCHING

A. MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ. FT.
B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.
C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
   (1) PEG AND TWINE
   (2) MULCH NETTING
   (3) LIQUID MULCH–BINDERS

BIO-RETENTION BASIN LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING	MATURE HEIGHT (FT)
SHADE TREE(S)							
QMX	4	QUERCUS MICHAUXII	SWAMP CHESTNUT OAK	2 1/2–3" CAL.	B+B	AS SHOWN	40–60'
DECIDUOUS SHRUB(S)							MATURE HEIGHT, SPREAD (FT)
IVSG	32	ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' / 'WINTER RED'	SOUTHERN GENTLEMAN / WINTER RED WINTERBERRY HOLLY	30–36"	#5 CAN	30" O.C.	6' X 8'
LB	32	LINDERA BENZOIN	SPICEBUSH	30–36"	#5 CAN	30" O.C.	6' X 12'
VD	32	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	30–36"	#5 CAN	30" O.C.	6' X 10'
	96						
ORNAMENTAL GRASS(ES)							
JE	32	JUNCUS EFFUSUS	SOFT RUSH	2 GAL.	CONTAINER	30" O.C.	4' X 1'
PVI	32	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.	CONTAINER	30" O.C.	4' X 3'
	64						

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
NOTE: PLANT SHRUBS AND GRASSES IN GROUPS OF 5–7 SAME SPECIES PLANTS, SPREAD RANDOMLY THROUGHOUT THE BASIN.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

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File: P:\DEC\PC PROJECTS\0922 JMF Properties\25–03663 Verona\Dwg\Site Plans\092225036SLA4.dwg, ----> 17 LANDSCAPE NOTES & DETAILS
– Product Ver: 25.1

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REV.	DATE	COMMENTS	DRAWN BY	DESIGNED BY	CHECKED BY
4	10/06/26	REVISIONS PER TOWNSHIP COMMENTS	EMF	MCS	DTS
3	07/29/26	REVISED PER NJDEP COMMENTS			
2	06/19/26	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS			
1	06/02/26	REVISED PER MUNICIPAL SUBMISSION			

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PROJECT: **GROVE STREET DEVELOPERS LLC**
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: **LANDSCAPE NOTES & DETAILS**

SCALE: (H) NOT TO (V) SCALE
DATE: 05/01/2026
PROJECT No: 0922–25–03663

SHEET No: **17** OF 29
Rev. #: 4

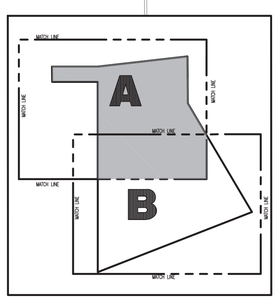
THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

HEMLOCK DRIVE
(50' ROW WIDTH PER TAX MAP)

GROVE AVENUE
(AKA COUNTY RT. 639)
(60' ROW WIDTH PER TAX MAP)

PECKMAN RIVER

LIMITS OF SHEET B



SITE KEY

NOT TO SCALE

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT

SEE SHEET 03 OF 29 FOR LIGHTING PLAN NOTES

SEE SHEET 26 OF 29 FOR LIGHTING CUT SHEETS

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File: P:\DEDPC PROJECTS\0922 JMF Properties\25-03663 Verona\Dwg\Site Plans\D922250366SXI.dwg, ----> 18 LIGHTING PLAN A

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BY	REV.	DATE	COMMENTS
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ASD	2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS
ASD	3	07/29/25	REVISED PER NJDEP COMMENTS
ASD	4	10/06/25	REVISIONS PER TOWNSHIP COMMENTS

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CHECKED BY:

PROJECT: **GROVE STREET DEVELOPERS LLC**
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
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DANIEL T. SEHNAL
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NEW JERSEY LICENSE No. 53572

TYTLE: LIGHTING PLAN A

SCALE: (H) 1"=20'
(V)
DATE: 05/01/2026
PROJECT No: 0922-25-03663

SHEET No: 18 OF 29
Rev. #: 4

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

LIMITS OF SHEET A

PECKMAN RIVER

Top of Bank

25' RIPARIAN BUFFER

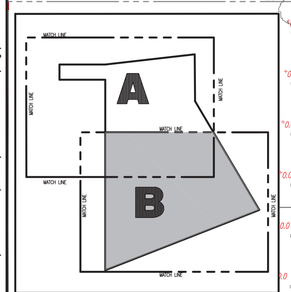
RIPARIAN WATER

1 fc

0.5 fc

SITE KEY

NOT TO SCALE



SEE SHEET 03 OF 29 FOR LIGHTING PLAN NOTES

SEE SHEET 26 OF 29 FOR LIGHTING CUT SHEETS

GRAPHIC SCALE

−20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT

STATISTICAL AREA SUMMARY

LABEL	UNITS	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.	DESCRIPTION
PARKING SPACES	Fc	1.85	3.8	0.8	2.31	4.75	10FT GRID
SITE	Fc	0.20	4.4	0.0	N/A	N/A	10FT GRID

SLS LIGHTING
242 OLD NEW BRUNSWICK ROAD, SUITE 230 C
PISCATAWAY, NEW JERSEY 08854
DESIGNER: MICHAEL MELOGRANO
PHONE: (973) 934-6225
EMAIL: MMELOGRANO@SLSLTG.COM

ISO CURVE LINES ARE MAINTAINED AND SHOWN AT 1.0 AND 0.5 FC.

(FM) – FLUSH MOUNT FOUNDATION (PED) – PEDESTAL FOUNDATION

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	WATTAGE	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
	2	A (WM3)	29	14'	SINGLE	0.850	NLS LIGHTING	NV-W-T3-16L-53-30K / Wall	NV-W-T3-16L-53-30K.IES
	20	B (WM4)	29	14'	SINGLE	0.850	NLS LIGHTING	NV-W-T4-16L-53-30K-UNV /	NV-W-T4-16L-53-30K.IES
	5	C (SA3H)	106	20'	SINGLE	0.850	NLS LIGHTING	NV-1-T3-32L-1-30K-UNV-HSS /	NV-1-T3-32L-1-30K-
	2	D (SA4)	105.46	20'	SINGLE	0.850	NLS LIGHTING	NV-1-T4-32L-1-30K-UNV /	NV-1-T4-32L-1-30K.IES
	1	E (SA4H)	106	20'	SINGLE	0.850	NLS LIGHTING, LLC	NV-1-T4-32L-1-30K-UNV-HSS /	NV-1-T4-32L-1-30K-

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REV.	DATE	COMMENTS	BY
4	10/06/26	REVISIONS PER TOWNSHIP COMMENTS	ASD
3	07/29/26	REVISED PER NJDEP COMMENTS	ASD
2	06/19/26	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/26	REVISED PER MUNICIPAL SUBMISSION	EMF

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DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: LIGHTING PLAN B

SCALE: (H) 1"=20' (V) | DATE: 05/01/2026

PROJECT No: 0922-25-03663

SHEET No: 19 OF 29 | Rev. #: 4

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY

PROP. STABILIZED CONSTRUCTION ENTRANCE

PROP. SILT FENCE

LIMIT OF DISTURBANCE

PROP. STOCKPILE LOCATION

HEMLOCK DRIVE
(50' ROW WIDTH PER TAX MAP)

GROVE AVENUE
(A/K/A COUNTY RT. 639)
(60' ROW WIDTH PER TAX MAP)

PECKMAN RIVER

BUILDING 1
18 TOTAL STACKED TOWNHOME UNITS
(10 MARKET RATE UNITS)
(8 COMM UNITS)
11,250 SF FOOTPRINT

BUILDING 5
16 TOTAL STACKED TOWNHOME UNITS
(16 MARKET RATE UNITS)
11,380 SF FOOTPRINT

BUILDING 6
18 TOTAL STACKED TOWNHOME UNITS
(9 MARKET RATE UNITS)
(9 COMM UNITS)
11,250 SF FOOTPRINT

PROPOSED BIORETENTION BASIN 2.1

SITE KEY

NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 INCH = ## FT

LIMIT OF DISTURBANCE = 234,531 SF. (5.38 Ac.)

SEE SHEET 22 OF 29 FOR SOIL EROSION NOTES

SOIL COMPACTION EXEMPTION NOTE

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

EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. TREE PROTECTION FENCE LINE
- PROP. INLET FILTER

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ASD	2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS
ASD	3	07/29/25	REVISED PER NJDEP COMMENTS
ASD	4	10/06/25	REVISIONS PER TOWNSHIP COMMENTS

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DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN A**

SCALE: (V) 1"=20' (H) | DATE: 05/01/2026
PROJECT No: 0922-25-03663

SHEET No: 20 OF 29 | Rev. #: 4

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY

PECKMAN RIVER

PROP. TREE PROTECTION FENCE

PROP. YARD INLET STORM STR. #220 GRT: 324.66 INV IN (15"): 322.28 INV OUT (15"):322.18

PROP. 4'Ø STM. MH STORM STR. #231 RIM: 326.33 INV IN (A): 322.79 INV IN (B): 322.67 INV OUT (15"):322.26

PROP. STM. C/O INV (10"): 322.86

6" HDPE 9 LF @ 2.00% SL. STM SEWER

10" HDPE 7 LF @ 1.00% SL. STM SEWER

15" HDPE 121 LF @ 0.90% SL. STM SEWER

10" HDPE 8 LF @ 0.85% SL. STM SEWER

6" HDPE 9 LF @ 2.00% SL. STM SEWER

PROP. STM. C/O INV (10"): 322.74

14" HDPE 47 LF @ 0.85% SL. STM SEWER

PROP. STM. C/O INV (10"): 323.14

6" HDPE 11 LF @ 2.00% SL. STM SEWER

15" HDPE 146 LF @ 0.97% SL. STM SEWER

PROP. STM. C/O INV (8"): 323.51

PROP. YARD INLET STORM STR. #219 GRT: 323.75 INV IN (15"): 320.76 INV OUT (15"):321.08

PROP. STM. C/O INV (8"): 323.86

6" HDPE 7 LF @ 2.00% SL. STM SEWER

15" HDPE 71 LF @ 0.92% SL. STM SEWER

PROP. STM. C/O INV (6"): 324.23

6" HDPE 7 LF @ 0.75% SL. STM SEWER

15" HDPE 36 LF @ 1.31% SL. STM SEWER

PROP. 4'Ø STM. MH STORM STR. #218 RIM: 325.05 INV IN (15"): 320.43 INV OUT (15"):320.33

TC: 325.55 G: 325.05

PROP. YARD INLET STORM STR. #206 GRT: 325.64 INV OUT (15"):321.03

PROP. STM. C/O INV (6"): 322.71

15" HDPE 83 LF @ 2.00% SL. STM SEWER

PROP. 'E' INLET STORM STR. #230 GRT: 324.78 INV IN (A): 321.51 INV IN (B): 321.17 INV OUT (18"):321.07

DEP. CURB TC: 325.25 G: 325.08

DEP. CURB TC: 325.22 G: 325.05

DEP. CURB TC: 324.99 G: 324.82

DEP. CURB TC: 323.97 G: 323.80

DEP. CURB TC: 323.91 G: 323.75

DEP. CURB TC: 323.36 G: 323.19

DEP. CURB TC: 325.39 G: 325.22

DEP. CURB TC: 324.05 G: 323.88

DEP. CURB TC: 323.60 G: 323.44

DEP. CURB TC: 321.36 G: 321.20

PROP. 'B' INLET STORM STR. #227 TC: 323.22 GRT: 322.72 INV OUT (15"):319.94

PROP. 'B' INLET STORM STR. #217 TC: 324.18 GRT: 323.68 INV IN (15"): 319.88 INV OUT (15"):319.76

FLUSH G: 324.10

FLUSH G: 324.01

FLUSH G: 323.93

FLUSH G: 323.89

FLUSH G: 323.97

FLUSH G: 323.94

FLUSH G: 323.92

FLUSH G: 324.49

6" HDPE 7 LF @ 3.50% SL. STM SEWER

18" HDPE 96 LF @ 1.00% SL. STM SEWER

10" HDPE 8 LF @ 1.00% SL. STM SEWER

6" HDPE 8 LF @ 2.50% SL. STM SEWER

6" HDPE 11 LF @ 2.00% SL. STM SEWER

6" HDPE 48 LF @ 1.00% SL. STM SEWER

6" HDPE 47 LF @ 1.00% SL. STM SEWER

6" HDPE 9 LF @ 2.00% SL. STM SEWER

15" HDPE 98 LF @ 0.30% SL. STM SEWER

15" HDPE 253 LF @ 0.30% SL. STM SEWER

15" HDPE 38 LF @ 1.31% SL. STM SEWER

6" HDPE 9 LF @ 1.00% SL. STM SEWER

6" HDPE 11 LF @ 1.00% SL. STM SEWER

6" HDPE 9 LF @ 1.00% SL. STM SEWER

6" HDPE 7 LF @ 1.00% SL. STM SEWER

6" HDPE 49 LF @ 1.00% SL. STM SEWER

6" HDPE 45 LF @ 1.00% SL. STM SEWER

10" HDPE 41 LF @ 1.00% SL. STM SEWER

15" HDPE 99 LF @ 2.00% SL. STM SEWER

10" HDPE 49 LF @ 1.00% SL. STM SEWER

15" HDPE 55 LF @ 1.00% SL. STM SEWER

15" HDPE 40 LF @ 1.00% SL. STM SEWER

12" HDPE 48 LF @ 1.00% SL. STM SEWER

15" HDPE 43 LF @ 1.00% SL. STM SEWER

15" HDPE 108 LF @ 1.00% SL. STM SEWER

PROP. STM. C/O INV (10"): 320.19

PROP. STM. C/O INV (10"): 320.41

PROP. STM. C/O INV (10"): 320.88

PROP. STM. C/O INV (6"): 322.08

PROP. STM. C/O INV (8"): 321.61

PROP. STM. C/O INV (10"): 321.10

PROP. STM. C/O INV (10"): 321.58

PROP. STM. C/O INV (8"): 322.02

PROP. STM. C/O INV (12"): 319.96

PROP. TYPE II HW 18-21" STORM STR. #228 INV (18"): 319.50

BASIN BOT: 319.50

18" HDPE 23 LF @ 1.75% SL. STM SEWER

RIP-RAP #228

PROP. 6' x 6' OCS STORM STR. #224 GRT: 320.76 (SEE DETAIL) INV (24"): 316.92

RIP-RAP #225

PROP. TYPE II HW 18-21" STORM STR. #225 INV (15"): 319.50

24" HDPE 34 LF @ 0.61% SL. STM SEWER

PROP. 4'Ø STM. MH STORM STR. #223 RIM: 321.31 INV IN (24"): 316.71 INV OUT (24"):316.71

30" HDPE 20 LF @ 0.30% SL. STM SEWER

PROP. 4' WINGED HEADWALL STORM STR. #207 INV (30"): 316.27

RIP-RAP #207

RIP-RAP CHUTE #1

RIP-RAP #216

FLUSH G: 320.85

PROP. 4'Ø STM. MH STORM STR. #226 RIM: 321.62 INV IN (15"): 319.65 INV OUT (15"):319.65

TC: 321.58 G: 321.08

TC: 321.35 G: 320.85

18" HDPE 16 LF @ 0.57% SL. STM SEWER

PROP. 4'Ø STM. MH STORM STR. #208 RIM: 320.01 INV IN (24" HDPE): 316.33 INV IN (8): 316.33 INV IN (C): 316.33 INV OUT (30"):316.33

18" HDPE 14 LF @ 0.30% SL. STM SEWER

PROP. 4'Ø STM. MH STORM STR. #210 RIM: 320.01 INV IN (18"): 316.37 INV OUT (18"):316.37

PROP. 4' WINGED HEADWALL STORM STR. #216 INV (15"): 319.00

TC: 321.57 G: 321.07

PROP. 6' x 6' OCS STORM STR. #209 GRT: 319.77 (SEE DETAIL) INV (18"): 316.42

18" HDPE 17 LF @ 0.30% SL. STM SEWER

PROP. 6' x 6' OCS STORM STR. #211 GRT: 319.77 (SEE DETAIL) INV (18"): 316.42

RIP-RAP #200

RIP-RAP #212 LIMITS OF PROP. BERM (TYP.)

PROP. 4' WINGED HEADWALL STORM STR. #200 INV (15"): 315.50

PROP. 4' WINGED HEADWALL STORM STR. #212 INV (15"): 319.00

15" HDPE 23 LF @ 1.00% SL. STM SEWER

6" HDPE 9 LF @ 1.00% SL. STM SEWER

PROP. 4'Ø STM. MH STORM STR. #213 RIM: 322.64 INV IN (12"): 319.48 INV IN (6"): 320.08 INV OUT (15"):319.23

PROP. YARD INLET STORM STR. #201 GRT: 318.42 INV IN (15"): 315.92 INV OUT (15"):315.82

PROP. YARD INLET STORM STR. #202 GRT: 319.53 INV IN (15"): 316.43 INV OUT (15"):316.33

PROP. YARD INLET STORM STR. #203 GRT: 319.88 INV IN (15"): 316.94 INV OUT (15"):316.84

PROP. 4'Ø STM. MH STORM STR. #214 RIM: 322.78 INV IN (10"): 320.61 INV IN (6"): 320.94 INV OUT (12"):320.44

PROP. YARD INLET STORM STR. #204 GRT: 320.31 INV IN (15"): 317.31 INV OUT (15"):317.21

PROP. YARD INLET STORM STR. #205 GRT: 323.75 INV IN (15"): 319.38 INV OUT (15"):319.28

BUILDING 5 STACKED TOWNHOME UNITS (5 MARKET RATE UNITS) 5,585 SF FOOTPRINT

BUILDING 4 2 TOTAL STACKED TOWNHOME UNITS (12 MARKET RATE UNITS) 8,055 SF FOOTPRINT

BUILDING 3 STACKED TOWNHOME UNITS (8 MARKET RATE UNITS) 5,785 SF FOOTPRINT

16 TOTAL STACKED TOWNHOME UNITS (16 MARKET RATE UNITS) 11,380 SF FOOTPRINT

PROPOSED BIORETENTION BASIN 2.1

PROPOSED BIORETENTION BASIN 2.2

FLOOD STORAGE AREA

25 BINNAN BUFFER

50' BINNAN BUFFER

top of bank

LIMIT OF DISTURBANCE = 234,531 SF. (5.38 Ac.)

SEE SHEET 22 OF 29 FOR SOIL EROSION NOTES

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)

1 INCH = 20 FT

SOIL COMPACTION EXEMPTION NOTE

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

EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- SF — SF — PROP. SILT FENCE LINE
- TPF — TPF — PROP. TREE PROTECTION FENCE LINE
- PROP. INLET FILTER

SITE KEY

NOT TO SCALE

MATCH LINE — A — MATCH LINE — B — MATCH LINE

DYNAMIC ENGINEERING · ENVIRONMENTAL · EARTH · GEOTECH · TRAFFIC

REV.	DATE	COMMENTS	BY
4	10/06/25	REVISIONS PER TOWNSHIP COMMENTS	ASD
3	07/29/25	REVISED PER NJDEP COMMENTS	ASD
2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/25	REVISED PER MUNICIPAL SUBMISSION	EMF

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: XXX | DESIGNED BY: MCS | CHECKED BY: DTS | CHECKED BY:

PROJECT: **GROVE STREET DEVELOPERS LLC**
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN B

SCALE: (H) 1"=20' (V) | DATE: 05/01/2026

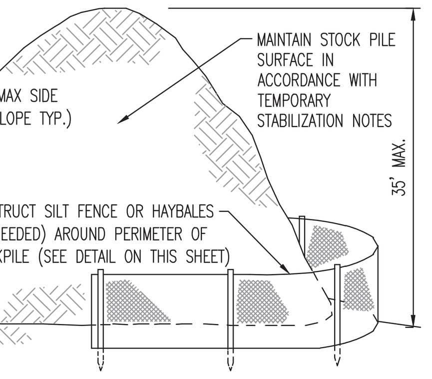
PROJECT No: 0922-25-03663

SHEET No: 21 OF 29 | Rev. #: 4

Plotted: 10/15/26 – 1:52 PM, By: dsundberg, – Product Ver: 25.1
File: P:\DEC\PC PROJECTS\0922 JMF Properties\25-03663 Verona\Dwg\Site Plans\092225036353E4.dwg, ----> 21 SOIL EROSION & SEDIMENT CONTROL PLAN B

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THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY



TEMPORARY STOCKPILE DETAIL

NOT TO SCALE

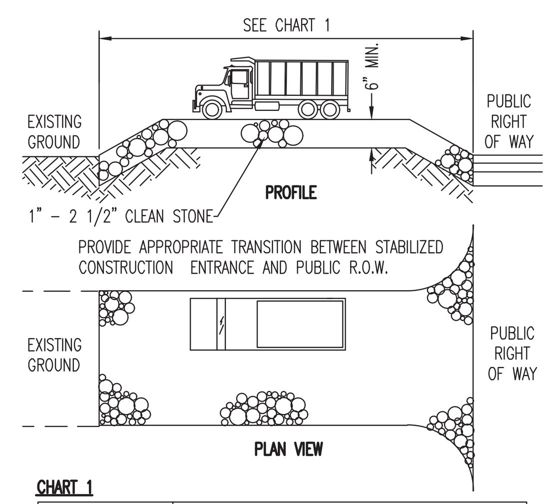


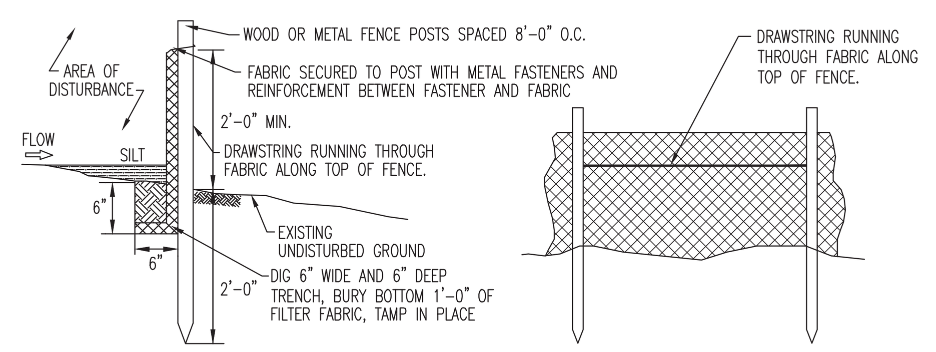
CHART 1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE

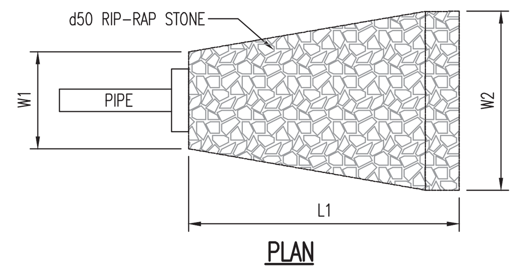
NOT TO SCALE



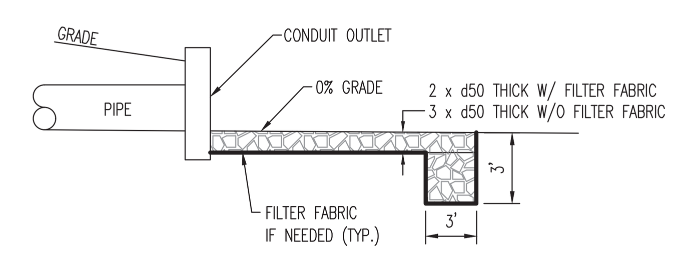
1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5 PERCENT
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE TOWNSHIP ENGINEER OR SOIL CONSERVATION DISTRICT.
6. THE BARRIER SHALL BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. FENCE POSTS SHALL BE SPACED 8 FEET CENTER–TO–CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD A MIN. DIAMETER THICKNESS OF 1 1/2 INCHES.
8. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
9. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE GROUND. FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL

NOT TO SCALE



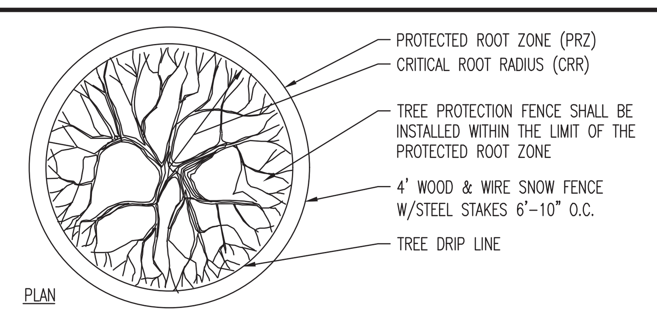
RIP RAP #	W1	L1	W2	d50	TH
200	4.0'	11.0'	14.0'	6"	12" (W/ FILTER FABRIC)
207	8.0'	28.0'	35.0'	9"	12" (W/ FILTER FABRIC)
212	4.0'	6.0'	6.0'	6"	12" (W/ FILTER FABRIC)
216	4.0'	6.0'	6.0'	6"	12" (W/ FILTER FABRIC)
225	4.0'	7.0'	7.0'	6"	12" (W/ FILTER FABRIC)
228	5.0'	19.0'	12.0'	6"	12" (W/ FILTER FABRIC)

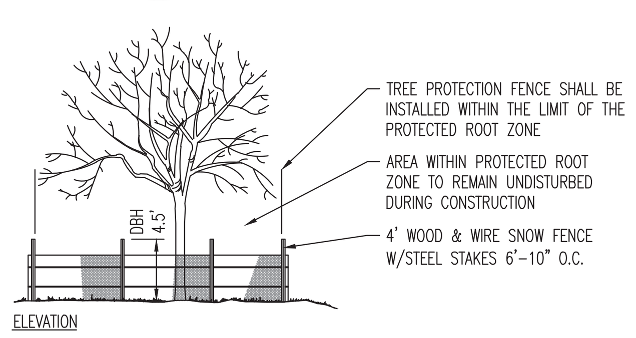


NOTE:
1. FILTER FABRIC SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL IN NJ.

RIP-RAP DETAIL

NOT TO SCALE



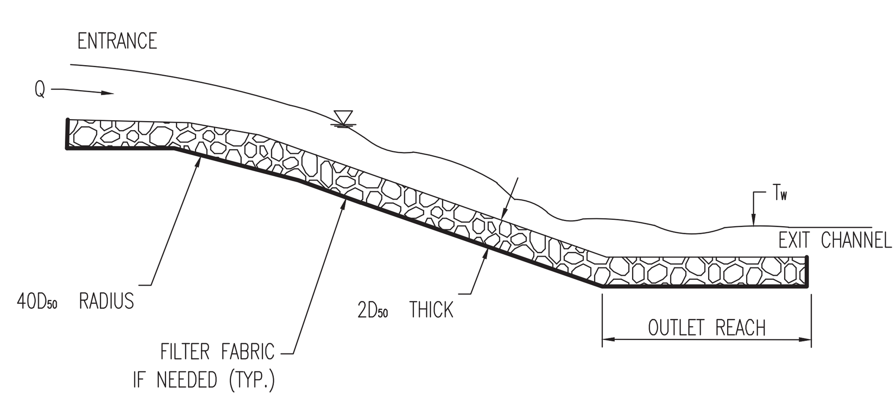


ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR)
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET

DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

NOT TO SCALE

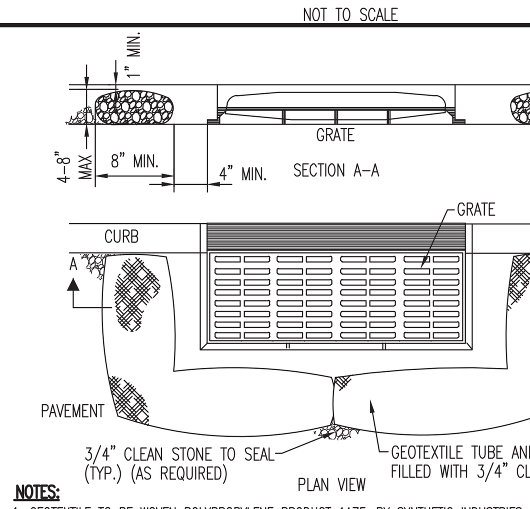


RIP–RAP LINED CHUTE #	d50	WIDTH	ROCK LAYER THICKNESS	HORIZONTAL OUTLET REACH LENGTH	RADIUS
1	6"	3'	12"	7.5'	20'

NOTE:
1. FILTER FABRIC SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL IN NJ.

RIP-RAP LINED CHUTE DETAIL

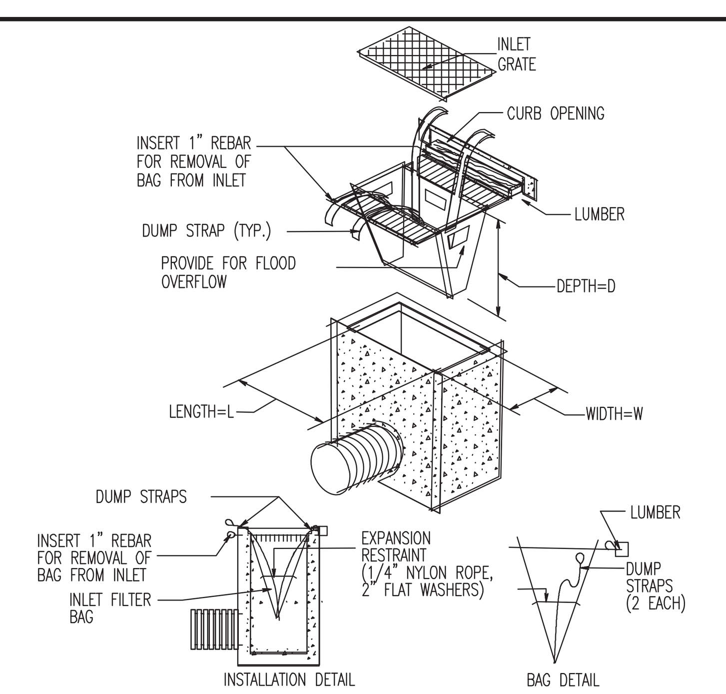
NOT TO SCALE



NOTES:
1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUAL.
2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.
4. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
5. 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.
6. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.

INLET FILTER, TYPE 1

NOT FOR USE WITHIN NJDOT RIGHT–OF–WAY



INLET FILTER, TYPE 2

ACCEPTABLE FOR USE WITHIN NJDOT RIGHT–OF–WAY

INLET FILTER COMBINED DETAIL

NOT TO SCALE

SEQUENCE OF CONSTRUCTION:

PHASE 1: INSTALL SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING. (1 WEEK)
PHASE 2: DEMOLISH EXISTING SITE IMPROVEMENTS. (3 WEEKS)
PHASE 3: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION. (4 WEEKS)
PHASE 4: EXCAVATION, CONSTRUCTION, AND STABILIZATION OF DETENTION BASIN(S), EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES. (10 WEEKS)
PHASE 5: EXCAVATE FOR BUILDING FOUNDATION. (10 WEEKS)
PHASE 6: COMPLETE BUILDING CONSTRUCTION. (36 WEEKS)
PHASE 7: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES. (7 WEEKS)
PHASE 8: FINAL GRADING ON SITE. (5 WEEKS)
PHASE 9: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING. (5 WEEKS)
PHASE 10: REMOVE ALL SOIL EROSION SEDIMENT CONTROL MEASURES. (1 WEEK)

STANDARD FOR DUST CONTROL

DEFINITION – THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.
PURPOSE – TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON–AND OFF– SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.
WHERE APPLICABLE – THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
MULCHES – SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY
VEGETATIVE COVER – SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD.
SPRAY–ON ADHESIVES – ON MINERAL SOILS (NOT EFFECTIVE ON MOCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT	7:1	COARSE SPRAY	1,200
EMULSION			
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300

TILLAGE – TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL–TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING – TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
SPRINKLING – SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
CALCIUM CHLORIDE – SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
STONE – COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

STANDARD FOR STABILIZATION WITH MULCH ONLY

1. SITE PREPARATION
   A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
   B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

2. PROTECTIVE MATERIALS
   A. UNROTTED SMALL–GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 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. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
   B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
   C. WOOD–FIBER OR PAPER–FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
   D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
   E. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
   F. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C–33) IS RECOMMENDED.

3. MULCH ANCHORING – SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
   A. PEG AND TWINE
   B. MULCH NETTINGS
   C. CRIMPER MULCH ANCHORING COULTER TOOL
   D. LIQUID MULCH–BINDERS

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
   A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
   B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
   C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
   D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE–STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

2. SEEDBED PREPARATION
   A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO–OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/).
   – FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10–10–10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE–HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE–HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
   B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING–TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
   C. HIGH ACID PRODUCING SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID–PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

3. SEEDING
   A. PERMANENT VEGETATIVE MIXTURES & PLANTING RATES

GENERAL LAWN AREAS (SCD MIX 13 FROM TABLE 4)

(1)	HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE –	175 LBS/ACRE	4 LBS/1000 SQ.FT.
(2)	PERENNIAL RYEGRASS –	45 LBS/ACRE	1 LBS/1000 SQ.FT.
(3)	KENTUCKY BLUEGRASS (BLEND) –	45 LBS/ACRE	1 LBS/1000 SQ.FT.

BASIN AREAS (SCD MIX 9 FROM TABLE 4)

(1)	DEER TONGUE –	20 LBS/ACRE	0.45 LBS/1000 SQ.FT.
(2)	REDTOP –	2 LBS/ACRE	0.05 LBS/1000 SQ.FT.
(3)	WILD RYE (ELYMUS) –	15 LBS/ACRE	0.35 LBS/1000 SQ.FT.
(4)	SWITCHGRASS –	25 LBS/ACRE	0.60 LBS/1000 SQ.FT.

   B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE–TEXTURED SOIL.
   C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED–TO–SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
   D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER–MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORTFIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4–MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

4. MULCHING

   MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
   A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH–BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER–BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

   APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND–SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

   ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST.
1. PEG AND TWINE
2. MULCH NETTINGS
3. CRIMPER MULCH ANCHORING COULTER TOOL
4. LIQUID MULCH–BINDERS
   B. WOOD–FIBER OR PAPER–FIBER MULCH – SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
   C. PELLETIZED MULCH – COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO–POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60–75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEEDSEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SOIL EROSION & SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 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.

STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
   A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19–1.
   B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
   C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. SEEDBED PREPARATION
   A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO–OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES.
   – FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10–20–10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
   – CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
   B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
   C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED IN ACCORDANCE WITH THE ABOVE.
   D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1–1.
3. SEEDING
   A. TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTHS
   – COOL SEASON GRASSES:
   (1) PERENNIAL RYEGRASS – 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 0.5 INCHES.
   (2) SPRING OATS – 86 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
   (3) WINTER BARLEY – 96 LBS / ACRE; PLANT BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
   (4) ANNUAL RYEGRASS – 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND JUNE 15 BETWEEN AUGUST 1 AND SEPTEMBER 15; AT A DEPTH OF 0.5 INCHES.
   (5) WINTER CEREAL RYE – 112 LBS / ACRE; PLANT BETWEEN AUGUST 1 AND NOVEMBER 15; AT A DEPTH OF 1.0 INCHES.
   –WARM SEASON GRASSES:
   (1) PEARL MILLET – 20 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
   (2) MILLET (GERMAN OR HUNGARIAN) – 30 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
   B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
   C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
   D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED–TO–SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
4. MULCHING

   MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

   A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1–1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH–BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER–BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

   APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND–SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

   ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST.
   1. PEG AND TWINE
   2. MULCH NETTINGS
   3. CRIMPER MULCH ANCHORING COULTER TOOL
   4. LIQUID MULCH–BINDERS

   B. WOOD–FIBER OR PAPER–FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
   C. PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO–POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60–75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED–SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.

   APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

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REV.	DATE	COMMENTS	BY
4	10/06/26	REVISIONS PER TOWNSHIP COMMENTS	ASD
3	07/29/26	REVISED PER NJDEP COMMENTS	ASD
2	06/19/26	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/26	REVISED PER MUNICIPAL SUBMISSION	EMF

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: EMF | DESIGNED BY: MGS | CHECKED BY: DTS | CHECKED BY:

PROJECT: GROVE STREET DEVELOPERS LLC
PROPOSED TOWNHOUSE DEVELOPMENT
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TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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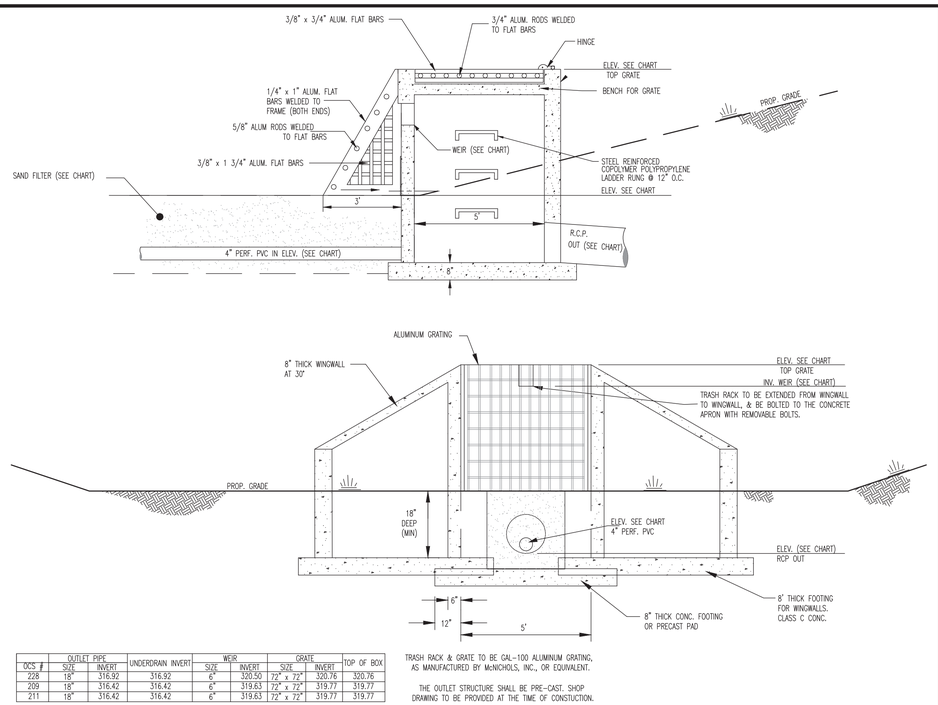
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TITLE: SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

SCALE: (H) NOT TO (V) SCALE
DATE: 05/01/2026
PROJECT No: 0922–25–03663

Plotted: 10/15/26 – 1:50 PM, By: dsundberg, – Product Ver: 25.1
File: P:\DECPC PROJECTS\0922 JMF Properties\25–03663 Verona\Dwg\Site Plans\D92225036635E4.dwg, ---> 22 SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

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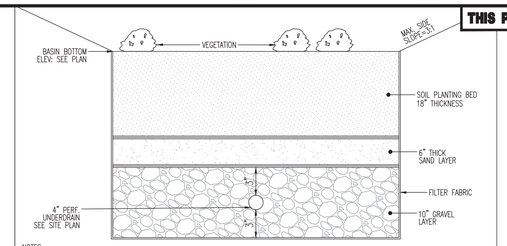
OCS #	OUTLET PIPE SIZE	OUTLET PIPE INVERT	UNDERDRAIN INVERT	WEIR SIZE	WEIR INVERT	GRATE SIZE	GRATE INVERT	TOP OF BOX
228	18"	316.92	316.92	6"	320.50	72" x 72"	320.76	320.76
209	18"	316.42	316.42	6"	319.63	72" x 72"	319.77	319.77
211	18"	316.42	316.42	6"	319.63	72" x 72"	319.77	319.77

TRASH RACK & GRATE TO BE GAL-100 ALUMINUM GRATING, AS MANUFACTURED BY McNICHOLS, INC., OR EQUIVALENT.

THE OUTLET STRUCTURE SHALL BE PRE-CAST. SHOP DRAWING TO BE PROVIDED AT THE TIME OF CONSTUCTION.

OUTLET CONTROL STRUCTURE DETAIL (STORM STR. #209, #211, & #224)

NOT TO SCALE



NOTES:
1. THE VEGETATION IN A BIORETENTION SYSTEM REMOVES SOME OF THE NUTRIENTS AND OTHER POLLUTANTS IN THE STORMWATER INFLOW. THE ENVIRONMENT AROUND THE ROOT SYSTEM BREAKS DOWN SOME POLLUTANTS AND CONVERTS OTHERS TO LESS HARMFUL COMPOUNDS. THE USE OF NATIVE PLANT MATERIAL IS RECOMMENDED FOR BIORETENTION SYSTEMS WHENEVER POSSIBLE. THE GOAL OF THE PLANTING PLAN SHOULD BE TO SIMULATE A FOREST – SHRUB COMMUNITY OF PRIMARILY UPLAND TYPE, AS THERE WILL BE VARIOUS WETNESS ZONES WITHIN A WELL DESIGNED AND CONSTRUCTED BIORETENTION SYSTEM, PLANTS MUST BE SELECTED AND PLACES APPROPRIATELY. IN GENERAL, TREES SHOULD DOMINATE THE PERIMETER ZONE THAT IS SUBJECT TO LESS FREQUENT INUNDATION. SHRUBS AND HERBACEOUS SPECIES THAT ARE ADAPTED TO MOISTER CONDITIONS AND EXPECTED POLLUTANT LOADS SHOULD BE SELECTED FOR THE WETTER ZONES. THE NUMBER OF STEMS PER ACRE SHOULD AVERAGE 1,000, WITH TREE SPACING OF 12 FEET AND SHRUB SPACING OF 8 FEET.
2. THE SAND LAYER SERVES AS A TRANSITION BETWEEN THE PLANTING SOIL BED AND THE GRAVEL LAYER AND UNDERDRAIN PIPES. IT MUST HAVE A MINIMUM THICKNESS OF 6 INCHES AND CONSIST OF CLEAN MEDIUM AGGREGATE CONCRETE SAND (AASSHTO M-6/ASTM C-33). TO ENSURE PROPER SYSTEM OPERATION, THE SAND LAYER MUST HAVE A PERMEABILITY RATE AT LEAST TWICE AS FAST AS THE DESIGN PERMEABILITY RATE OF THE PLANTING SOIL BED.

BIORETENTION UNDERDRAIN SYSTEM DETAIL

NOT TO SCALE

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY

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REV.	DATE	COMMENTS	BY
4	10/06/26	REVISIONS PER TOWNSHIP COMMENTS	ASD
3	07/29/26	REVISED PER NJDEP COMMENTS	ASD
2	06/19/26	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/26	REVISED PER MUNICIPAL SUBMISSION	EMF

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: ASD
DESIGNED BY: MCS
CHECKED BY: DTS
CHECKED BY:

PROJECT: **GROVE STREET DEVELOPERS LLC**
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: **SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS**

SCALE: (H) NOT TO (V) SCALE
DATE: 05/01/2026
PROJECT No: 0922-25-03663

SHEET No: 23 OF 29
Rev. #: 4

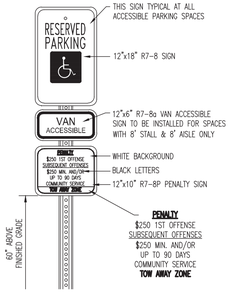
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File: P:\DEDPC PROJECTS\0922 JMF Properties\25-03663 Verona\Dwg\Site Plans\0922250366325E4.dwg, ----> 23 SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

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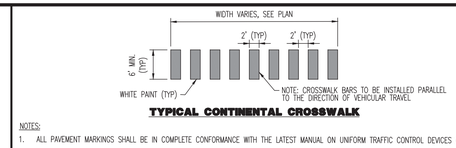
MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

NOTES:
1.) IF AT THE TIME OF CONSTRUCTION THE STATE OF NEW JERSEY HAS APPROVED FINES/PENALTIES DIFFERENT THAN THOSE INDICATED ON THIS DETAIL, CONTRACTOR IS TO PROVIDE SIGNAGE INDICATING THE CURRENT FINES/PENALTIES AS APPROVED BY THE STATE OF NEW JERSEY.

2.) ALL SIGNAGE SHALL BE 60" MINIMUM ABOVE FINISHED GRADE WHERE APPLICABLE.



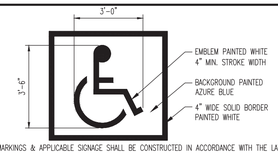
ACCESSIBLE PARKING SIGN W/ VAN ACCESSIBLE SIGN
NOT TO SCALE



TYPICAL CONTINENTAL CROSSWALK

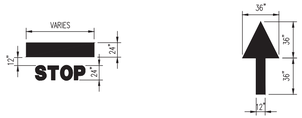
NOTES:
1. ALL PAVEMENT MARKINGS SHALL BE IN COMPLETE CONFORMANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. SEE PLAN FOR TYPE OF CROSSWALK MARKING PROPOSED.

PAINTED CROSSWALK STRIPING DETAILS
NOT TO SCALE



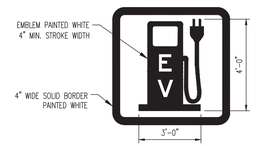
NOTE: ALL PAVEMENT STRIPING, MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

PAINTED ACCESSIBLE PARKING SYMBOL DETAIL
NOT TO SCALE

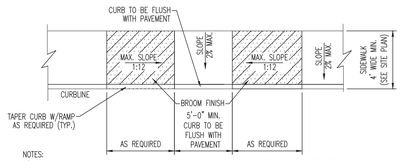


NOTE: ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT. ALL PAINT TO BE THERMOPLASTIC.

PAINTED MARKING DETAILS
NOT TO SCALE



PAINTED ELECTRIC VEHICLE (EV) CHARGE STATION PARKING SYMBOL DETAIL
NOT TO SCALE



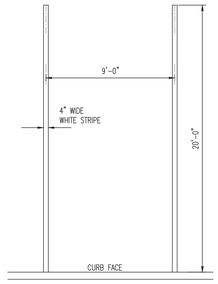
NOTES:
1.) CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.

2.) COUNTER SLOPES OF ADJOINING GUTTERS AND PAVEMENT SHALL NOT BE STEEPER THAN 1:20 WITH A MAX. CROSS SLOPE OF 2%.

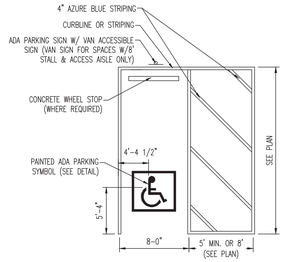
3. A LEVEL LANDING AREA(MAX. SLOPE 2% IN ANY DIRECTION) SHALL BE PROVIDED AT THE TOP OF THE RAMP. THE LANDING CLEAR LENGTH SHALL BE 36" MIN AND THE CLEAR WIDTH SHALL BE AS WIDE AS THE RAMP.

4.) CURB RAMPS, PAVEMENT MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

ACCESSIBLE PARALLEL CURB RAMP DETAIL
NOT TO SCALE



PARKING STALL STRIPING DETAIL
NOT TO SCALE



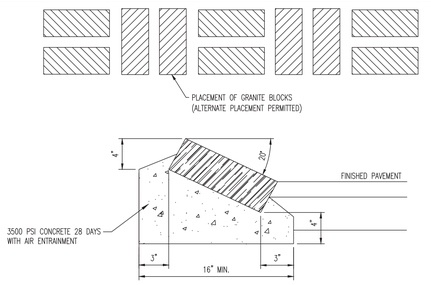
NOTES:
1. PAVEMENT STRIPING FOR ALL ADA PARKING SPACES SHALL BE PAINTED AZURE BLUE.
2. WHERE AN ADA PARKING STALL MEETS A STANDARD PARKING STALL, AN AZURE BLUE AND WHITE PAVEMENT STRIPE SHALL BE PAINTED.
3. ALL PAVEMENT STRIPING, MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA ACCESSIBILITY GUIDELINES.

ACCESSIBLE STALL MARKINGS DETAIL
NOT TO SCALE



NOTE:
1. TOTAL HEIGHT OF THE ELECTRIC VEHICLE CHARGING SPOT SIGN SHALL BE NO MORE THAN 7 FEET FROM GRADE.

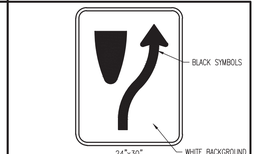
ELECTRIC VEHICLE (EV) CHARGING STATION SIGN DETAIL
NOT TO SCALE



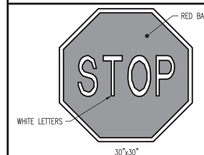
NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.

2. JOINTS SHALL BE NOT MORE THAN 1/4" WIDE FOR DRESSED BLOCK AND 3/8" WIDE FOR QUARRY SPLIT BLOCK. THE JOINTS SHALL BE POINTED WITH 1:1 CEMENT-SAND MORTAR.

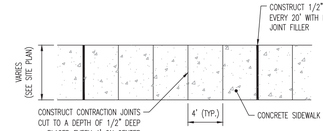
MOUNTABLE GRANITE BLOCK CURB (RSIS)
NOT TO SCALE



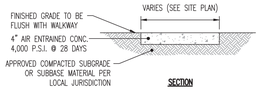
R4-7 SIGN DETAIL
NOT TO SCALE



R1-1 SIGN DETAIL
NOT TO SCALE



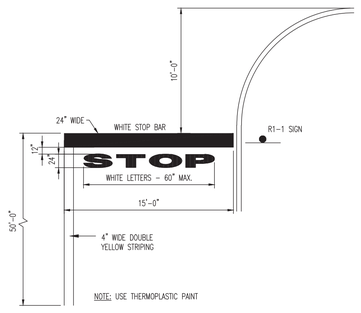
PLAN



SECTION

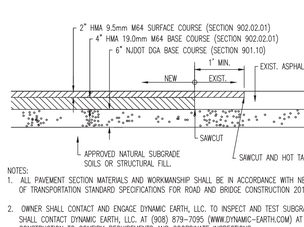
NOTE:
1. MAX. CROSS SLOPE 1/4" PER FOOT PITCHED TOWARDS ROADWAY.
2. PROVIDE 1/2" WIDE PREMOLDED BITUMINOUS EXPANSION JOINT AT 20' INTERVALS.
3. REFER TO SITE PLAN FOR SIDEWALK WIDTH.
4. PROVIDE A BROOM FINISH TO PROVIDE A SLIP RESISTANT WEARING SURFACE IN ACCORDANCE WITH A.D.A. REGULATIONS. FINISH THE EDGES OF THE GROOVES USING AN EDGING TOOL WITH A 1/4" RADIUS.

SIDEWALK DETAIL
NOT TO SCALE



NOTE: USE THERMOPLASTIC PAINT

CONTROLLED INTERSECTION STRIPING AND SIGNAGE DETAIL
NOT TO SCALE



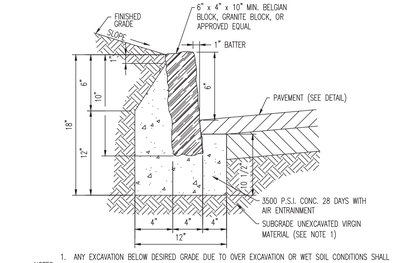
NOTES:
1. ALL PAVEMENT SECTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2019.

2. OWNER SHALL CONTACT AND ENGAGE DYNAMIC EARTH, LLC. TO INSPECT AND TEST SUBGRADE SOILS. CONTRACTOR SHALL CONTACT DYNAMIC EARTH, LLC. AT (908) 879-7095 (WWW.DYNAMIC-EARTH.COM) AT ONSET OF CONSTRUCTION TO CONFIRM REQUIREMENTS AND COORDINATE INSPECTIONS.

3. SUBGRADE SOILS SHALL BE APPROVED BY DYNAMIC EARTH, LLC. APPROVED NATURAL SOILS SHALL BE COMPACTED AND PROOFROLLED WITH A LOADED TANDEM AXLE TRUCK TO A FIRM AND UNYIELDING CONDITION. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL OR STABILIZED AS DIRECTED BY DYNAMIC EARTH, LLC. ANY STRUCTURAL FILL AT OR BELOW PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM-D1557.

4. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTION DESCRIPTION.

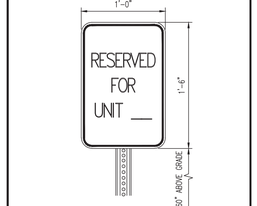
STANDARD DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE



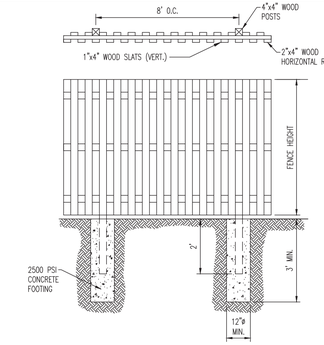
NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.

2. JOINTS SHALL BE NOT MORE THAN 1/4" WIDE FOR DRESSED BLOCK AND 3/8" WIDE FOR QUARRY SPLIT BLOCK. THE JOINTS SHALL BE POINTED WITH 1:1 CEMENT-SAND MORTAR.

BELGIAN BLOCK CURB DETAIL
NOT TO SCALE

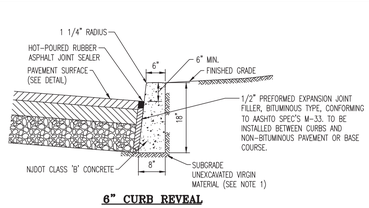


"RESERVED FOR UNIT" SIGN DETAIL
NOT TO SCALE

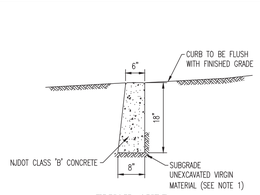


NOTE: POSTS AND SLATS TO BE PRESSURE TREATED LUMBER

BOARD-ON-BOARD FENCE DETAIL
NOT TO SCALE



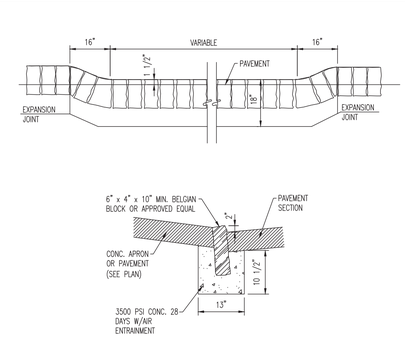
6" CURB REVEAL



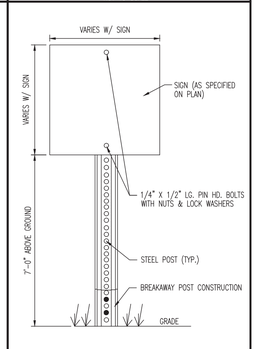
FLUSH CURB

NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
5. THESE SPECIFICATIONS ALSO MEET RSIS DESIGN STANDARDS.

CONCRETE CURB DETAIL
NOT TO SCALE



DEPRESSED BELGIAN BLOCK CURB AT DRIVEWAY DETAIL
NOT TO SCALE



SIGN POST DETAIL
NOT TO SCALE

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File: P:\DECPC PROJECTS\2022 JMF Properties\25-03663 Verona\Dwg\Site Plans\2022250366350XD.dwg, ----> 24 CONSTRUCTION DETAILS

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BY	REV.	DATE	COMMENTS
EMF	1	06/02/26	REVISED PER MUNICIPAL SUBMISSION
ASD	2	06/19/26	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS
ASD	3	07/29/26	REVISED PER NJDEP COMMENTS
ASD	4	10/06/26	REVISIONS PER TOWNSHIP COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: EMF
DESIGNED BY: MCS
CHECKED BY: DTS
CHECKED BY:

PROJECT: GROVE STREET DEVELOPERS LLC
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

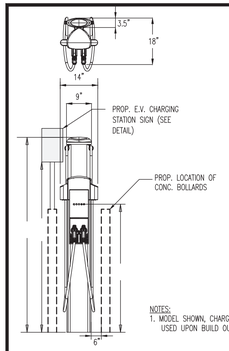
DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: CONSTRUCTION DETAILS

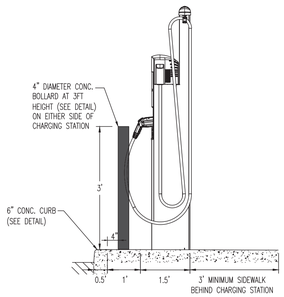
SCALE: (H) NOT TO (V) SCALE
DATE: 05/01/2026
PROJECT No. 0922-25-03663

SHEET No: 24 OF 29
Rev. #: 4

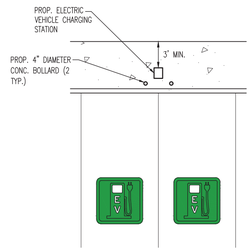
MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE



NOTES:
1. MODEL SHOWN, CHARGEPOINT CT4021, TO BE USED UPON BUILD OUT OR APPROVED EQUAL



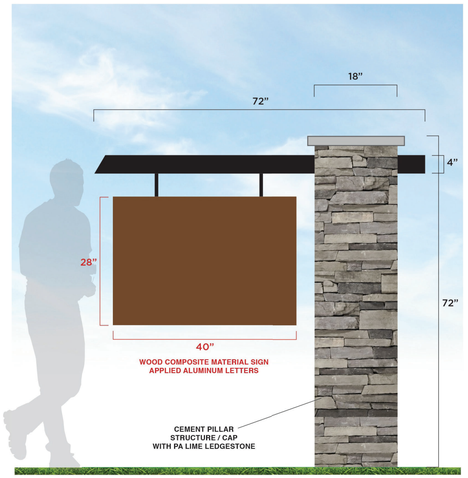
SECTION VIEW
NOT TO SCALE



PLAN VIEW
TYP. LAYOUT – REFER TO PLAN
NOT TO SCALE

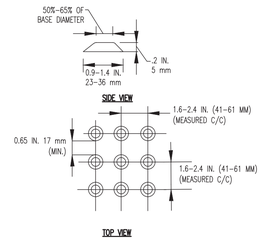
MCS/DTS 01/23

ELECTRIC VEHICLE CHARGING STATION (DUAL CHARGERS)
NOT TO SCALE



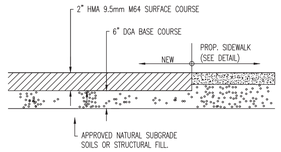
DESIGN
FOUR • FOUR • SIX

MONUMENT SIGN DETAIL
NOT TO SCALE



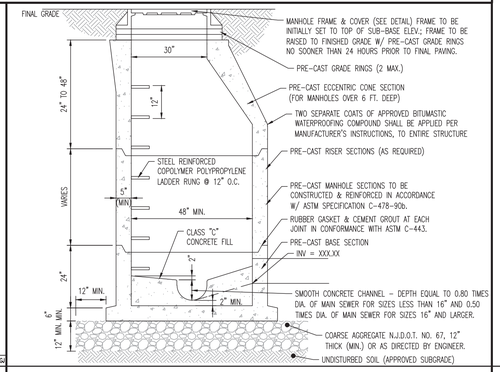
NOTES:
1. DETECTABLE WARNINGS SHALL BE A PRE-MANUFACTURED ARMOUR TILE TACTILE SYSTEM OR APPROVED EQUIVALENT.
2. WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT PER LATEST A.D.A. ACCESSIBILITY GUIDELINES.
3. CONTRACTOR TO COORDINATE SPECIFIC SYSTEM AND MATERIALS UTILIZED WITH THE ENGINEER TO ENSURE LOCAL, STATE AND A.D.A. COMPLIANCE PRIOR TO CONSTRUCTION.
4. DETECTABLE WARNING SURFACE SHALL BE IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

TRUNCATED DOME PATTERN FOR A.D.A. DETECTABLE WARNING SURFACE
NOT TO SCALE

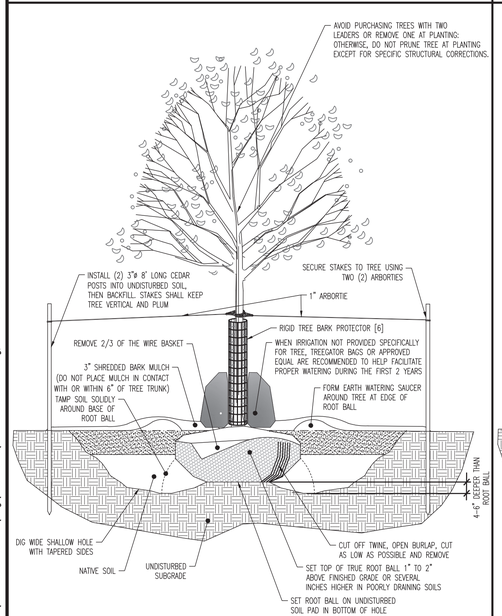


04/2023 – JDMG/GG

RESIDENTIAL ASPHALT DRIVEWAY
NOT TO SCALE

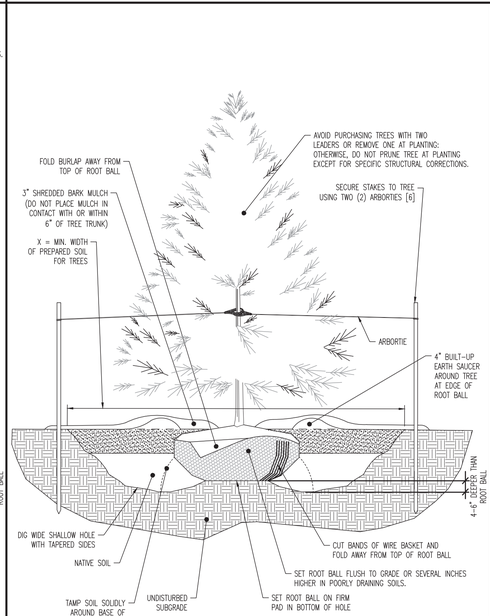


PRECAST SANITARY MANHOLE
NOT TO SCALE



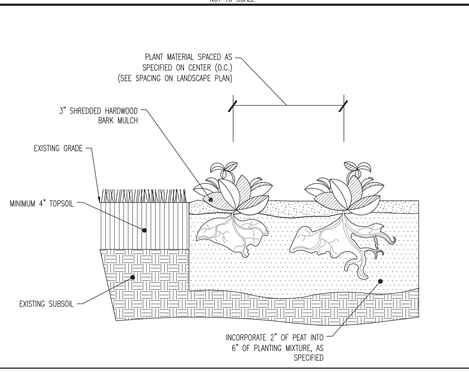
NOTES:
1. FOR CONTAINER GROWN TREES USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOT CIRCLING THE PERIMETER OF THE CONTAINER.
2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZAE SPORES AND FERTILIZER TABLETS IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATE SPECIFIED BY THE MANUFACTURER.
4. THOROUGHLY SOAK THE ROOT BALL AND THE ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO GROWING SEASONS. WHEN IRRIGATION IS NOT PROVIDED SPECIFICALLY FOR THE TREE, IT IS RECOMMENDED THAT GATOR BAGS ARE USED TO HELP FACILITATE THE PROPER AMOUNT AND RATE OF WATER ARE ACHIEVED. GATOR BAGS SHALL BE INSTALLED AT THE BEGINNING OF EACH GROWING SEASON AND REMOVED EACH FALL. THIS WILL ALLOW FOR THE AREA BENEATH THE GATOR BAG TO DRY OUT REDUCING THE GROWTH OF FUNGUS AND REMOVE POSSIBLE HIDING SPOTS FOR RODENTS. THE GATOR BAGS WILL BE REMOVED AT THE END OF THE SECOND GROWING SEASON UNLESS OTHERWISE ADVISED.
5. PRIOR TO INSTALLATION CONFIRM THE SOILS WILL DRAIN PROPERLY. IF NECESSARY PROVIDE PROPER DRAINAGE.
6. PROVIDE A 48 IN. RIGID TREE BARK PROTECTOR AROUND THE TRUNK OF CANOPY TREES AND UNDERSTORY TREES FOR DEER PROTECTION. "TREE BARK PROTECTORS – BG48" (A.M. LEONARD HORTICULTURAL SUPPLY) OR APPROVED EQUAL

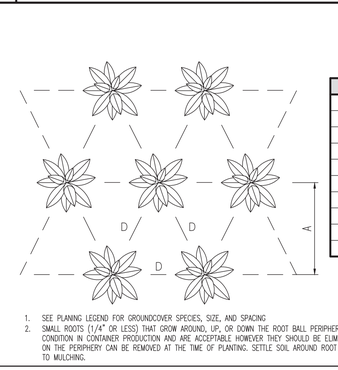
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
3. BEFORE PLANTING TREE PREPARED SOIL FOR TREES – SEE CHART FOR SOIL PREPARATION DEPENDING UPON SOIL TYPE
4. WHEN PLANTING IN WINTER OR ON WINDY SITES APPLY ANTI-DESICCANT AS PER MANUFACTURER'S SPECIFICATIONS
5. PRIOR TO DIGGING HOLE REMOVE ALL EXCESS SOIL FROM ROOT FLARE TO DETERMINE DEPTH OF HOLE (SEE DETAIL)
6. INSTALL TWO (2) 3" DIA 8 FT LONG HARDWOOD POSTS INTO UNDISTURBED SOIL, THEN BACKFILL. STAKES SHALL KEEP TREE VERTICAL AND PLUMB.
7. WHEN IRRIGATION IS NOT PROVIDED SPECIFICALLY FOR THE TREE, TREEGATOR JR. BAGS (OR APPROVED EQUAL) ARE RECOMMENDED TO HELP FACILITATE PROPER WATERING DURING THE FIRST TWO YEARS.

EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



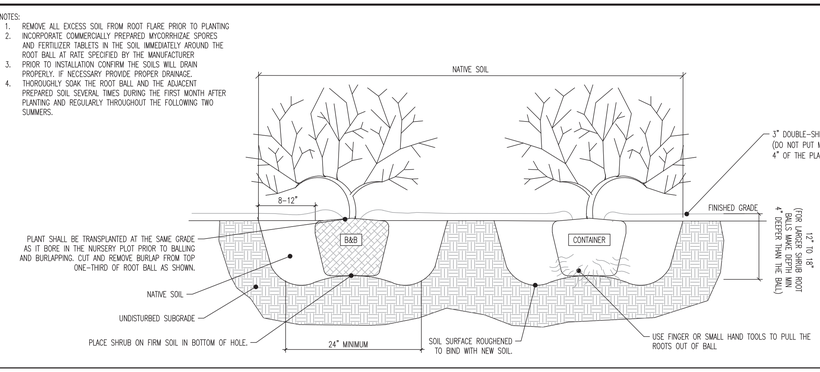


TYPICAL SPACING CHART	
SPACING "D"	SPACING "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C.	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"

1. SEE PLANING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

PERENNIAL/GROUND COVER SPACING AND PLANTING DETAIL
NOT TO SCALE

NOTES:
1. REMOVE ALL EXCESS SOIL FROM ROOT FLARE PRIOR TO PLANTING
2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZAE SPORES AND FERTILIZER TABLETS IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATE SPECIFIED BY THE MANUFACTURER
3. PRIOR TO INSTALLATION CONFIRM THE SOILS WILL DRAIN PROPERLY. IF NECESSARY PROVIDE PROPER DRAINAGE.
4. THOROUGHLY SOAK THE ROOT BALL AND THE ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

Plotted: 10/15/26 – 1:45 PM, By: daundberg, – Product Ver: 25.1
File: P:\DEDPC PROJECTS\0922 JMF Properties\25-03663 Verona\Dwg\Site Plans\09222503663SX0.dwg, ---> 25 CONSTRUCTION DETAILS

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DYNAMIC ENGINEERING CONSULTANTS, P.C.
LAND DEVELOPMENT • ENVIRONMENTAL • TRAFFIC

BY	DESCRIPTION	DATE
ASD	REVISIONS PER TOWNSHIP COMMENTS	10/06/26
ASD	REVISED PER NJDEP COMMENTS	07/29/26
ASD	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	06/19/26
EMF	REVISED PER MUNICIPAL SUBMISSION	06/02/26

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: EMF
DESIGNED BY: MCS
CHECKED BY: DTS
CHECKED BY:

PROJECT: GROVE STREET DEVELOPERS LLC
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: CONSTRUCTION DETAILS

SCALE: (H) NOT TO (V) SCALE
DATE: 05/01/2026
PROJECT No: 0922-25-03663

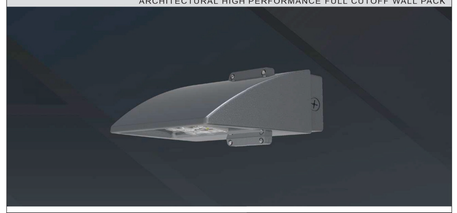
SHEET No: 25 OF 29
Rev. #: 4

Job Name : JMF Verona - 251 Grove Avenue
Manufacturer : NLS LIGHTING
Model Number : NV-W-T3-16L-53-30K7-UNV-WM-FINISH-X-X-X / WALL MOUNTED 14FT

Type : WM3
Qty : 2

NLS LIGHTING — NV-W

ARCHITECTURAL HIGH PERFORMANCE FULL CUTOFF WALL PACK



LED WATTAGE CHART

	16L	32L
400 milliamps	21w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1000 milliamps	-	100w
1050 milliamps	56w	-

KEY FEATURES
- Ideal for Exterior Walls, Entryways, Pathways, New Construction and Renovation, Warehouse and Receiving Docks, Court Yards, and School Playgrounds
- Sleek Minimalistic Design of the the NV-W (up to 11,000 Lumens, 12"W x 9"D x 5.5"H) Compliments the Design of the NV-W2 (up to 24,000 Lumens, 18"W x 9.38"D x 5"H)
- Amber, 2700K, 3000K, 3500K, 4000K, 5000K CCT Multichip High Power 70 & 80 CRI LEDs
- IP65 Rated Against Dust & Water Ingress, IK10 Rated for Tamper/ Vandalism/Impact Protection
- 20kA Surge Protection (120V - 480V) Cold Weather Integrated Battery Back-Up Safety Options
- Silicone Optics providing 96% Clarity and Heat Resistant up to 150°C
- 9 Standard Finishes, Custom Finish and Marine Grade Finish Available
- Controls Agnostic, Compatible with Most Control Systems and Sensors
- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- IDA qualified for 3000K CCT and Lower for Down-light Application, Reducing Light Pollution and Trespass
- Buy America(n) Option Available, Quick Mount for Easy Installation
- Cost Competitive and Short Shipping Lead Times in Days & Weeks

BUY AMERICAN
To e sure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

Rev. 08.25.25 — 1

Prepared By: SLS Lighting | sls-lighting.net/ — Michael Melograno | MMELOGRANO@SLSLTG.COM
February 04, 2026 — 2 — Index

LIGHTING FIXTURE 'A' CUT SHEET
NOT TO SCALE

Job Name : JMF Verona - 251 Grove Avenue
Manufacturer : NLS LIGHTING
Model Number : NV-W-T4-16L-53-30K7-UNV-WM-FINISH-X-X-X / WALL MOUNTED 14FT

Type : WM4
Qty : 20

NLS LIGHTING — NV-W

ARCHITECTURAL HIGH PERFORMANCE FULL CUTOFF WALL PACK



LED WATTAGE CHART

	16L	32L
400 milliamps	21w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1000 milliamps	-	100w
1050 milliamps	56w	-

KEY FEATURES
- Ideal for Exterior Walls, Entryways, Pathways, New Construction and Renovation, Warehouse and Receiving Docks, Court Yards, and School Playgrounds
- Sleek Minimalistic Design of the the NV-W (up to 11,000 Lumens, 12"W x 9"D x 5.5"H) Compliments the Design of the NV-W2 (up to 24,000 Lumens, 18"W x 9.38"D x 5"H)
- Amber, 2700K, 3000K, 3500K, 4000K, 5000K CCT Multichip High Power 70 & 80 CRI LEDs
- IP65 Rated Against Dust & Water Ingress, IK10 Rated for Tamper/ Vandalism/Impact Protection
- 20kA Surge Protection (120V - 480V) Cold Weather Integrated Battery Back-Up Safety Options
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- 9 Standard Finishes, Custom Finish and Marine Grade Finish Available
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- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- IDA qualified for 3000K CCT and Lower for Down-light Application, Reducing Light Pollution and Trespass
- Buy America(n) Option Available, Quick Mount for Easy Installation
- Cost Competitive and Short Shipping Lead Times in Days & Weeks

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

Rev. 08.25.25 — 1

Prepared By: SLS Lighting | sls-lighting.net/ — Michael Melograno | MMELOGRANO@SLSLTG.COM
February 04, 2026 — 14 — Index

LIGHTING FIXTURE 'B' CUT SHEET
NOT TO SCALE

Job Name : JMF Verona - 251 Grove Avenue
Manufacturer : NLS LIGHTING
Model Number : NV-1-T3-32L-1-30K7-UNV-MOUNT-FINISH-X-HSS-X / 20FT POLE

Type : SA3H
Qty : 5

NLS LIGHTING — NV-1

AREA, SITE & ROADWAY



LED WATTAGE CHART

Drive Current	16L	32L	48L	64L
400 milliamps	21w	-	-	-
530 milliamps	29w	-	-	-
700 milliamps	36w-37w	71w	104w-105w	136w-139w
1050 milliamps	55w-56w	106w-107w	156w-157w	200w-207w

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- IP65 Rated Against Dust & Water Ingress. IK10 Rated for Tamper/Vandalism/Impact Protection
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion, protects against extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

REV 09.05.25 — 1

Prepared By: SLS Lighting | sls-lighting.net/ — Michael Melograno | MMELOGRANO@SLSLTG.COM
February 04, 2026 — 26 — Index

LIGHTING FIXTURE 'C' CUT SHEET
NOT TO SCALE

Job Name : JMF Verona - 251 Grove Avenue
Manufacturer : NLS LIGHTING
Model Number : NV-1-T4-32L-1-30K7-UNV-MOUNT-FINISH-X-HSS-X / 20FT POLE

Type : SA4
Qty : 2

NLS LIGHTING — NV-1

AREA, SITE & ROADWAY



LED WATTAGE CHART

Drive Current	16L	32L	48L	64L
400 milliamps	21w	-	-	-
530 milliamps	29w	-	-	-
700 milliamps	36w-37w	71w	104w-105w	136w-139w
1050 milliamps	55w-56w	106w-107w	156w-157w	200w-207w

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
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- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- IP65 Rated Against Dust & Water Ingress. IK10 Rated for Tamper/Vandalism/Impact Protection
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion, protects against extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

REV 09.05.25 — 1

Prepared By: SLS Lighting | sls-lighting.net/ — Michael Melograno | MMELOGRANO@SLSLTG.COM
February 04, 2026 — 54 — Index

LIGHTING FIXTURE 'D' CUT SHEET
NOT TO SCALE

Job Name : JMF Verona - 251 Grove Avenue
Manufacturer : NLS LIGHTING, LLC
Model Number : NV-1-T4-32L-1-30K7-UNV-MOUNT-FINISH-X-HSS-X / 20FT POLE

Type : SA4H
Qty : 1

NLS LIGHTING — NV-1

AREA, SITE & ROADWAY



LED WATTAGE CHART

Drive Current	16L	32L	48L	64L
400 milliamps	21w	-	-	-
530 milliamps	29w	-	-	-
700 milliamps	36w-37w	71w	104w-105w	136w-139w
1050 milliamps	55w-56w	106w-107w	156w-157w	200w-207w

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- IP65 Rated Against Dust & Water Ingress. IK10 Rated for Tamper/Vandalism/Impact Protection
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion, protects against extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

REV 09.05.25 — 1

Prepared By: SLS Lighting | sls-lighting.net/ — Michael Melograno | MMELOGRANO@SLSLTG.COM
February 04, 2026 — 82 — Index

LIGHTING FIXTURE 'E' CUT SHEET
NOT TO SCALE

Job Name : JMF Verona - 251 Grove Avenue
Manufacturer : NLS LIGHTING, LLC
Model Number : SSSP-20-4S-11G-9BC-SGL-FINISH-3430-C

Type : POLE
Qty : 8

NLS LIGHTING — SSSP

SQUARE STRAIGHT STEEL POLE



HEIGHT
10' - 25'

POLE SHAFT
The pole shaft material is a weldable grade hot rolled commercial quality carbon steel tubing with a minimum yield of 46,000 psi. Conforms to ASTM A500 Grade B Standards. Poles have ground lug welded inside hand-hole opposite side of the hand-hole. Pole shaft is welded to base plate on top and bottom of base plate.

BASE PLATE
The Base Plate is manufactured from structural hot rolled steel that meets or exceeds a minimum yield strength of 36,000 psi, conforms the ASTM-A36 standards. Base Plate vary in size from 1" thick for poles 21 feet and over, 3/4" thick for poles 10 to 20 feet.

ANCHOR BOLTS
All anchor bolts are hot dipped galvanized steel and come with two galvanized nuts and washers per bolt. Minimum yield strength 55,000 psi. Anchor bolts are not included for Custom Bolt Circle.

BASE COVER
All base covers are fabricated two-piece 6063 aluminum and powder coated to match the pole.

HAND-HOLE
A reinforced hand-hole is 12" on center from the base plate and is constructed of 3"x 5" rectangular steel tubing which is welded to pole shaft for added strength. The hand-hole covers are provided with internal bridge support and powder coated to match pole finish.

POLE CAP
All poles come with a removable polymer pole cap installed. All pole caps are black finish. Aluminum Pole Cap option is painted to match pole.

FINISH
All poles are treated with shot blast media for a near white finish, power blasted with 100 psi prior to powder coat application. Electrostatically applied AAMA 2604 polyester powder coat with a 3 to 5 mil thickness for maximum adherence.

MARINE GRADE FINISH
All poles are washed through a 5-stage cleaning system with a deionized rinse, a 3 to 5 mils zinc rich durable polyester primer powder coat, followed by a 3 to 5 mils super durable AAMA 2604 polyester powder coat finish.

Recommended for applications near the coastline or in demanding environments.

GALVANIZED FINISH
All poles are Hot Dipped Galvanized in a multi stage process. Galvanizing Specification, Zinc (Hot Dipped Galvanized) per ASTM A 123/A 123M – 02

Zinc coatings on threaded materials shall conform to specification A 153 /A 153M. The coating shall be continuous and reasonably smooth and uniform in thickness and in weight.

Galvanizing Adherence - The Zinc coating shall withstand handling consistent with the nature and thickness of the coating and normal use of the article without peeling or flaking.

Provides the most protection against the elements in coastal and harsh environments.

GALVANIZED UNDER POWDER
Galvanized Under Powder (GUP) adheres to above galvanized specification, and the second stage is a light sand blast on the outside of the pole, third stage is a 3-5 mils AAMA 2604 polyester powder coat finish for maximum adherence.

VIBRATION DAMPENER
The Vibration Dampener is factory installed and consists of a rugged galvanized chain coated with heavy duty polyester tubing that is factory secured at the bottom 2-3rds of the pole and can optionally be secured in the field by a contractor at the base during installation.

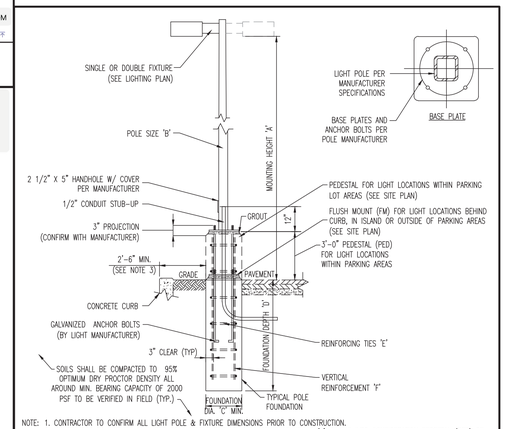
BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

4" 5" 6"

REV 06.19.25 — 1

Prepared By: SLS Lighting | sls-lighting.net/ — Michael Melograno | MMELOGRANO@SLSLTG.COM
February 04, 2026 — 110 — Index

LIGHT POLE DETAIL
NOT TO SCALE



NOTE:
1. CONTRACTOR TO CONFIRM ALL LIGHT POLE & FIXTURE DIMENSIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ADJUSTED POLE HEIGHT RESULTING IN MOUNTING HEIGHT 'A', TAKING INTO CONSIDERATION PEDESTAL (PED) OR FLUSH MOUNT (FM) FOUNDATION DESIGNATION AT EACH POLE LOCATION.
3. PROPOSED CONCRETE FOUNDATION AND POLE TO BE CONSTRUCTED WITHIN SUBJECT PROPERTY UNLESS OTHERWISE NOTED. SETBACK FROM CURB IS PREFERRED BUT TO BE ADJUSTED AS NEEDED TO PREVENT ENCROACHMENT OVER PROPERTY LINE.
4. BASE PLATE & ANCHOR BOLTS PER POLE MANUFACTURER. LARGER FOOTING DIAMETER AND/OR ALTERNATE ARRANGEMENT OF REINFORCING STEEL MAY BE REQUIRED TO ACCOMMODATE ANCHOR BOLT CONFIGURATION. CONTRACTOR RESPONSIBLE TO COORDINATE DIMENSIONAL REQUIREMENTS FOR BASE PLATE, ANCHOR BOLTS & REINFORCING STEEL PRIOR TO CONSTRUCTION.

LIGHT POLE FOUNDATION SCHEDULE	
MOUNTING HEIGHT ABOVE GRADE 'A'	18'–20'
POLE DIA. 'B'	UP TO 6" SQUARE/ROUND (OR PER MANUFACTURER)
# OF FIXTURES	SINGLE OR DOUBLE
FOUNDATION DIAMETER 'C'	18" DIA. ROUND
FOUNDATION DEPTH 'D'	5.5'
REINFORCING TIES 'E'	#4 @ 12" O.C.
VERTICAL REINFORCEMENT 'F'	(6) #6 BARS EQUALLY SPACED

SOIL NOTES
1. FOOTING DESIGN BASED ON ASSUMED MAXIMUM ALLOWABLE SOILS BEARING CAPACITY OF 2,000 PSF. CONTRACTOR RESPONSIBLE TO VERIFY ADEQUACY OF ASSUMED BEARING CAPACITY PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IF INCONSISTENCIES EXIST.
2. SUBGRADE TO BE FREE OF ORGANICS AND BE SUITABLE, COMPACTED MATERIAL.

CONCRETE NOTES
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
3. ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
4. REINFORCING FRAMEWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH ALL LOCAL GOVERNING CODES AND REGULATIONS AS WELL AS THE ACI AND UNIFORM BUILDING CODE.

AREA LIGHT FOUNDATION DETAIL
NOT TO SCALE

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BY	REV.	DATE	COMMENTS
EMF	1	06/02/25	REVISED PER MUNICIPAL SUBMISSION
EMF	2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS
ASD	3	07/29/25	REVISED PER NJDEP COMMENTS
ASD	4	10/06/25	REVISIONS PER TOWNSHIP COMMENTS

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DRAWN BY: EMF — DESIGNED BY: MCS — CHECKED BY: DTS — CHECKED BY:

PROJECT: GROVE STREET DEVELOPERS LLC
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: CONSTRUCTION DETAILS

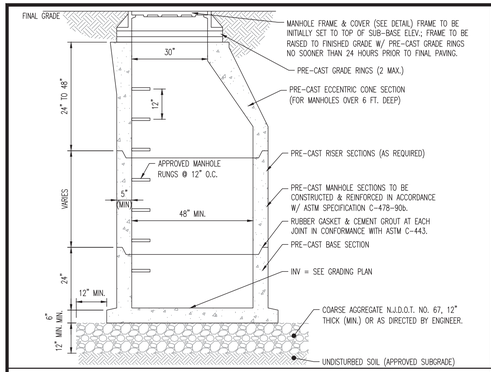
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PROJECT No. 0922-25-03663

SHEET No: 26 OF 29 — Rev. #: 4

Plotted: 10/15/26 – 1:43 PM, By: daundberg, – Product Ver: 25.1
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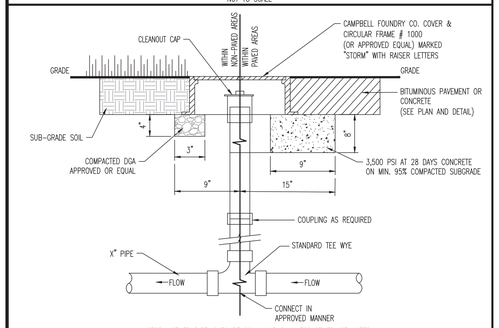
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MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE



TYPICAL PRECAST STORM MANHOLE

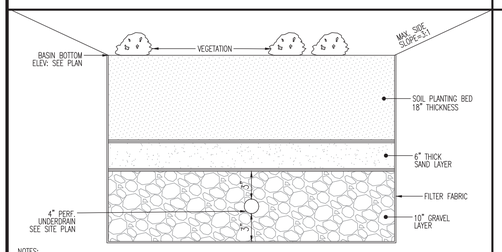
NOT TO SCALE



1. ALL STORM SEWER PIPE IS TO BE SCH-40 PVC UNLESS OTHERWISE NOTED.
2. CLEANOUT RISER SIZE TO MATCH LATERAL SIZE, 6" MAX.
3. ALL CLEANOUT CAPS ARE TO BE PVC.
4. X" - SEE PLAN FOR PIPE DIAMETER

STORM CLEANOUT DETAIL

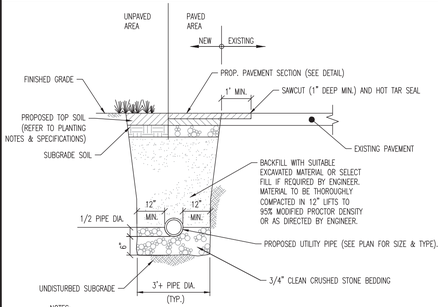
NOT TO SCALE



NOTES:
1. THE VEGETATION IN A BIORETENTION SYSTEM REMOVES SOME OF THE NUTRIENTS AND OTHER POLLUTANTS IN THE STORMWATER INFLOW. THE ENVIRONMENT AROUND THE ROOT SYSTEM BREAKS DOWN SOME POLLUTANTS AND CONVERTS OTHERS TO LESS HARMFUL COMPOUNDS. THE USE OF NATIVE PLANT MATERIAL IS RECOMMENDED FOR BIORETENTION SYSTEMS WHENEVER POSSIBLE. THE GOAL OF THE PLANTING PLAN SHOULD BE TO SIMULATE A FOREST – SHRUB COMMUNITY OF PRIMARILY UPLAND TYPE, AS THERE WILL BE VARIOUS WETNESS ZONES WITHIN A WELL DESIGNED AND CONSTRUCTED BIORETENTION SYSTEM, PLANTS MUST BE SELECTED AND PLACES APPROPRIATELY. IN GENERAL, TREES SHOULD DOMINATE THE PERIMETER ZONE THAT IS SUBJECT TO LESS FREQUENT INUNDATION. SHRUBS AND HERBACEOUS SPECIES THAT ARE ADAPTED TO MOISTER CONDITIONS AND EXPECTED POLLUTANT LOADS SHOULD BE SELECTED FOR THE WETTER ZONES. THE NUMBER OF STEMS PER ACRE SHOULD AVERAGE 1,000, WITH TREE SPACING OF 12 FEET AND SHRUB SPACING OF 8 FEET.
2. THE SAND LAYER SERVES AS A TRANSITION BETWEEN THE PLANTING SOIL BED AND THE GRAVEL LAYER AND UNDERDRAIN PIPES. IT MUST HAVE A MINIMUM THICKNESS OF 6 INCHES AND CONSIST OF CLEAN MEDIUM AGGREGATE CONCRETE SAND (AASSHTO M-6/ASTM C-33). TO ENSURE PROPER SYSTEM OPERATION, THE SAND LAYER MUST HAVE A PERMEABILITY RATE AT LEAST TWICE AS FAST AS THE DESIGN PERMEABILITY RATE OF THE PLANTING SOIL BED.

BIORETENTION UNDERDRAIN SYSTEM DETAIL

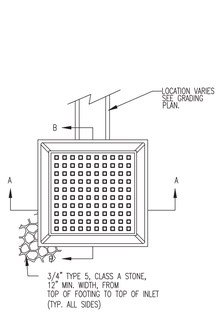
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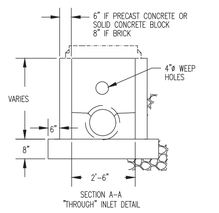
NOTES:
1. PAVEMENT SECTION SHALL BE PER PAVEMENT DETAIL, OR TO MATCH ADJOINING EXISTING PAVEMENT SECTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARDS.
3. PRIVATE FIRE WATER MAINS SHALL BE BURIED IN ACCORDANCE WITH LATEST NFPA REGULATIONS.
4. ALL TRENCHES IN EXISTING PAVEMENT SHALL BE SAWCUT.
5. ALL DISTURBED TRAFFIC STRIPING AND PAVEMENT MARKING SHALL BE REPLACED WITHIN KIND MATERIALS.

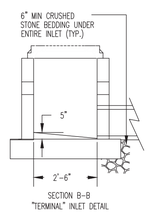
UTILITY SERVICE TRENCH DETAIL

NOT TO SCALE



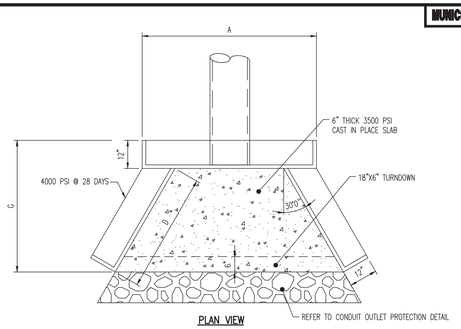
GENERAL NOTES:
1. FOOTING TO BE N.J.D.O.T. CLASS "C" CONCRETE.
2. INVERT & WALLS TO BE N.J.D.O.T. CLASS "C" CONCRETE.
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, WALLS SHALL BE PLASTERED INSIDE & OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4. FRAME & GRATE TO BE CAMPBELL FOUNDRY CO., NO. 3194A (FOR STANDARD DUTY) OR EQUIV. SET IN CONCRETE.
5. PROVIDE 3/4"ø ALUM. LADDER RUNGS SET AT 12" O.C.
6. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW 8'-0" MEASURED FROM GRATE TO INVERT SHALL BE 12" THICK AND EXTEND 12" BEYOND OUTSIDE OF WALL.

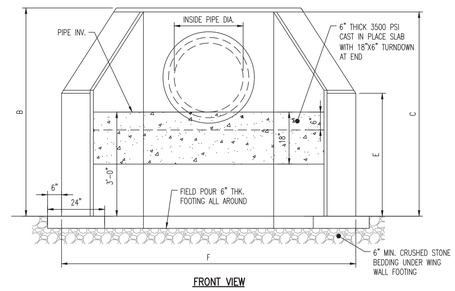




YARD INLET DETAIL

NOT TO SCALE



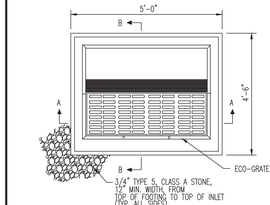


TYPE	INSIDE PIPE DIA.	A (IN.)	B (IN.)	C (IN.)	D (IN.)	E (IN.)	F (IN.)	G (IN.)**
I	12-15	56	63	63	30	51	86	38
III	24-27	68	75	75	54	63	122	59

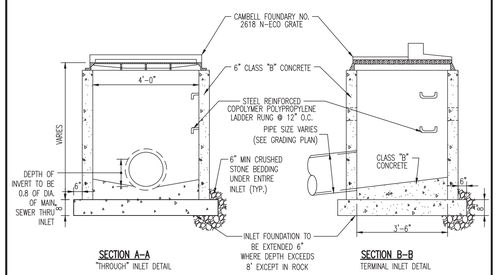
** – WALL LENGTH MAY VARY TO MEET PROPOSED GRADING (SEE GRADING PLAN)

PRECAST CONCRETE HEADWALL WITH WINGS DETAIL

NOT TO SCALE

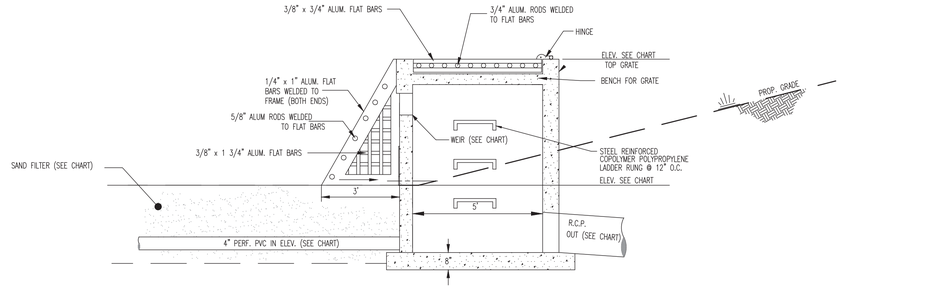


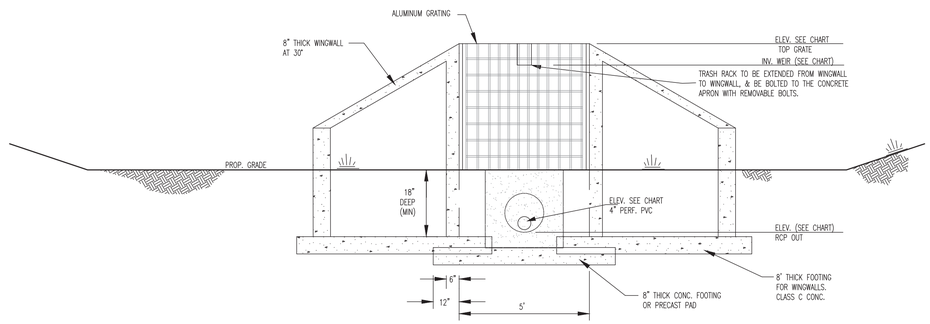
NOTES
1. CONSTRUCTION PER ASTM C-913, LATEST REVISION & HS-20 LOADING.
2. ALL CONCRETE TO BE N.J.D.O.T. CLASS "B" CONCRETE.
3. WALLS SHALL BE PRECAST CONCRETE ONLY.
4. FRAME AND GRATE TO BE CAMPBELL FOUNDRY CO., NO. 2618 BICYCLE SAFE N-ECO GRATE SET IN CONC.
5. STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RUNG @ 12" O.C.
6. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW 8'-0" MEASURED FROM GRATE TO INVERT SHALL BE 12" THICK AND EXTEND 12" BEYOND OUTSIDE OF WALL.



TYPE 'B' INLET

NOT TO SCALE





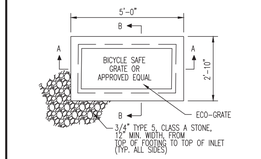
OCS #	OUTLET PIPE SIZE	OUTLET PIPE INVERT	UNDERDRAIN INVERT	WEIR SIZE	WEIR INVERT	GRATE SIZE	GRATE INVERT	TOP OF BOX
228	18"	316.92	316.92	6"	320.50	72" x 72"	320.76	320.76
209	18"	316.42	316.42	6"	319.63	72" x 72"	319.77	319.77
211	18"	316.42	316.42	6"	319.63	72" x 72"	319.77	319.77

TRASH RACK & GRATE TO BE GAL-100 ALUMINUM GRATING, AS MANUFACTURED BY McNICHOLS, INC., OR EQUIVALENT.

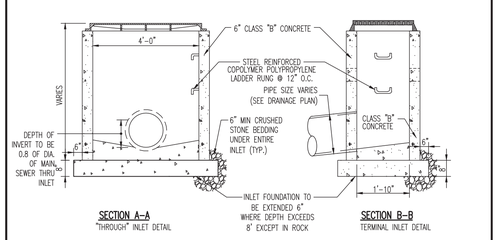
THE OUTLET STRUCTURE SHALL BE PRE-CAST. SHOP DRAWING TO BE PROVIDED AT THE TIME OF CONSTUCTION.

OUTLET CONTROL STRUCTURE DETAIL (STORM STR. #209, #211, & #224)

NOT TO SCALE



NOTES
1. CONSTRUCTION PER ASTM C-913, LATEST REVISION & HS-20 LOADING.
2. ALL CONCRETE TO BE N.J.D.O.T. CLASS "B" CONCRETE.
3. WALLS SHALL BE PRECAST CONCRETE ONLY.
4. FRAME AND GRATE TO BE CAMPBELL FOUNDRY CO., NO. 3405 BICYCLE SAFE N-ECO GRATE SET IN CONC.
5. STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RUNG @ 12" O.C.
6. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW 8'-0" MEASURED FROM GRATE TO INVERT SHALL BE 12" THICK AND EXTEND 12" BEYOND OUTSIDE OF WALL.



TYPE 'A' INLET

NOT TO SCALE

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REV.	DATE	COMMENTS	BY
4	10/06/25	REVISIONS PER TOWNSHIP COMMENTS	ASD
3	07/29/25	REVISED PER NJDEP COMMENTS	ASD
2	06/19/25	REVISED PER SOIL CONSERVATION DISTRICT COMMENTS	ASD
1	06/02/25	REVISED PER MUNICIPAL SUBMISSION	EMF

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PROJECT: **GROVE STREET DEVELOPERS LLC**
PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 1201, LOT 12
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TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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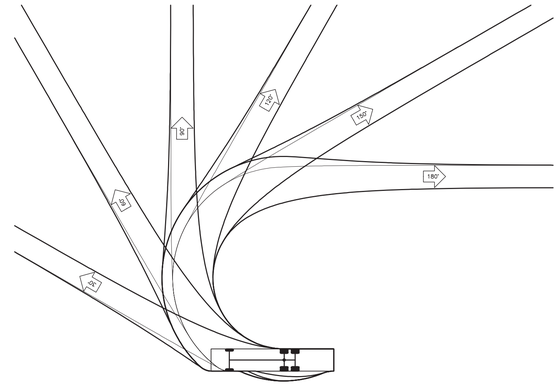
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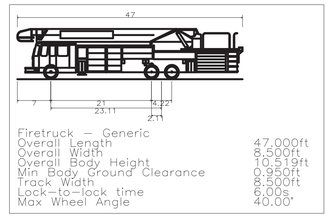
SCALE: (H) NOT TO (V) SCALE | DATE: 05/01/2026
PROJECT No.: 0922-25-03663

SHEET No: 27 OF 29 | Rev. #: 4

THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY







Firetruck – Generic

Overall Length	47.000ft
Overall Width	8.500ft
Overall Body Height	10.519ft
Min Body Ground Clearance	0.950ft
Track Width	8.500ft
Lock-to-lock time	8.00s
Max Wheel Angle	40.00°

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)
1 INCH = 40 FT

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REV.	DATE	COMMENTS	BY
4	10/06/25	REVISIONS PER TOWNSHIP COMMENTS	ASD
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DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: **VEHICLE CIRCULATION PLAN – FIRE TRUCK**

SCALE: (H) 1"=40' (V) | DATE: 05/01/2026

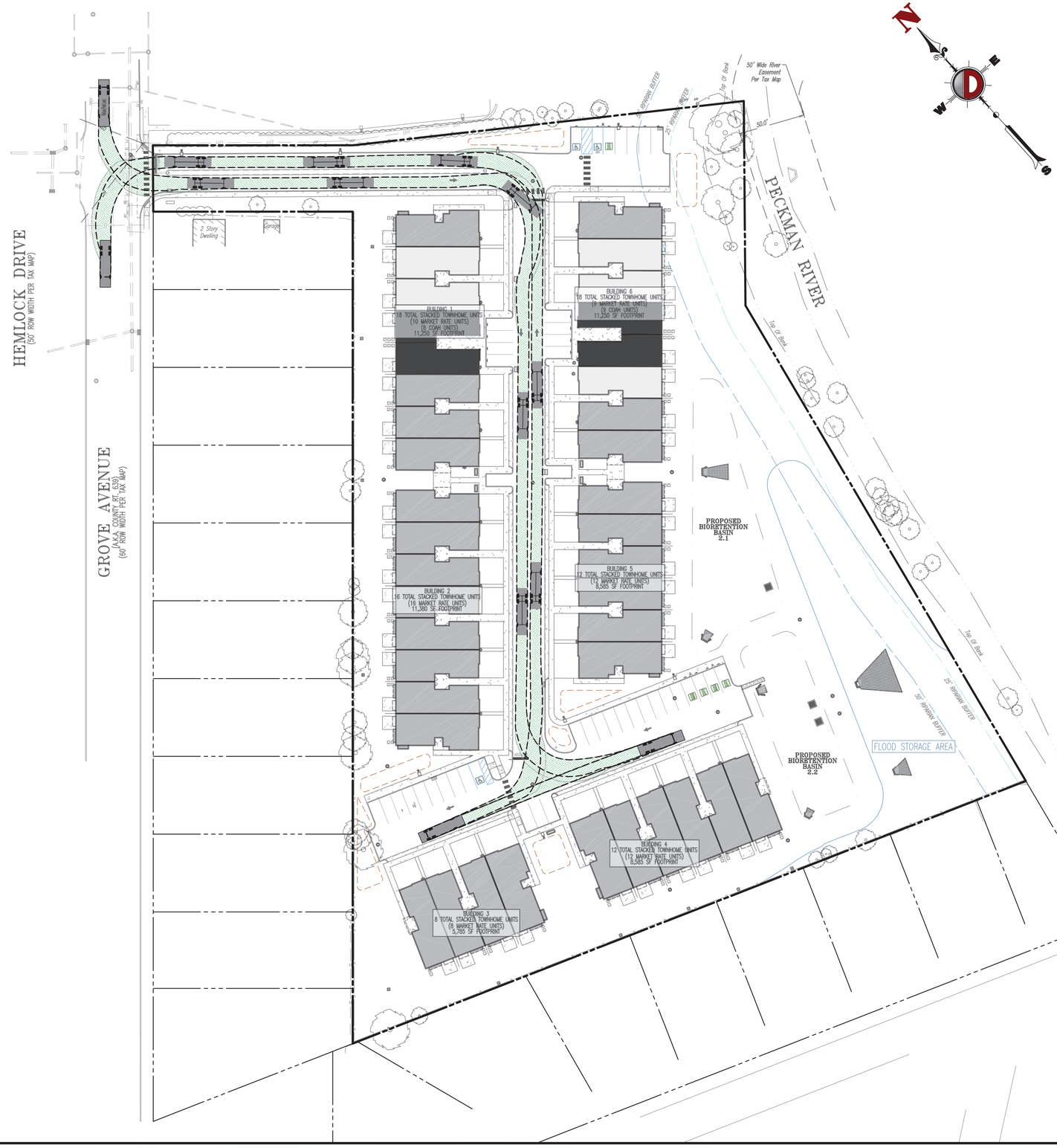
PROJECT No: 0922-25-03663

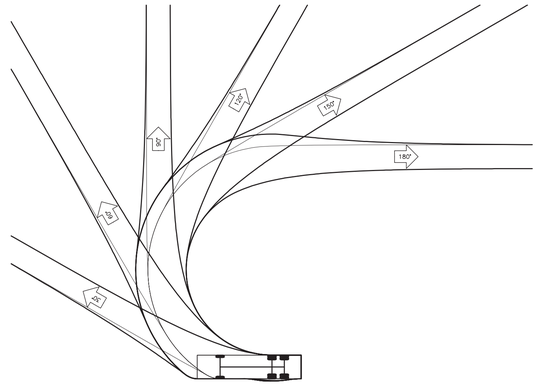
SHEET No: 28 OF 29 | Rev. #: 4

Plotted: 10/15/26 – 1:47 PM, By: daundberg, – Product Ver: 25.1
File: P:\DEDPC PROJECTS\0922 JMF Properties\25-03663 Verona\Dwg\Site Plans\D922250366 3SV4.dwg, ----> 28 VEHICLE CIRCULATION PLAN – FIRE TRUCK

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THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY





Refuse (Front Load)	
Overall Length	35.230ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	0.961ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Wheel Angle	33.90°

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)
1 INCH = 40 FT

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DANIEL T. SEHNAL
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NEW JERSEY LICENSE No. 53572

TITLE: **VEHICLE CIRCULATION PLAN – REFUSE TRUCK**

SCALE: (H) 1"=40' (V) | DATE: 05/01/2026

PROJECT No: 0922-25-03663

SHEET No: 29 OF 29 | Rev. #: 4

Plotted: 10/15/26 – 1:44 PM, By: dsundberg, – Product Ver: 25.1
File: P:\DEC\PC PROJECTS\0922 JMF Properties\25-03663 Verona\Dwg\Site Plans\D922250366SV4.dwg, ----> 29 VEHICLE CIRCULATION PLAN – REFUSE TRUCK

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