

PRELIMINARY / FINAL SITE PLAN FOR
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3



LOCATION MAP
SCALE: 1"=60'
0 60 120 240 ft.

PRELIMINARY / FINAL SITE PLAN OF:
"Mixed Use Development"
BLOCK 701, LOT 3
I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND
ORDINANCES UNDER MY JURISDICTION.
(MUNICIPAL ENGINEER)
(DATE)
(CHAIRMAN)
(DATE)
(SECRETARY)
(DATE)

LAND USE APPROVALS REQUIRED:
1. ESSEX COUNTY PLANNING BOARD
2. HUDSON ESSEX PASSIC COUNTY SCD

SHEET NO.	DRAWING NO.	COVER SHEET	DATE	LAST REV.	DATE
1	C-001	REVISION	5/22/2026		
2	C-002	EXISTING CONDITIONS PLAN	5/22/2026		
3	C-100	DEMOLITION PLAN	5/22/2026		
4	C-200	SITE LAYOUT PLAN LOWER LEVEL	5/22/2026		
5	C-300	SITE LAYOUT PLAN UPPER LEVEL	5/22/2026		
6	C-301	GRADING AND UTILITY PLAN LOWER LEVEL	5/22/2026		
7	C-400	GRADING AND UTILITY PLAN UPPER LEVEL	5/22/2026		
8	C-401	LANDSCAPE PLAN	5/22/2026		
9	C-600	VEHICLE TURNING ANALYSIS LOWER LEVEL	5/22/2026		
10	C-700	VEHICLE TURNING ANALYSIS UPPER LEVEL	5/22/2026		
11	C-701	CONSTRUCTION DETAILS	5/22/2026		
12	C-800	CONSTRUCTION DETAILS	5/22/2026		
13	C-850	CONSTRUCTION DETAILS	5/22/2026		
14	C-900	CONSTRUCTION DETAILS	5/22/2026		
15	C-901	CONSTRUCTION DETAILS	5/22/2026		
16	C-902	CONSTRUCTION DETAILS	5/22/2026		
17	C-950	CONSTRUCTION DETAILS	5/22/2026		
18	C-951	CONSTRUCTION DETAILS	5/22/2026		

PROJECT CONTACTS	ARCHITECTS & ENGINEERS
APPLICANT: COMES CONSULTING LLC ANTHONY FACCHINO, PE ENGINEER, NEWARK, NJ 07105 OWNER: V & J REALTY ASSOCIATES LLC 420 BLOOMFIELD AVENUE VERONA, NJ 07044 LAND USE ATTORNEY: MARSHA MCCOY, ESQ. LIVINGSTON, NJ 07039 POST BOX 14, P.A. 425 EAGLE ROCK AVE., SUITE 200 ROSELAND, NJ 07068	ARCHITECT: MATTHEW B. JARMEL, AIA JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC. 42 OKNER PARKWAY LIVINGSTON, NJ 07039 NJ LIC. 246804258500 SURVEYOR: MICHAEL PRONESTI, PLS 870 CLAMONT AVE., SUITE 81 CEDAR GROVE, NJ 07009 NJ LIC. 37605



ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architectural
Engineering
Interior Design
Implementation Services

NO. DATE DESCRIPTION INT.

1 5-22-26 TWP SUBMISSION JV

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PROJECT: MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number: GOMES-S-24-199
Scale: AS NOTED
Drawn By: JV
Approved By: AF

Drawing Name: COVER SHEET

Drawing Number: C-001

1 OF 18

Initial Date: May 22, 2026

ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC. 246804258500

SURVEY REFERENCE:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 420 BLOOMFIELD AVENUE, LOT 3 IN BLOCK 701 ON TAX MAPS OF TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 11-20-2024, WITH NO REVISION DATE.
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- NO NJDEP FRESHWATER WETLANDS EXISTING ON THE SUBJECT PROPERTY.

CUMBERLAND AVENUE
(50.00' R.O.W.)

CLAREMONT AVENUE
N 53°43'20" W 260.85'
(R.O.W. VARIES)

BLOOMFIELD AVENUE
(75.00' R.O.W.)

VERONA PLACE

EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

LEGEND

- PROJECT BOUNDARY LINE
- OVERHEAD WIRE
- CURB LINE
- DROP CURB
- FENCE
- CATCH BASIN
- INLET
- GAS VALVE
- GAS METER
- WATER VALVE
- FIRE HYDRANT
- SIGN POST
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE WITH CONDUIT
- CONCRETE
- ASPHALT
- ADA DETECTION PAD
- SANITARY MAN HOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- UNMARKED MANHOLE
- STORM DRAIN MANHOLE
- DIRECTION OF SEWER FLOW
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- MONITORING WELL
- IRRIG. CONTROL VALVE
- UNMARKED VALVE
- OIL FILL CAP
- CLEAN OUT
- PARKING METER
- TRAFFIC LIGHT
- DECIDUOUS TREE
- EVERGREEN TREE



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Drawn By:
JV
Approved By:
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Drawing Name:
EXISTING CONDITIONS
PLAN

Drawing Number:
C-100
3 OF 18

Initial Date: May 22, 2026

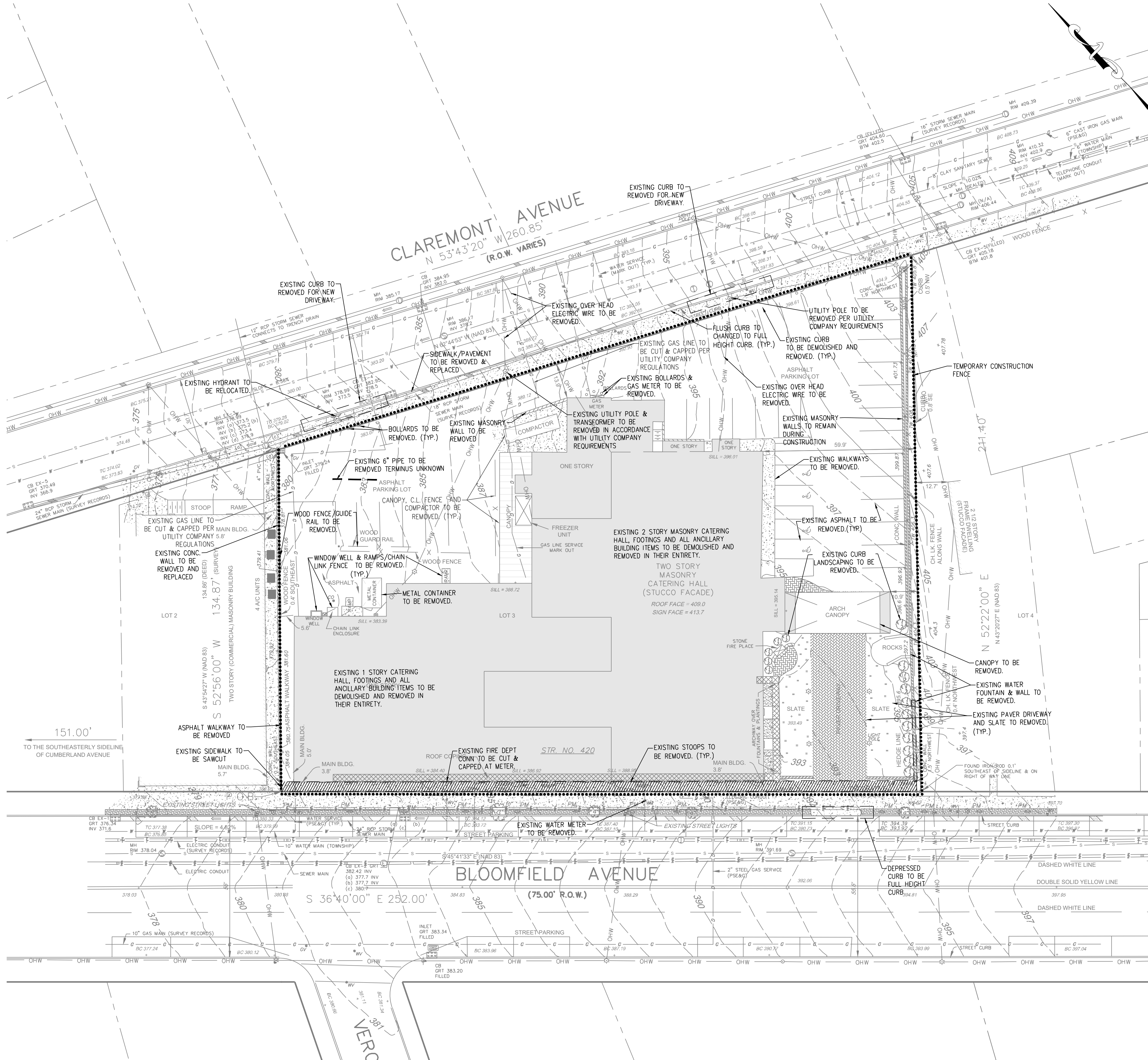
ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ LIC. 246804258500

SCALE: 1" = 20'
0 20 40 80 ft.

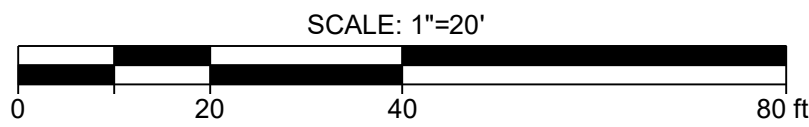
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DEMOLITION PLAN

SCALE: 1" = 20'



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Project Number:
GOMES-S-24-199

Scale:
1" = 20'

Drawn By:
JV

Approved By:
AF

Drawing Name:
DEMOLITION PLAN

Drawing Number:
C-200
4 OF 18

Initial Date: May 22, 2026

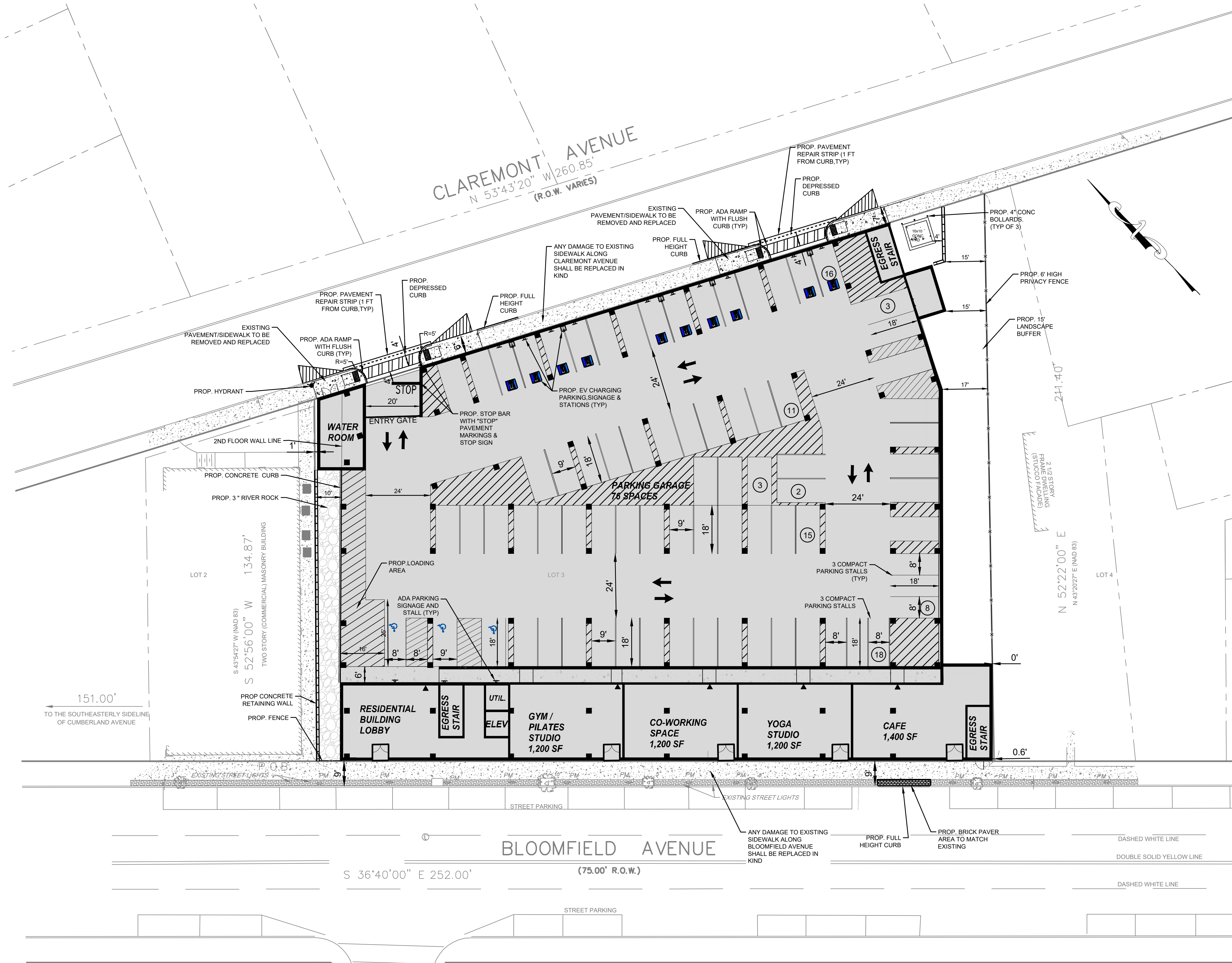
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NJ LIC. 246904258500

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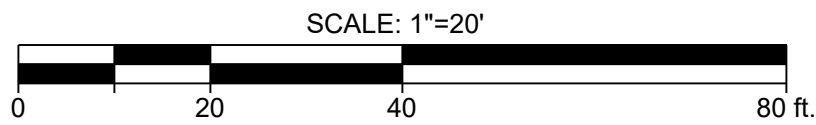
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	GRANITE BLOCK CURB
	CONCRETE CURB
	DEPRESSED CURB
	FLUSH CURB
	MOUNTABLE CURB
	RETAINING WALL
	SIGN
	CURB RAMP



SITE LAYOUT PLAN LOWER LEVEL

SCALE: 1" = 20'



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BLOCK 701, LOT 3

Project Number: GOMES-S-24-199
Scale: 1" = 20'
Drawn By: JV
Approved By: AF

Drawing Name:
SITE LAYOUT PLAN
LOWER LEVEL

Drawing Number:
C-300
5 OF 18

Initial Date: May 22, 2026

ENGINEER OF RECORD

ANTHONY FAGGCHINO, PE, PLS
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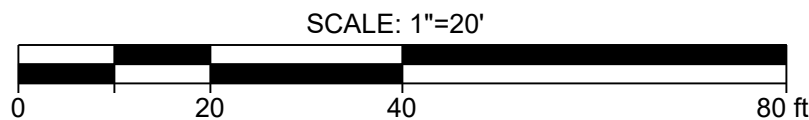
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	DEPRESSED CURB
	FLUSH CURB
	MOUNTABLE CURB
	RETAINING WALL
	FENCE
	SIGN
	CURB RAMP



SITE LAYOUT PLAN UPPER LEVEL

SCALE: 1" = 20'



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420 BLOOMFIELD AVENUE
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ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number: GOMES-S-24-199	Scale: 1" = 20'
Drawn By: JV	Approved By: AF

Drawing Name:

SITE LAYOUT PLAN
UPPER LEVEL

Drawing Number:

C-301

6 OF 18

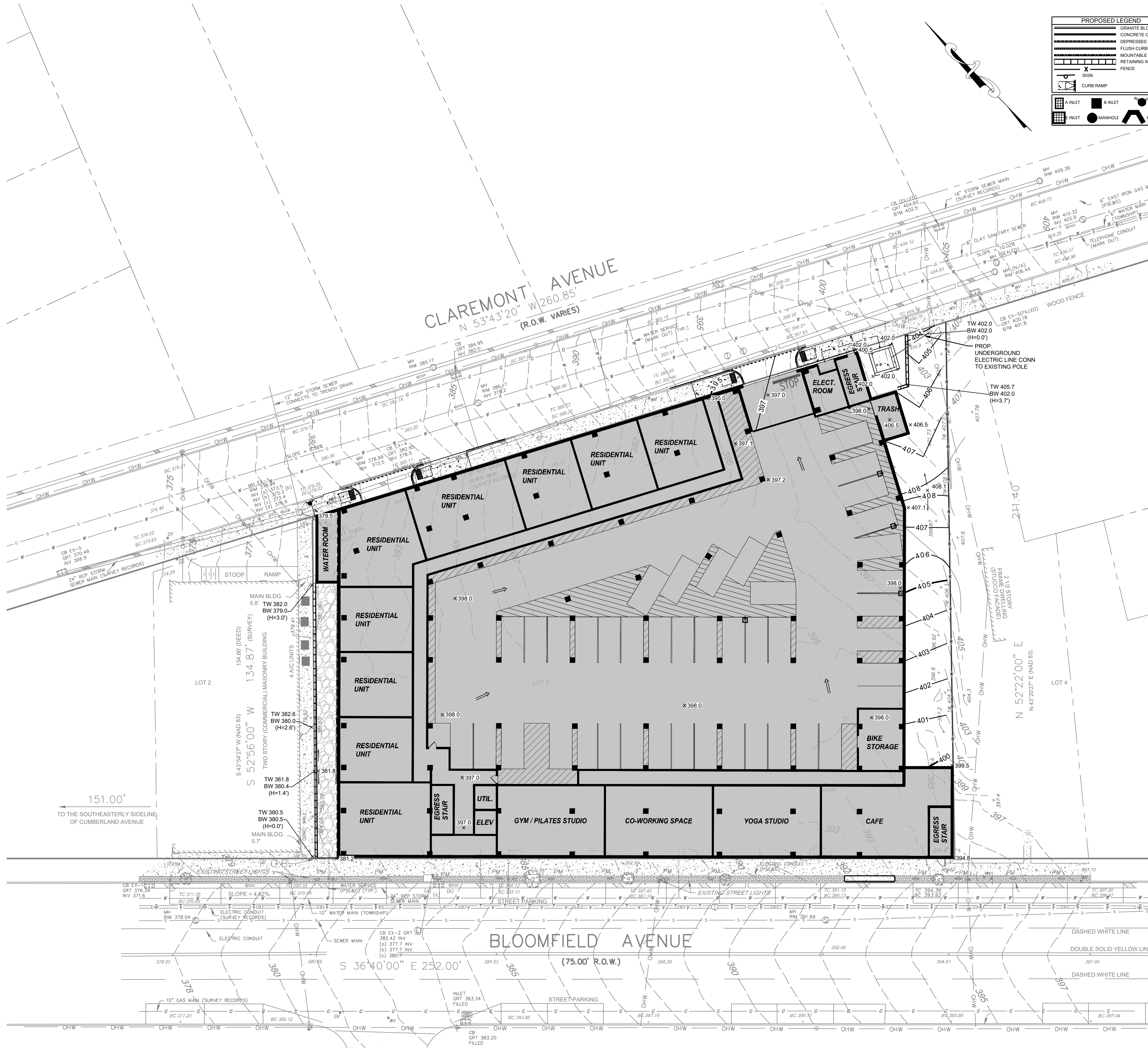
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	FLUSH CURB
	MOUNTABLE CURB
	RETAINING WALL
	SIGN
	CURB RAMP
	A INLET
	B INLET
	HYDRANT
	INLET
	MANHOLE
	HEADWALL



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Scale:
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Drawn By:
JV

Approved By:
AF

Drawing Name:
**GRADING AND UTILITY
PLAN UPPER LEVEL**

Drawing Number:
C-401
8 OF 18

Initial Date: May 22, 2026

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ LIC. 246904258500

S:\PROJECTS\GOMES-S-24-199-420 BLOOMFIELD AVE. VERONA, NJ\CADD\PLAN SET\24-199 C-401 GRADING.DWG. PLOTTED: 5/28/2026 2:55 PM

ORDERING GUIDE

CATALOG # Example: SRT2-25-3K7-5QW-UNV-BLT-WG

Series	Engine	CCT	Distribution	Voltage	Color/Finish	Options
25	25W Nominal 3500 lm	3K7	3000K 70 CRI	120V 277V	BLT Black Matte Textured	WG Wire Guard
45	45W Nominal 5500 lm	3K8	3000K 80 CRI	120V 208V	BLS Black Gloss Smooth	UD Uplight Module
60	60W Nominal 7000 lm	3K8	3000K 80 CRI	240V 277V	DBT Dark Bronze Matte Textured	F Single Fuse (20, 277, 347V)
80	80W Nominal 9000 lm	4K7	4000K 70 CRI	240V 277V	DBS Dark Bronze Gloss Smooth	E Double Fuse (208, 240, 480V)
90	90W Nominal 10000 lm	4K8	4000K 80 CRI	347V 480V	DTT Dark Bronze Gloss Smooth	EM EM Battery w/Heater (50°C) 1.5x
105	105W Nominal 13000 lm	5K7	5000K 70 CRI	480V	LDS Light Grey Gloss Smooth	DM DM Battery w/Heater (50°C) 1.5x
130	130W Nominal 16000 lm	5K7	5000K 70 CRI	480V	LDS Light Grey Gloss Smooth	DM DM Battery w/Heater (50°C) 1.5x

Control Options	Accessories (Order Separately)†
NX Networked - Wireless	ACC-O-SRT2-MSC-WG Wire Guard for SRT2 version
NXW	ACC-O-SRT2-MTG-MB Mounting bracket for pre-installation
NXWS12P	ACC-O-SRT2-BB-XXX Bird deterrent shroud for SRT2 version
LightGRID+ - Wireless	ACC-O-SRT2-MTG-TM-XXX Turnon/Noise accessory for SRT2 version
WIR	ACC-O-SRT2-MTG-WM-XXX Wall Mount
WIRSCIP	CLED8K Whiteway stem and junction box
WIRSCIPF	ACC-O-SRT2-MTG-TM/BB-XXX Turnon/Noise accessory for SRT2 with a Bird Shield
Sensor Control*	
BTSP2P	
BTSP4F	
BTSP4OF	

- Notes:
- For applications that must comply with UL924, can not be combined with E or EH options.
 - Available for 120V only, not 240V or 480V.
 - 90W, 105W, and 130W configurations only.
 - 25W, 45W, 60W, and 80W configurations only.
 - Available for 60W and higher.
 - E and EH 25W and 45W only.
 - Available in 120V or 277V only.
 - Not available for 480V.
 - "XXX" should be replaced with future color, for example: WIRSCIPF-WM-GRE-Wall Mount Dark Bronze Textured.
 - Only rated for indoor use.
 - Available in 25W and 45W only.

FEATURES

- Edge-It optical assembly delivers exceptional uniformity over the entire lens with indirect illumination that reduces glare and improves visual comfort.
- Low profile housing intended for 8" - 20" mounting heights for surface, turnonly/eye or pendant, wall or canopy mounting.
- Applications include parking garage, walkway or building canopies, corridors, tunnels, large stairwells and other interior applications.
- Multiple optical distributions are available making the Beacon Edge-It luminaire both versatile and functional.
- CSA Listed for wet locations, IP65.



CONTROL TECHNOLOGY



SPECIFICATIONS

HOUSING

- Die-cast aluminum housing ensures long electrical component life and luminaire performance.
- Corrosion resistant powder coat finish both protects and provides architectural appearance.
- One piece molded silicone gasket ensures weather proof seal.
- Housing is designed with integral LED heat sink utilized for thermal transfer.
- Torx head screws standard for tamper resistant housing.

OPTICS

- Edge-It acrylic light guide provides blended non-pixelated light for unprecedented visual comfort.
- Choice of multiple light outputs with lumen range of 4,000-16,000.
- Five distribution types: Type V Square, Type V Rectangular, Type V Concentrated, Type V Wide or Asymmetric (Type 345).
- Wide variety of CCT's and CRIs offered: 3000K (70CRI), 3000K (80CRI), 3500K (80CRI), 4000K (70CRI), 4000K (80CRI) or 5000K (70CRI) CCT.

ELECTRICAL

- 120V-277V 50/60Hz with 347V and 480V available.
- 0-10V dimming drivers are RoHS compliant and IP65.
- Surge protection - Standard 6kA with optional 10kA or 20kA with end of life indicator.

INSTALLATION

- Standard quick mount plate over standard 4" square junction box or octagonal box and allows for simplified fixture installation.
- Standard luminaire accepts a rigid or free-swinging 3/4" NPT stem for pendant mount via wet location j-box (by others).
- Optional bird deterrent shroud available for field installation.
- Optional turnonly/eye mount available for field installation.

OPTIONS/CONTROLS

- Standalone occupancy sensor available for on/off or dimming operation.
- NX Lighting Controls available with in fixture dimming and occupancy sensor.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor.
- Integral battery backup option available with and without heater. Rated for 0°C (without heater) and -30°C (with heater) and produces 13 Watts of power.
- Emergency lighting relay available for generator or central inverter supplied lighting.
- Vandal resistant wire guard available as an option for factory installation or as an accessory for field installation.
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

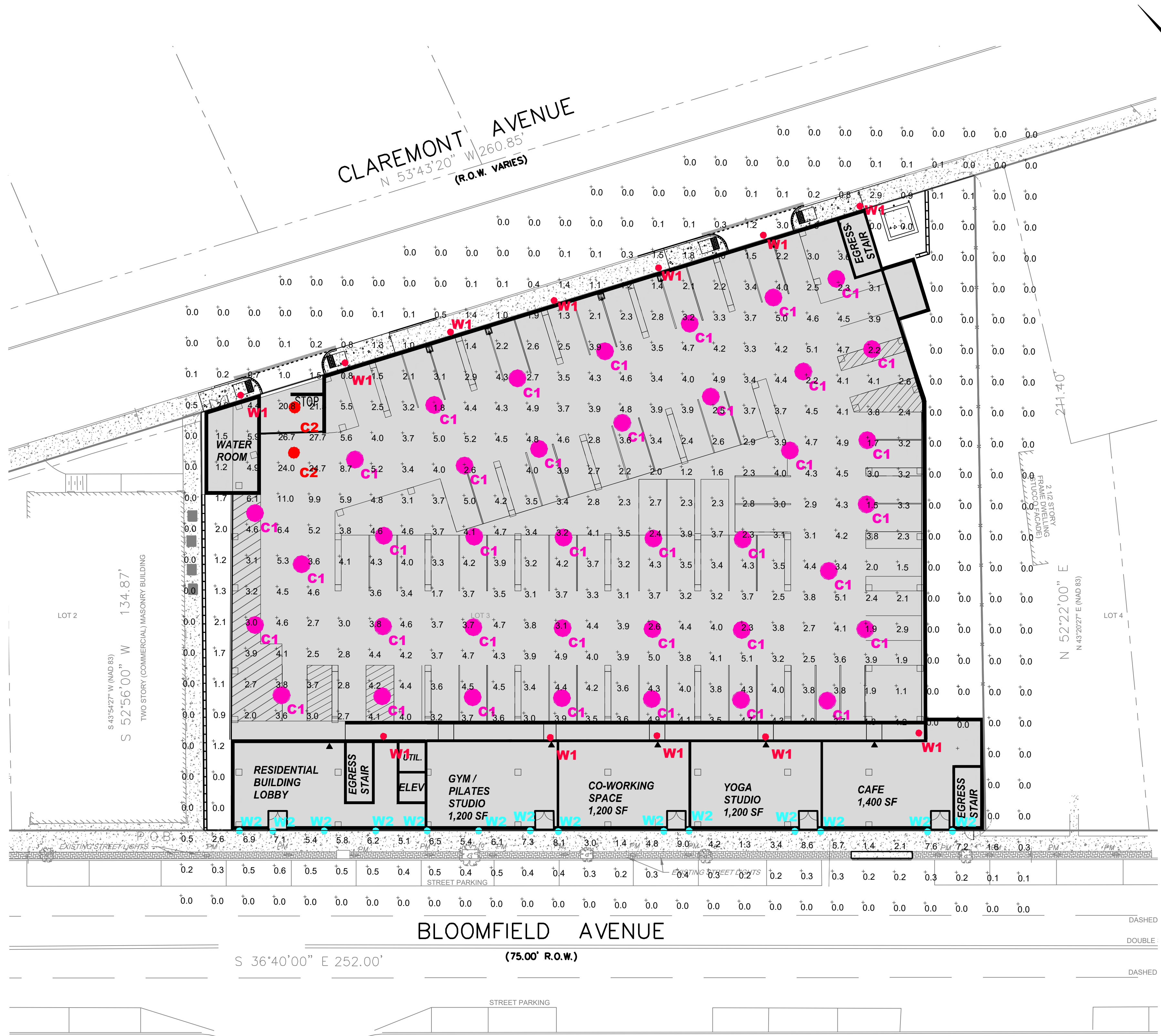
Weight
SRT2 15 lbs / 6.8 kg

CERTIFICATIONS

- Listed to UL924 for use in wet location, listed for -40°C to 40°C applications.
- Meets IDA recommendations using 3000K and warmer configurations at 0 degrees tilt.
- IP65.
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant.
- Battery options E and EH are rated to 40C.

WARRANTY

- 5 year warranty



NOTES:
1. SECTION 95-39B.(7)(E) REQUIRES SITE LIGHTING, OTHER THAN SECURITY LIGHTING, TO BE SET ON A TIMER SYSTEM THAT TURNS OFF BY 11:00PM.

DIVERSIFIED GRP LUMINAIRE SCHEDULE

Qty	Type	Arrangement	Symbol	Manufacturer	Light Fixture Spec	CCT	Lum. Lumens	LLF	Lum. Watts	Arr. Watts	Mounting AFG (FT)
38	C1	Single	○	BEACON	SRT2-25-3K7-5QW-VOLTS-FINISH-NXWS12F-MS8	3000K	3433	0.900	27.8	27.8	9
2	C2	Single	○	BEACON	SRT2-105-3K7-5C-VOLTS-FINISH-NXWS12F-MS8	3000	12854	0.900	105.5	105.5	9
12	W1	Single	○	BETA-CALCO	FLDW-DR06-DT1-DN01-CR80-CTA30-BAT2-LMA0100-V1-DA01-FINISH-FINISH		2189	0.450	11	11	8
14	W2	Single	○	BETA-CALCO	FLDW-DR06-DT2-DN01-CR80-CTA30-BAT2-BB15-LMA0100-LMB0100-V1-DA01-FINISH-FINISH		2189	0.450	22	22	8

DIVERSIFIED GRP CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE LOWER ENTRANCE	Illuminance	Fc	20.79	27.7	9.9	2.10	2.80
PARKING GARAGE	Illuminance	Fc	3.55	8.7	1.2	2.96	7.25

DIVERSIFIED GROUP
55 LANE ROAD
FAIRFIELD, NJ 07004
LIGHTING DESIGNER: MATTHEW STERNER
PHONE: (908) 907-8462
EMAIL: MSTERNER@DIVGRP.COM



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ARCHITECTS AND ENGINEERS INC.
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PRINCIPALS

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STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:
GOMES-S-24-199
Scale:
1" = 20'
Drawn By:
JV
Approved By:
AF

Drawing Name:

LIGHTING PLAN
LOWER LEVEL

Drawing Number:

C-700
10 OF 18

Initial Date: May 22, 2026

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ LIC. 24680425800

S:\PROJECTS\GOMES-S-24-199-420 BLOOMFIELD AVE. VERONA, NJ\CADD\PLAN SET\24-199 C-700 LIGHTING PLAN UPPER LEVEL.DWG PLOTTED: 5/28/2024 2:56 PM ANTHONY FACCHINO



LIGHTING PLAN UPPER LEVEL

NOTES:
1. SECTION 95-39B.(7)(E) REQUIRES SITE LIGHTING, OTHER THAN SECURITY LIGHTING, TO BE SET ON A TIMER SYSTEM THAT TURNS OFF BY 11:00PM.

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Qty	Type	Arrangement	Symbol	Manufacturer	Light Fixture Spec	CCT	Lum. Lumens	LLF	Lum. Watts	Arr. Watts	Mounting AFG (FT)
30	C1	Single	⊙	BEACON	SRT2-25-3K7-5QW-VOLTS-FINISH-NXWS12F-MS8	3000K	3433	0.900	27.8	27.8	9
2	C2	Single	⊙	BEACON	SRT2-105-3K7-5C-VOLTS-FINISH-NXWS12F-MS8	3000	12854	0.900	105.5	105.5	9

DIVERSIFIED GRP CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE UPPER ENTRANCE	Illuminance	Fc	17.42	32.5	8.9	1.96	3.65
UPPER PARKING GARAGE	Illuminance	Fc	3.91	6.5	1.7	2.30	3.82

DIVERSIFIED GROUP
55 LANE ROAD
FAIRFIELD, NJ 07004
LIGHTING DESIGNER: MATTHEW STERNER
PHONE: (908) 907-8462
EMAIL: MSTERNER@DIVGRP.COM



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ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number: GOMES-S-24-199
Scale: 1" = 20'
Drawn By: JV
Approved By: AF

Drawing Name:
**LIGHTING PLAN
UPPER LEVEL**

Drawing Number:
C-701
11 OF 18

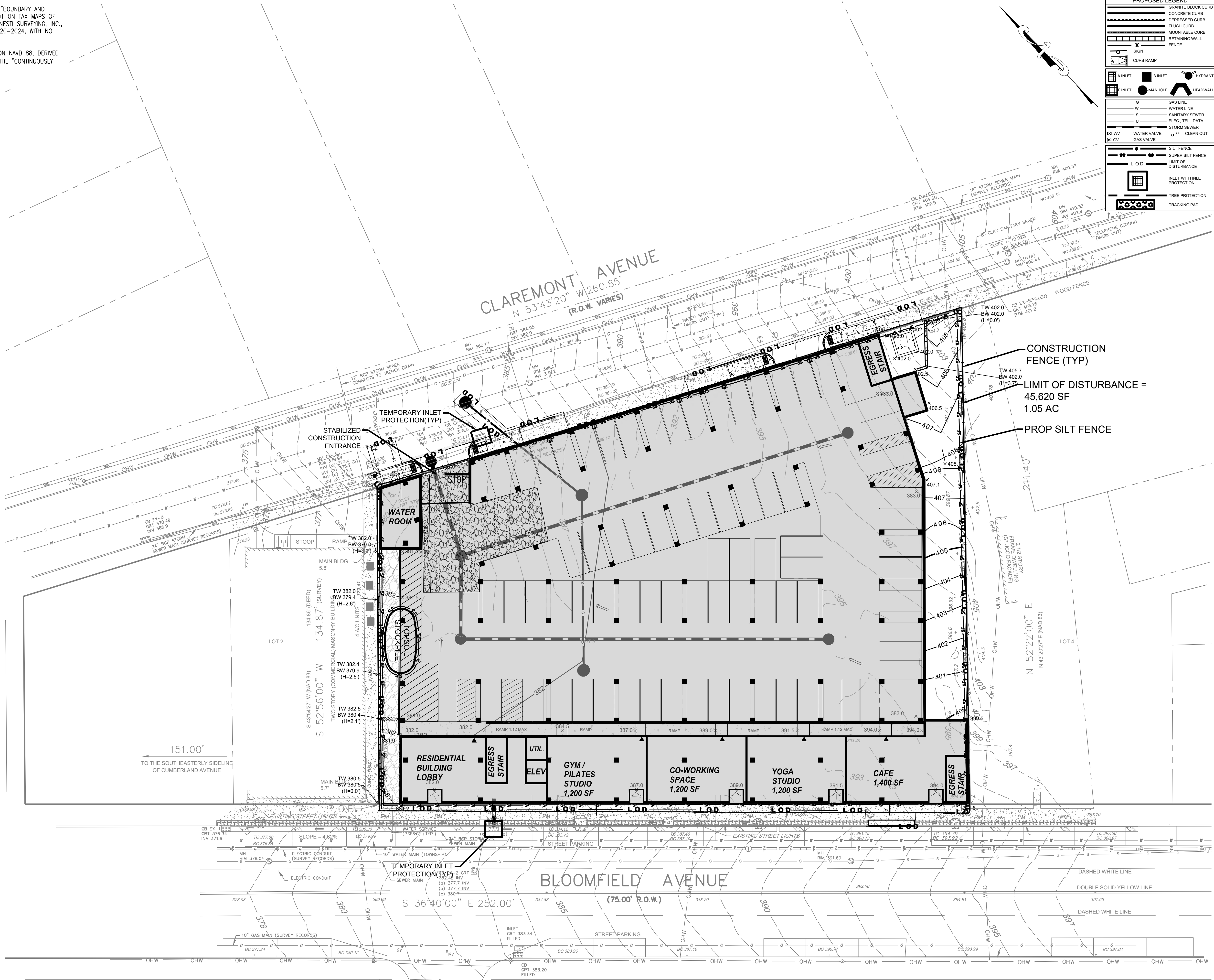
Initial Date: May 22, 2026

ENGINEER OF RECORD

Anthony Facchino
ANTHONY FACCHINO, PE, PLS
NJ LIC. 24680425800

SURVEY REFERENCE:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 420 BLOOMFIELD AVENUE, LOT 3 IN BLOCK 701 ON TAX MAPS OF TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 11-20-2024, WITH NO REVISION DATE.
- ALL ELEVATIONS AND CONTOURS SHOWN ARE EXISTING AND ARE BASED ON NAVD 88, DERIVED FROM GLOBAL POSITIONING SYSTEM, (GPS). SAID ELEVATIONS BASED ON THE "CONTINUOUSLY OPERATING REFERENCE STATION" (CORS), POSITIONED AT NJIT.
- NO NJDEP FRESHWATER WETLANDS EXISTING ON THE SUBJECT PROPERTY.



PROPOSED LEGEND	
	GRANITE BLOCK CURB
	CONCRETE CURB
	FLUSH CURB
	MOUNTABLE CURB
	RETAINING WALL
	FENCE
	SIGN
	CURB RAMP
	A INLET
	B INLET
	HYDRANT
	MANHOLE
	HEADWALL
	GAS LINE
	WATER LINE
	SANITARY SEWER
	ELEC. TEL. DATA
	STORM SEWER
	WATER VALVE
	GAS VALVE
	CLEAN OUT
	SILT FENCE
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	INLET WITH INLET PROTECTION
	TREE PROTECTION
	TRACKING PAD



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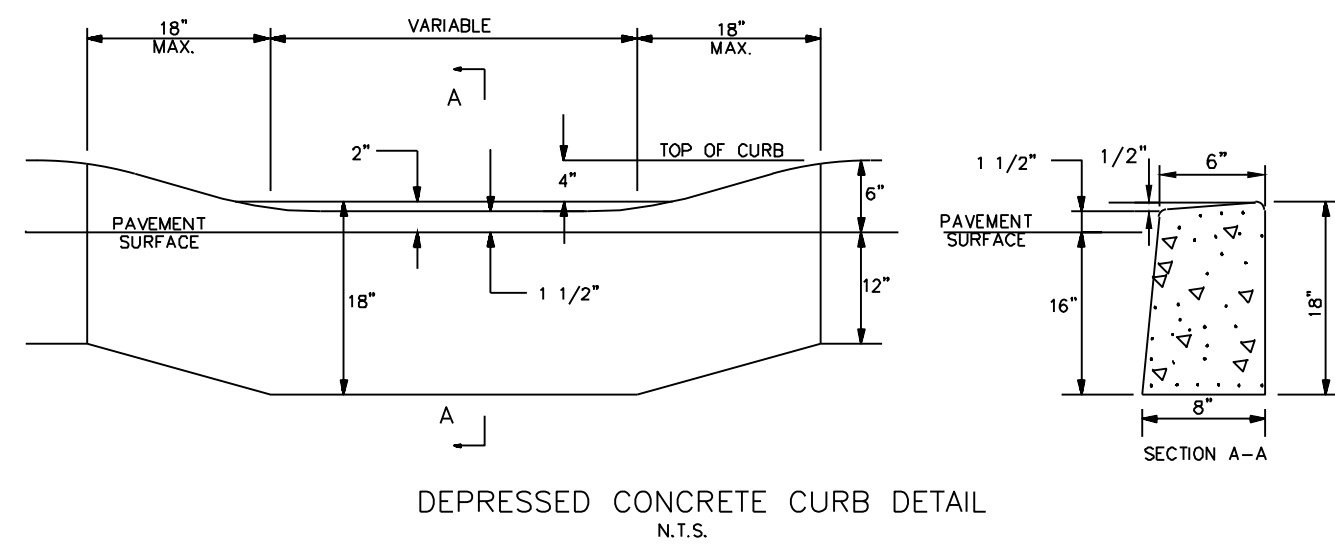
Drawing Name:
SOIL EROSION & SEDIMENT CONTROL PLAN

Drawing Number:
C-800
12 OF 18

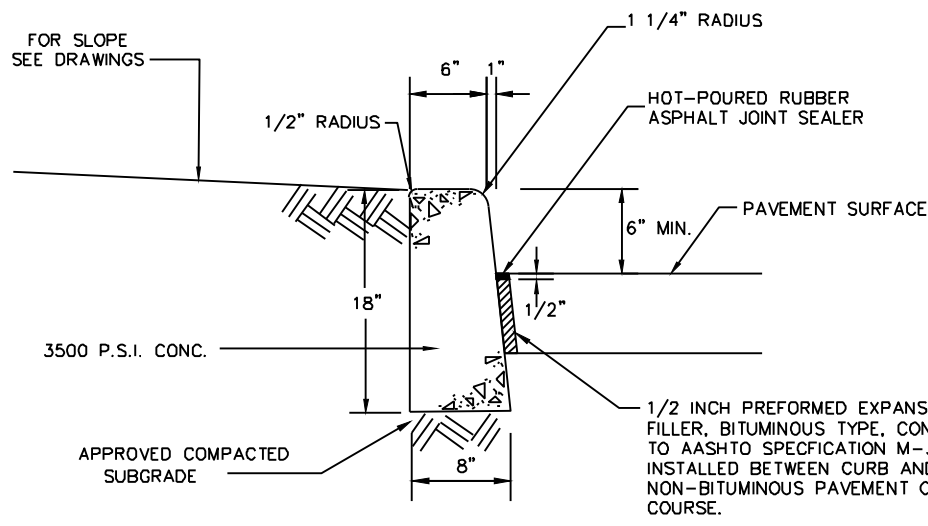
Initial Date: May 22, 2026

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ LIC 246804258500



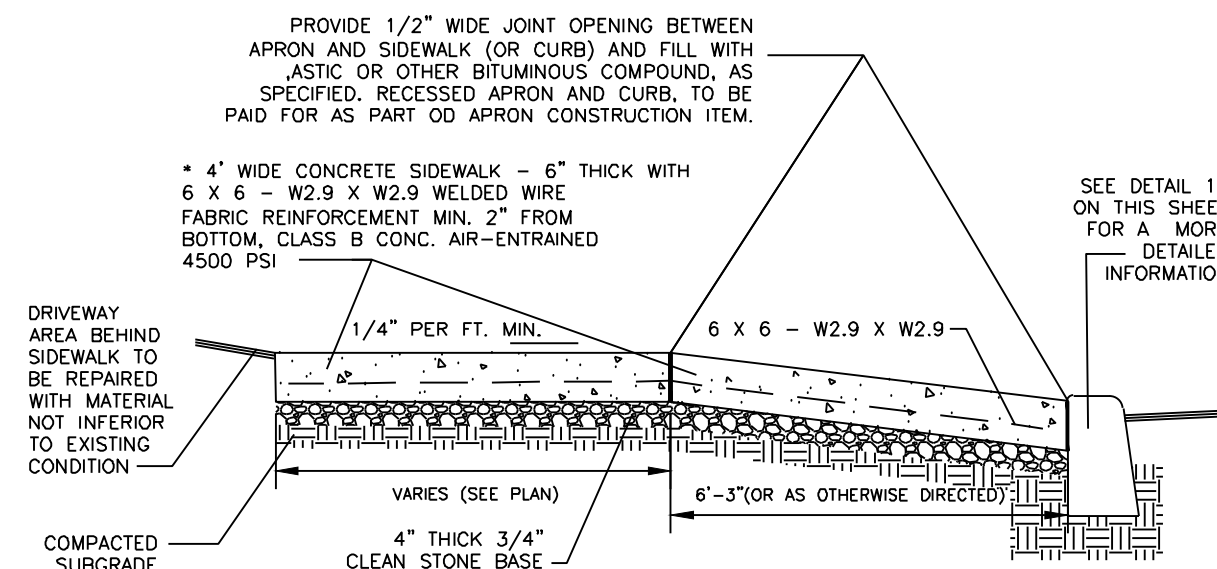
- NOTES:
- ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4 INCH CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE GOVERNING AGENCY PRIOR TO POURING.
 - EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 20 FT. AND AT ALL STORM SEWER INLETS. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2 INCH THICK, CONFORMING TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE JOINT SHALL BE RECESSED 1/4 INCH FROM THE TOP AND FRONT OF THE CONCRETE CURB.
 - TRANSVERSE JOINTS 1/2 INCH WIDE SHALL BE INSTALLED IN THE CURB 20 FT-0 INCH APART AND SHALL BE FILLED WITH PRE FORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4 INCH FROM THE FRONT FACE AND TOP OF THE CURB.
 - SCORED JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
 - WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2 INCH.
 - ONLY HALF INCH PREFORMED EXPANSION JOINT FILLER, BITUMINOUS TYPE, CONFORMING TO AASHTO SPECIFICATION M-33, TO BE INSTALLED BETWEEN CURB AND NON-BITUMINOUS PAVEMENT OR BASE COURSE.



- NOTES:
- CONCRETE TO BE NDOT CLASS "B" (AIR ENTRAINED).
 - 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.
 - SCORED JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

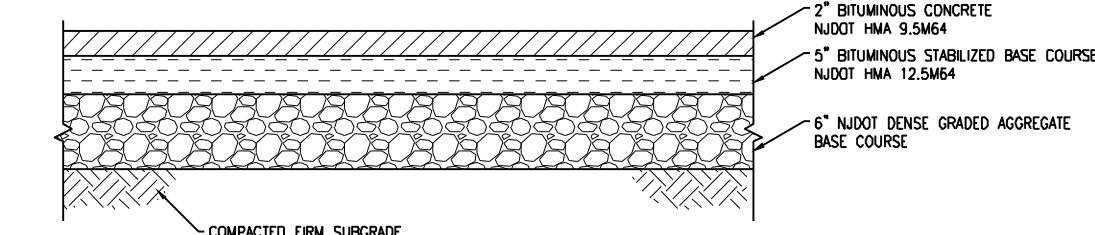
DEP. CONCRETE & VERTICAL CURB PER ESSEX COUNTY

NOT TO SCALE



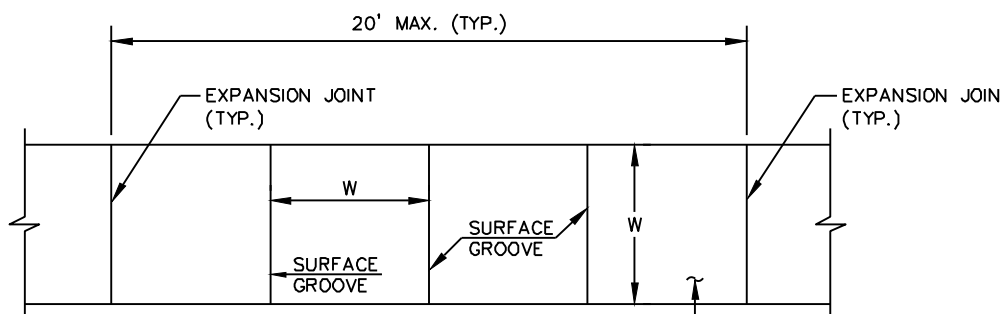
ESSEX CTY. SIDEWALK/DRIVEWAY APRON

NOT TO SCALE



ASPHALT PAVEMENT SECTION (ON COUNTY ROAD)

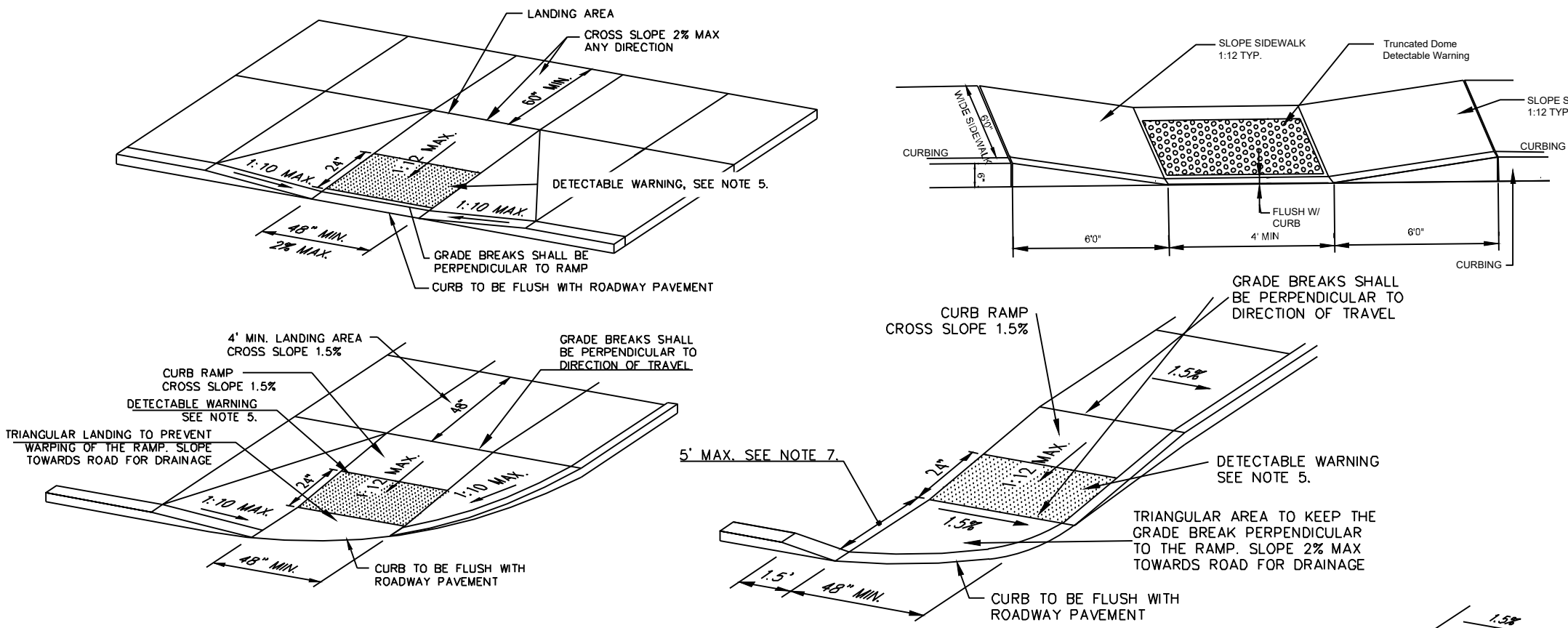
N.T.S.



- NOTES:
- 4" CLEAN STONE SUBBASE SHALL BE COMPACTED TO A FIRM AND EVEN SURFACE TO THE SATISFACTION OF THE ENGINEER.
 - ALL CONCRETE SHALL BE AIR-ENTRAINED AND CONTAIN AN AIR CONTENT OF 6% ±1.5%.
 - CONCRETE SHALL BE STRUCK OFF WITH A TRANSVERSE TEMPLATE AND FINISHED WITH FLOATS AND STRAIGHTENEDGES UNTIL A SMOOTH SURFACE HAS BEEN OBTAINED.
 - THE SURFACE SHALL BE FINISHED WITH A WOODEN FLOAT AND BRUSHED PERPENDICULAR TO PATH WITH A WET, SOFT-HAIRED BRUSH.
 - ALL EDGES SHALL BE FINISHED AND ROUNDED WITH AN EDGING TOOL HAVING A RADIUS OF 1/4 INCH.
 - PREFORMED EXPANSION JOINT FILLER, 1/4" INCH THICK, SHALL BE FORMED AROUND ALL APPURTENANCES, SUCH AS MANHOLES AND UTILITY POLES, EXTENDING INTO OR THROUGH THE CONCRETE.
 - THE SURFACE OF THE CONCRETE SHALL BE SO FINISHED AS TO DRAIN COMPLETELY AT ALL TIMES.

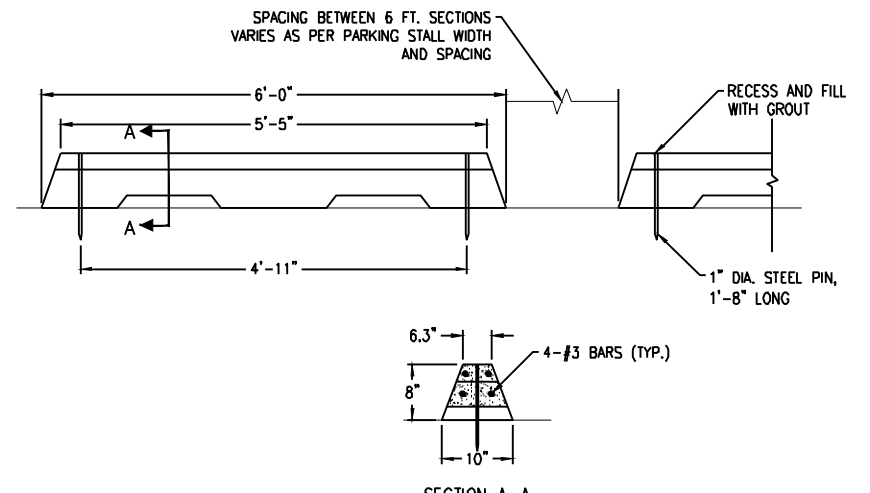
CONCRETE SIDEWALK

N.T.S.



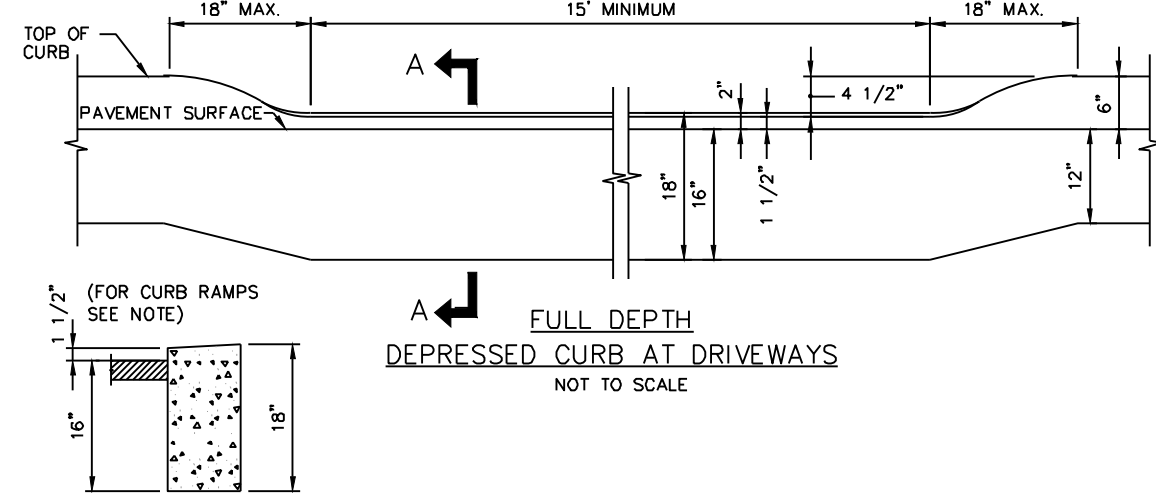
HANDICAPED CURB RAMP DETAILS

NOT TO SCALE



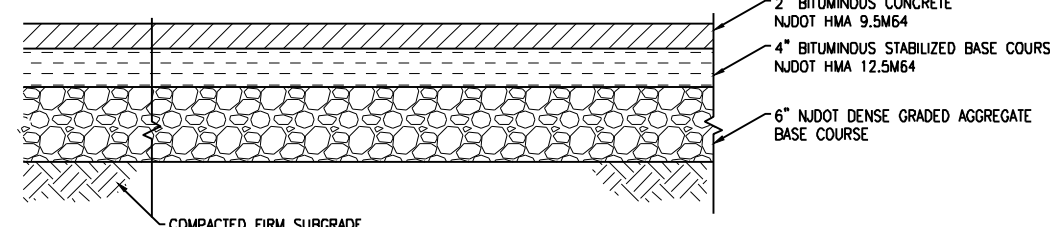
PRECAST CONCRETE WHEEL STOP (IF REQUIRED)

N.T.S.



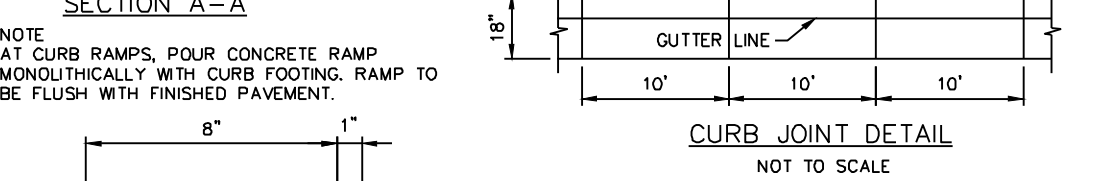
PAVEMENT STRIP TREATMENT

NOT TO SCALE



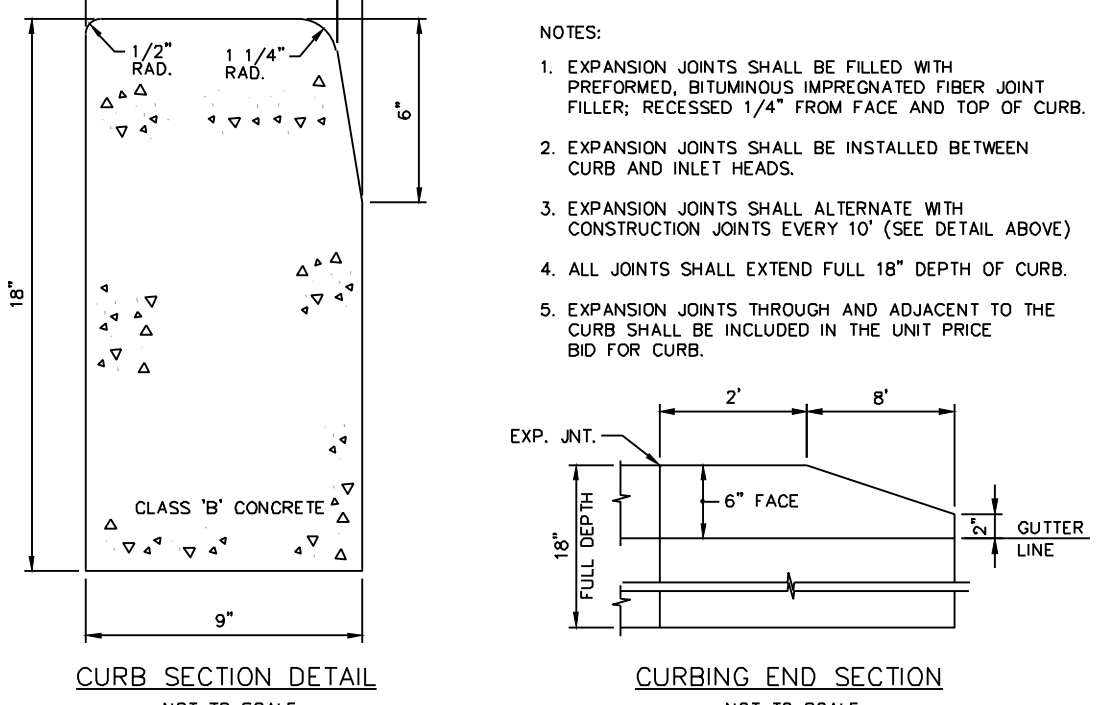
ASPHALT PAVEMENT SECTION (ON-SITE)

N.T.S.



CURB JOINT DETAIL

NOT TO SCALE

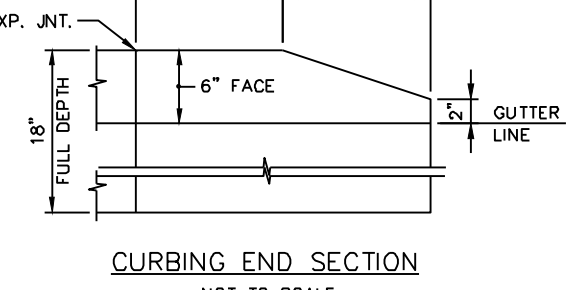


9\"/>

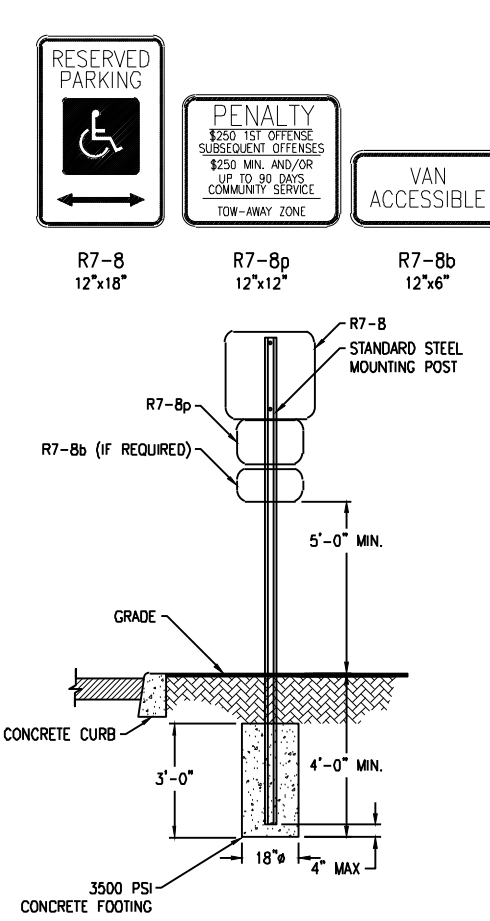
N.T.S.

CURBING END SECTION

NOT TO SCALE

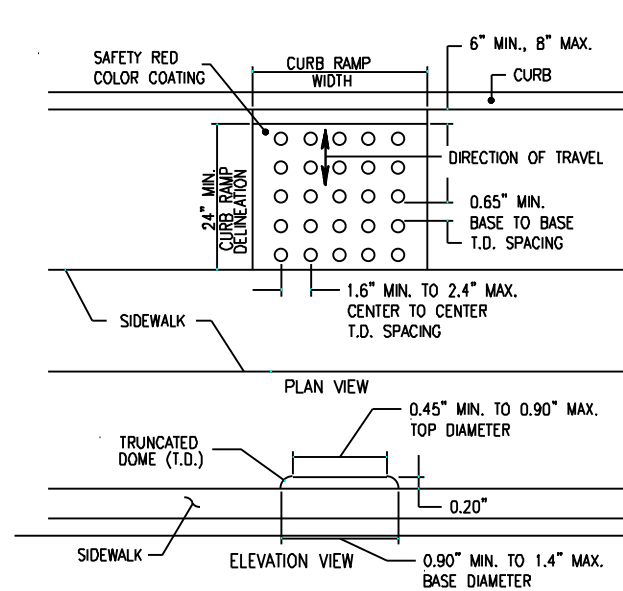


- NOTES:
- EXPANSION JOINTS SHALL BE FILLED WITH PREFORMED, BITUMINOUS IMPREGNATED FIBER JOINT FILLER, RECESSED 1/4" FROM FACE AND TOP OF CURB.
 - EXPANSION JOINTS SHALL BE INSTALLED BETWEEN CURB AND INLET HEADS.
 - EXPANSION JOINTS SHALL ALTERNATE WITH CONSTRUCTION JOINTS EVERY 10' (SEE DETAIL ABOVE).
 - ALL JOINTS SHALL EXTEND FULL 18" DEPTH OF CURB.
 - EXPANSION JOINTS THROUGH AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.



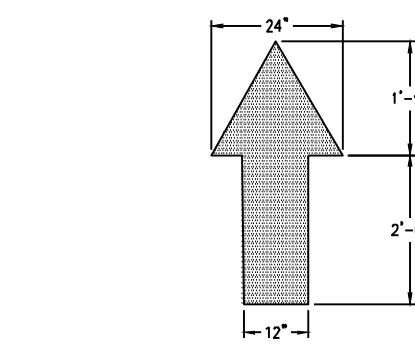
SIGN MOUNTING DETAIL

N.T.S.



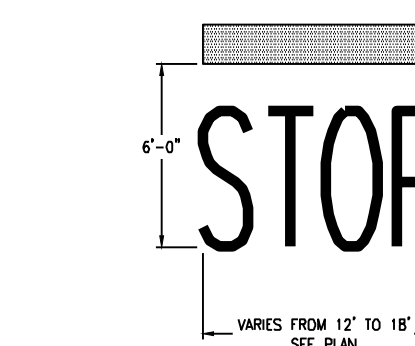
DETECTABLE WARNING SURFACE

N.T.S.



TRAFFIC FLOW ARROWS

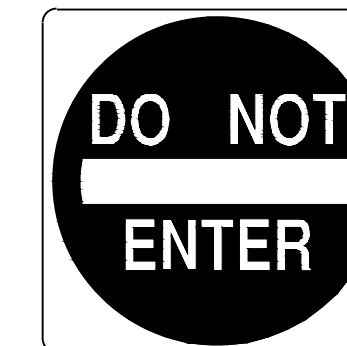
N.T.S.



- NOTES:
- WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

STOP BAR DETAIL

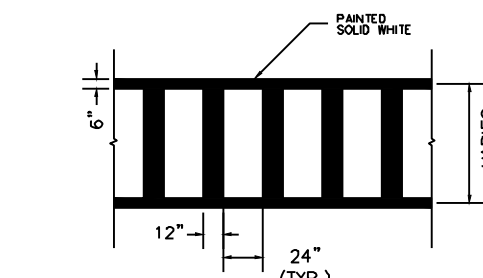
N.T.S.



R6-1
(L or R)
36" x 12"

TRAFFIC SIGN MOUNTING DETAIL

N.T.S.



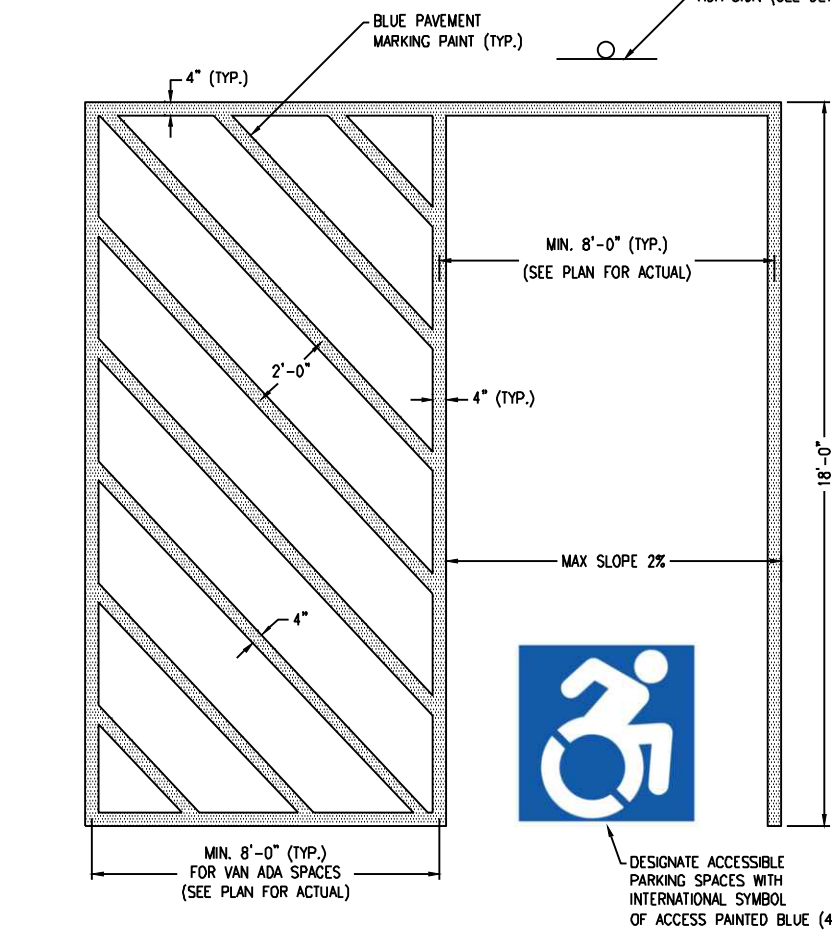
PEDESTRIAN CROSSWALK DETAIL

N.T.S.

SIGN LEGEND AND DETAILS			
QUAN.	USDOT FHA DESIGNATION	SIGN DETAIL	
2	R1-1		

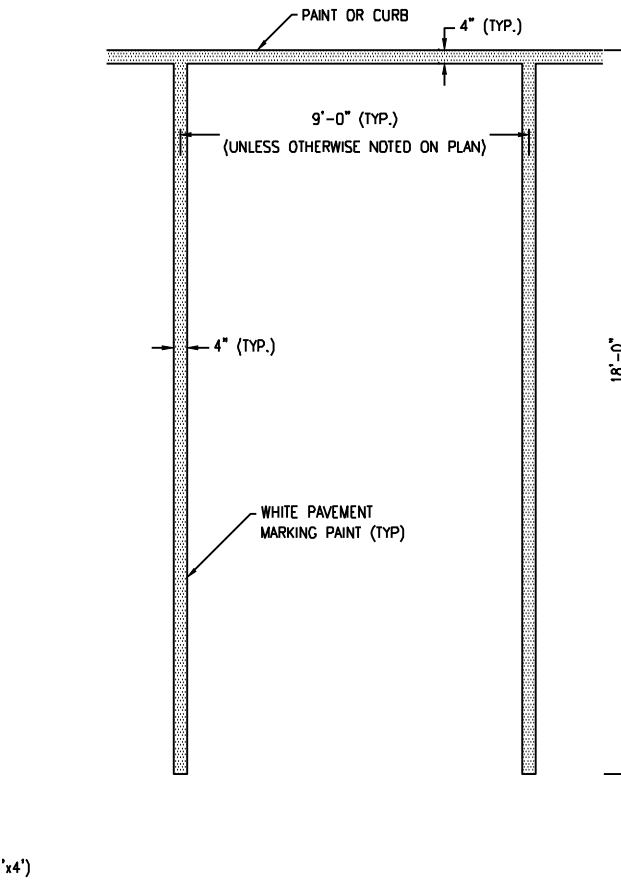
SIGN NOTES:

- ALL SIGNS SHALL CONFORM TO THE MANUAL ON TRAFFIC CONTROL DEVICES.
- SIGNS, SIGN POSTS AND THEIR FOUNDATIONS AND SIGN MOUNTING SHALL BE SO CONSTRUCTED AS TO HOLD SIGNS IN A PROPER AND PERMANENT POSITION, TO RESIST SWAYING IN THE WIND OR DISPLACEMENT BY VANDALISM.
- REFER TO MOUNTING DETAILS FOR HEIGHTS. ALL SIGNS SHALL BE MEASURED FROM PAVEMENT OR GROUND TO BOTTOM OF SIGN.



ADA PARKING SPACE STRIPING

N.T.S.



STANDARD PARKING SPACE STRIPING

N.T.S.



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ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number: **GOMES-S-24-199** Scale: **AS NOTED**
Drawn By: **JV** Approved By: **AF**

Drawing Name:

CONSTRUCTION DETAILS

Drawing Number:

C-900

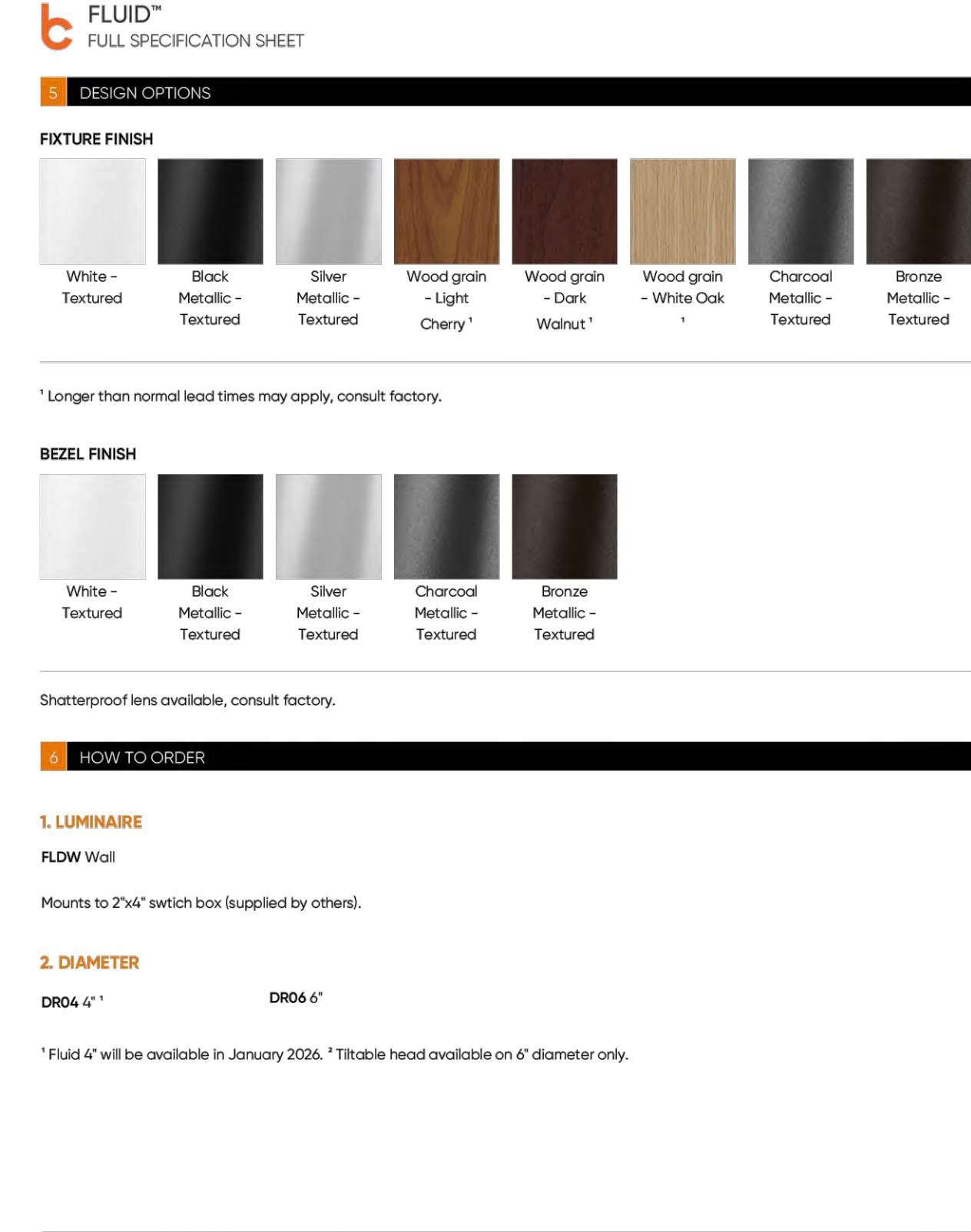
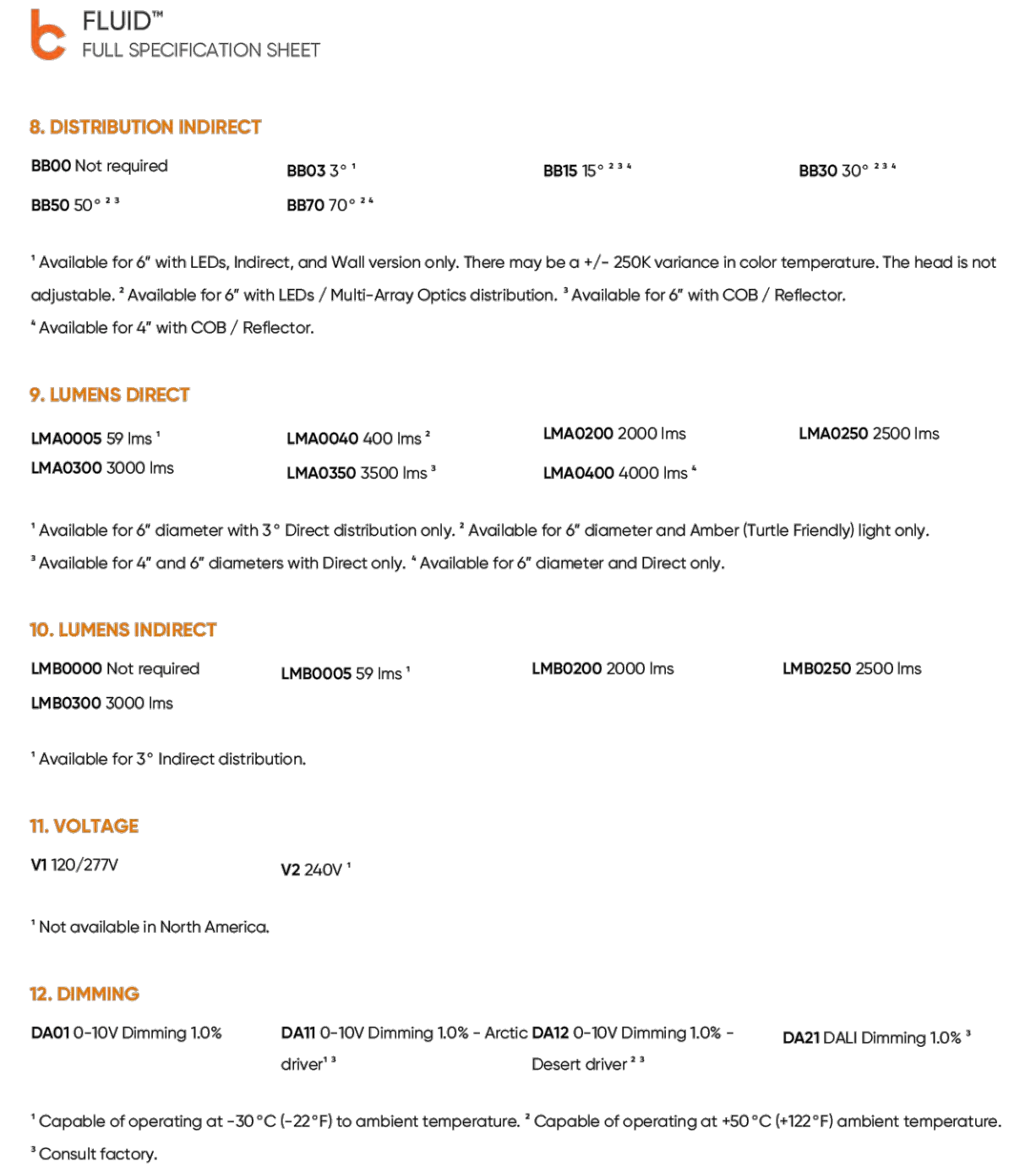
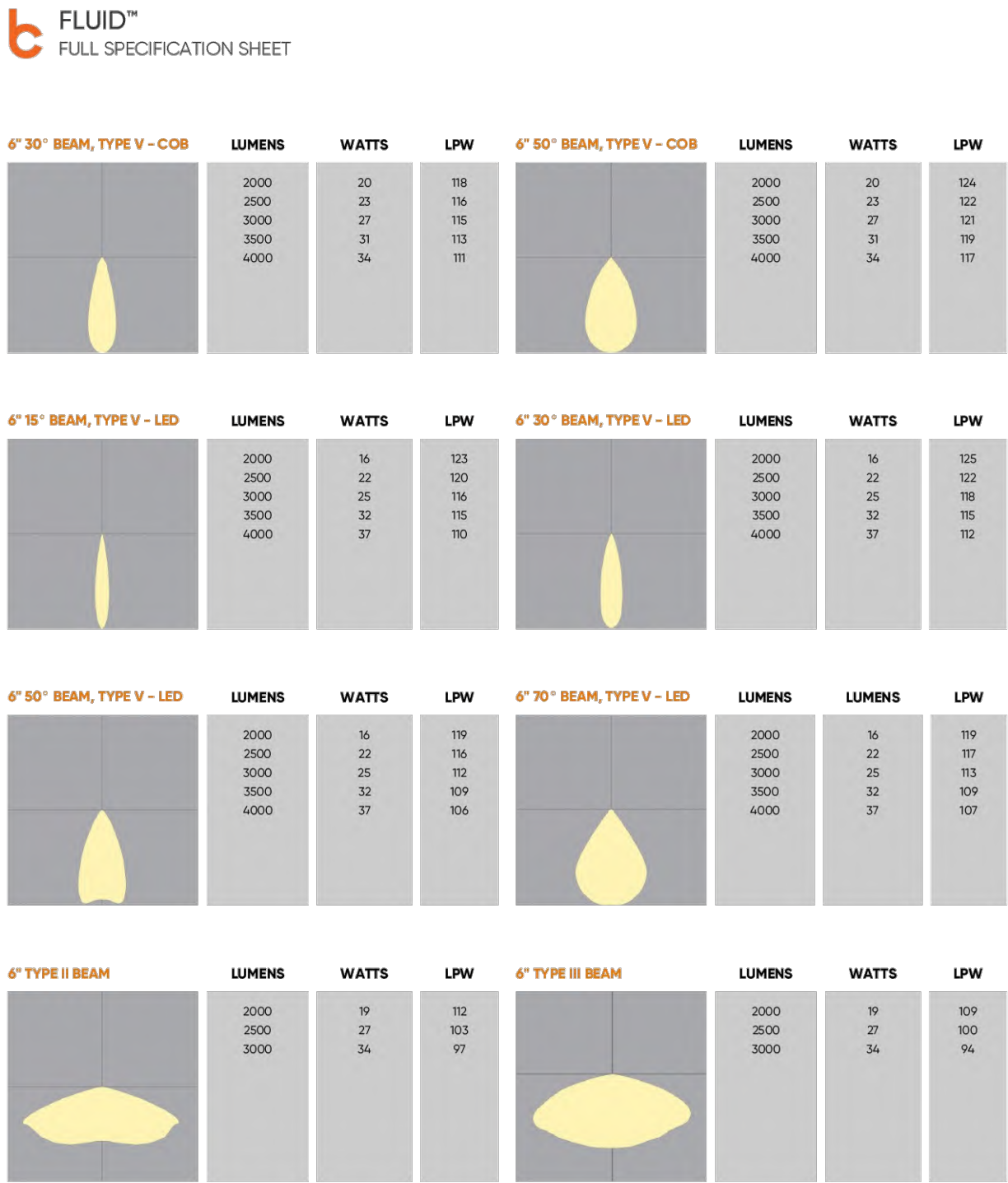
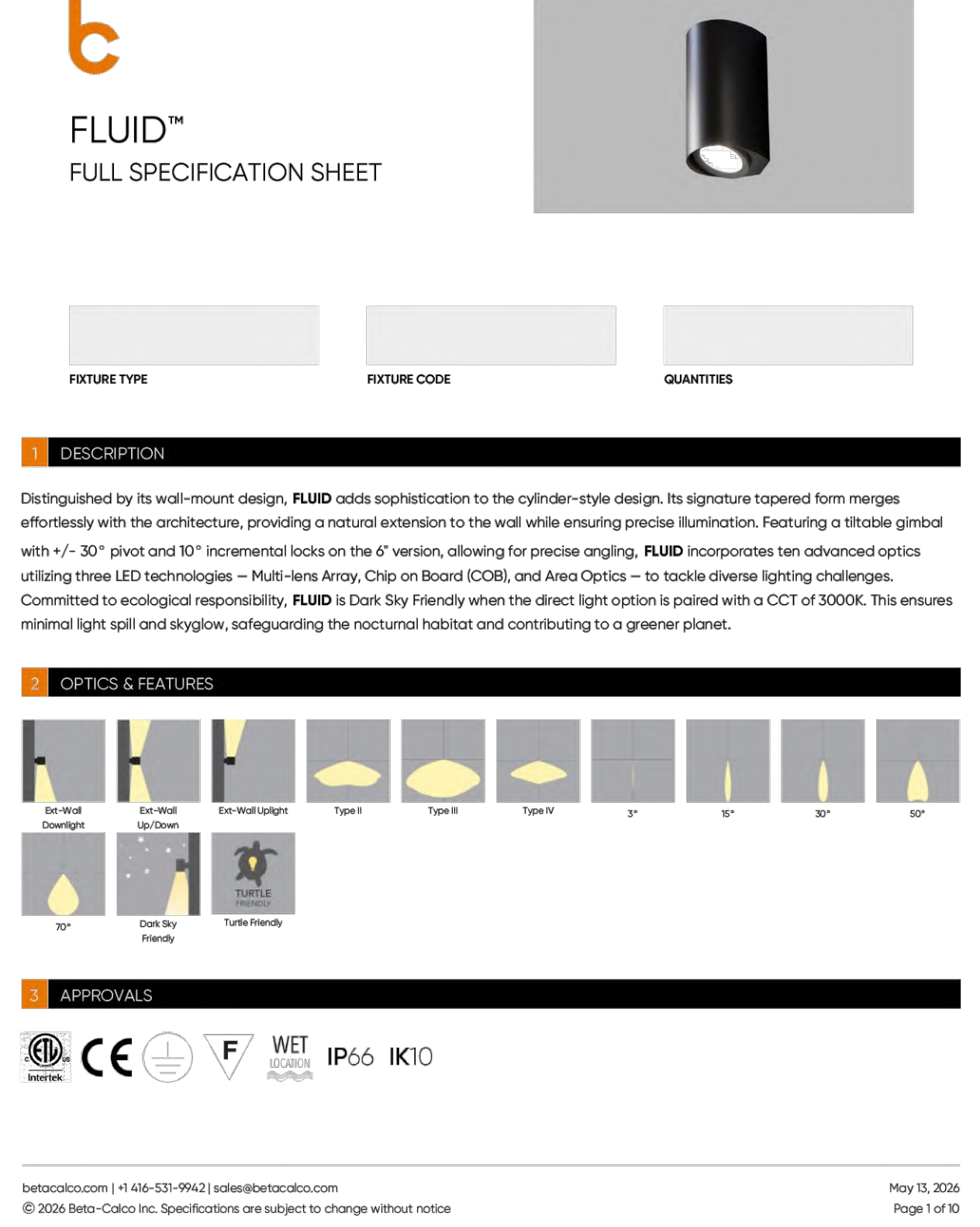
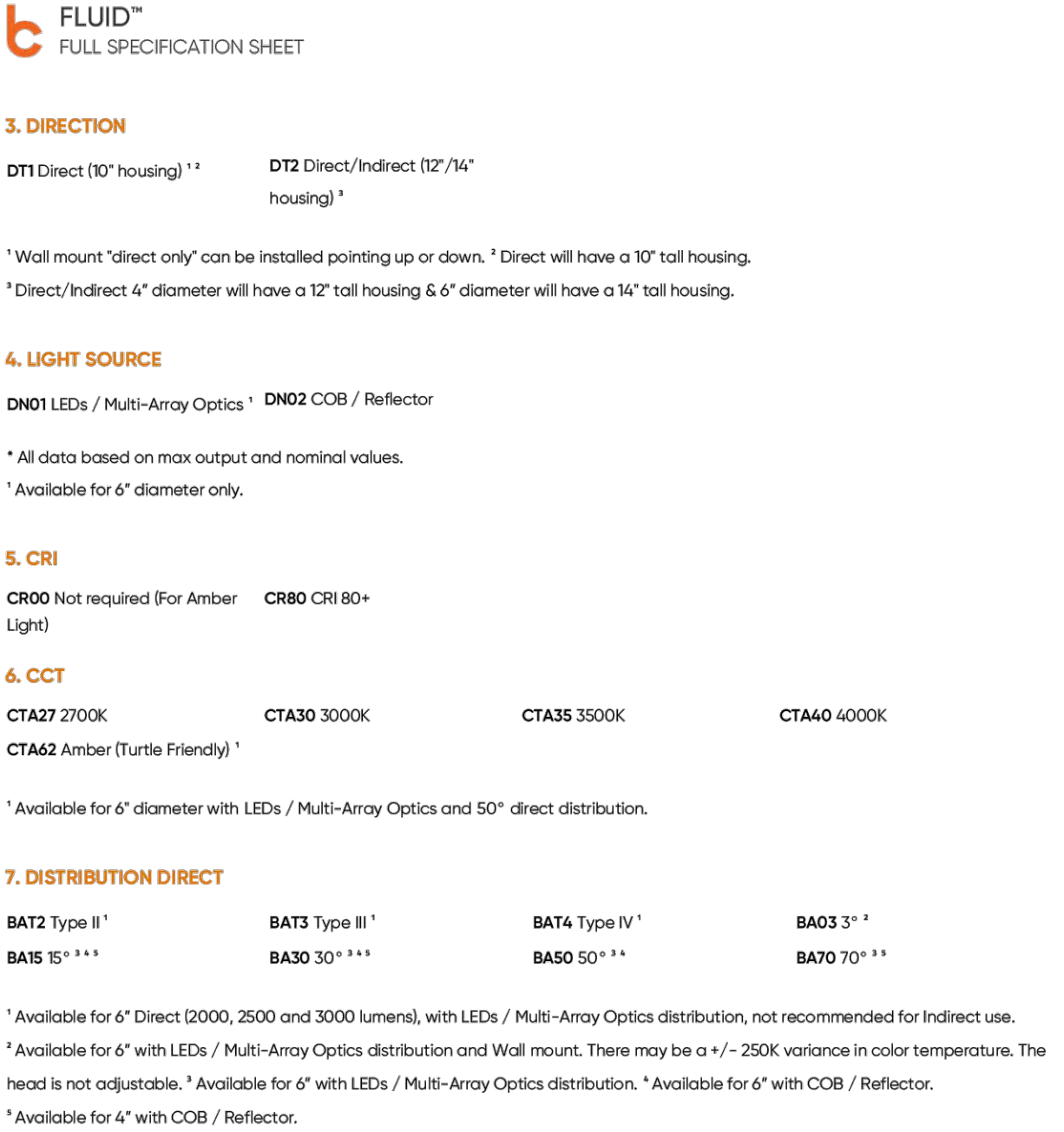
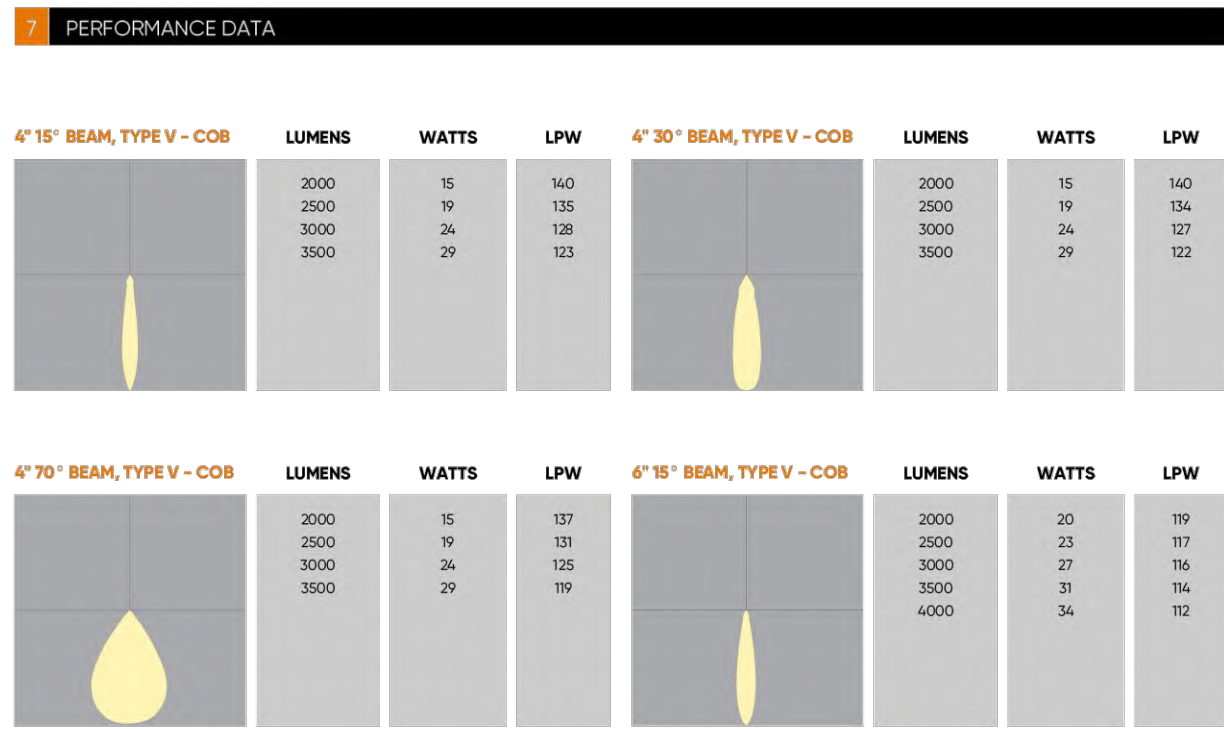
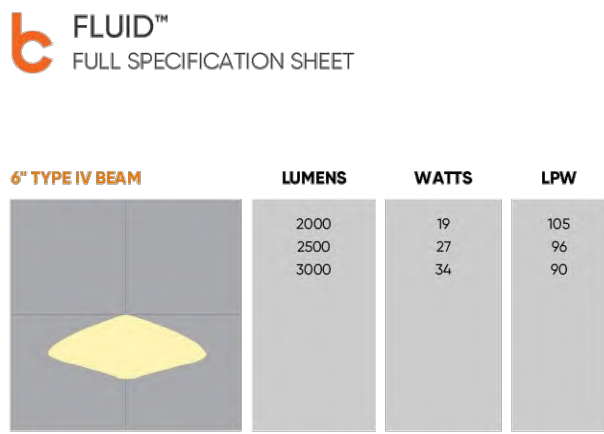
14 OF 18

Initial Date: May 22, 2026

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ LIC 24680423800

S:\PROJECTS\GOMES-S-24-199-420 BLOOMFIELD AVE. VERONA, NJ\CAD\PLAN SET\24-199 C-900 DETAILS.DWG. ANTHONY FACCHINO PLOTTED: 5/28/2026 2:56 PM



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Project: **MIXED-USE DEVELOPMENT**
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number: GOMES-S-24-199	Scale: AS NOTED
Drawn By: JV	Approved By: AF

Drawing Name:

CONSTRUCTION DETAILS

Drawing Number:

C-902
16 OF 18

Initial Date: May 22, 2026

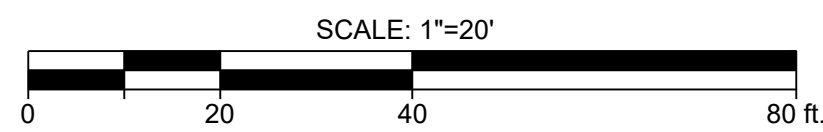
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S:\PROJECTS\GOMES-S-24-199-420 BLOOMFIELD AVE. VERONA, NJ\CADD\PLAN SET\24-199 C-950 VEHICLE DWG ANTHONY FACCHINO PLOTTED: 5/28/2026 2:56 PM



VEHICLE TURNING ANALYSIS LOWER LEVEL
SCALE: 1" = 20'



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ESSEX COUNTY, NEW JERSEY
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Project Number:
GOMES-S-24-199

Scale:
1" = 20'

Drawn By:
Approved By:
AF

Drawing Name:
**VEHICLE TURNING
ANALYSIS LOWER
LEVEL**

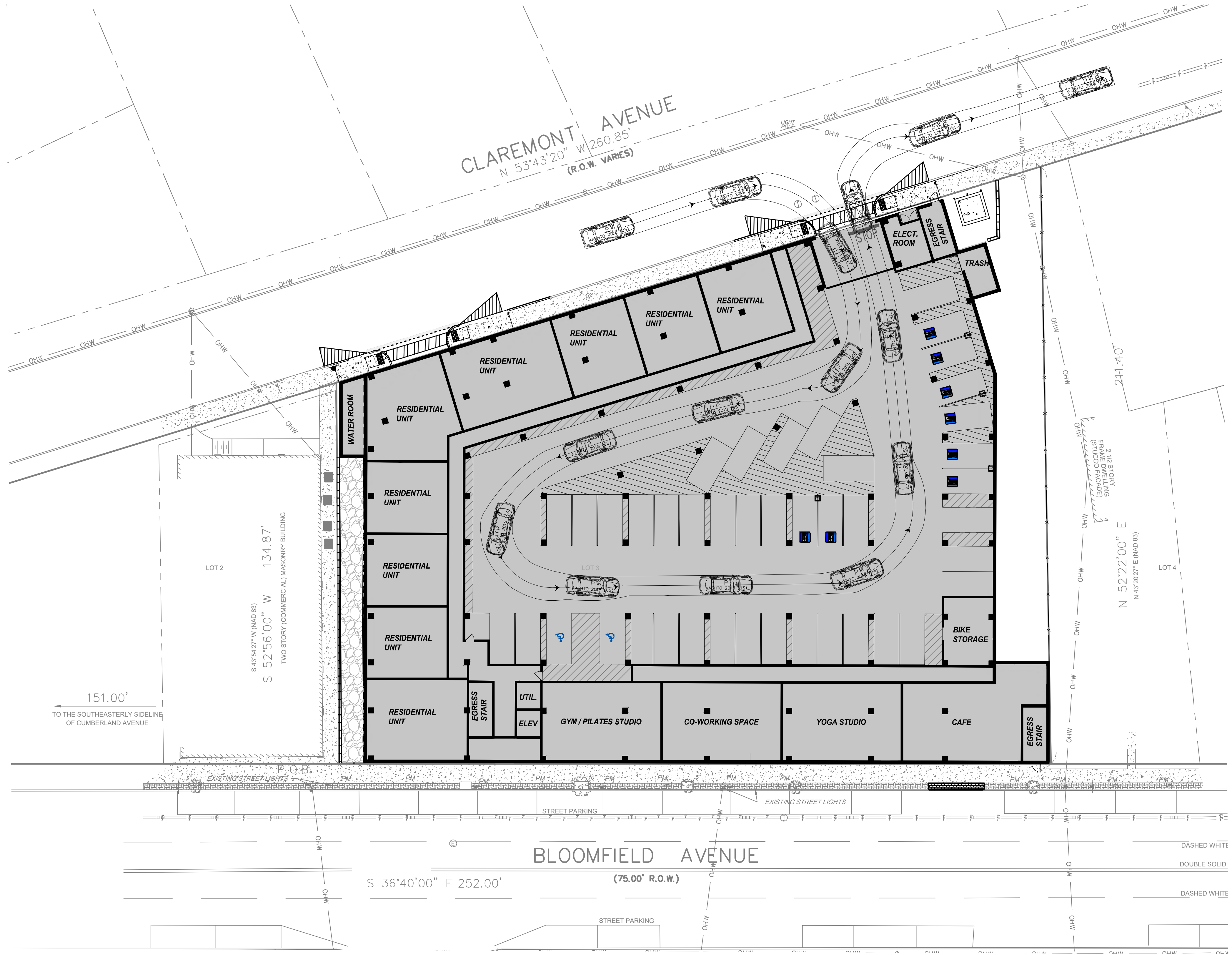
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17 OF 18

Initial Date: May 22, 2026

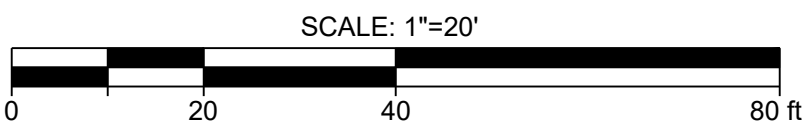
ENGINEER OF RECORD

Anthony Facchino
ANTHONY FACCHINO, PE, PLS
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VEHICLE TURNING ANALYSIS UPPER LEVEL
SCALE: 1" = 20'



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Project Number: GOMES-S-24-199

Scale: 1" = 20'

Drawn By: Approved By: AF

Drawing Name:

VEHICLE TURNING
ANALYSIS UPPER
LEVEL

Drawing Number:

C-951

18 OF 18

Initial Date: May 22, 2026

ENGINEER OF RECORD

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NJ LIC. 246804258500