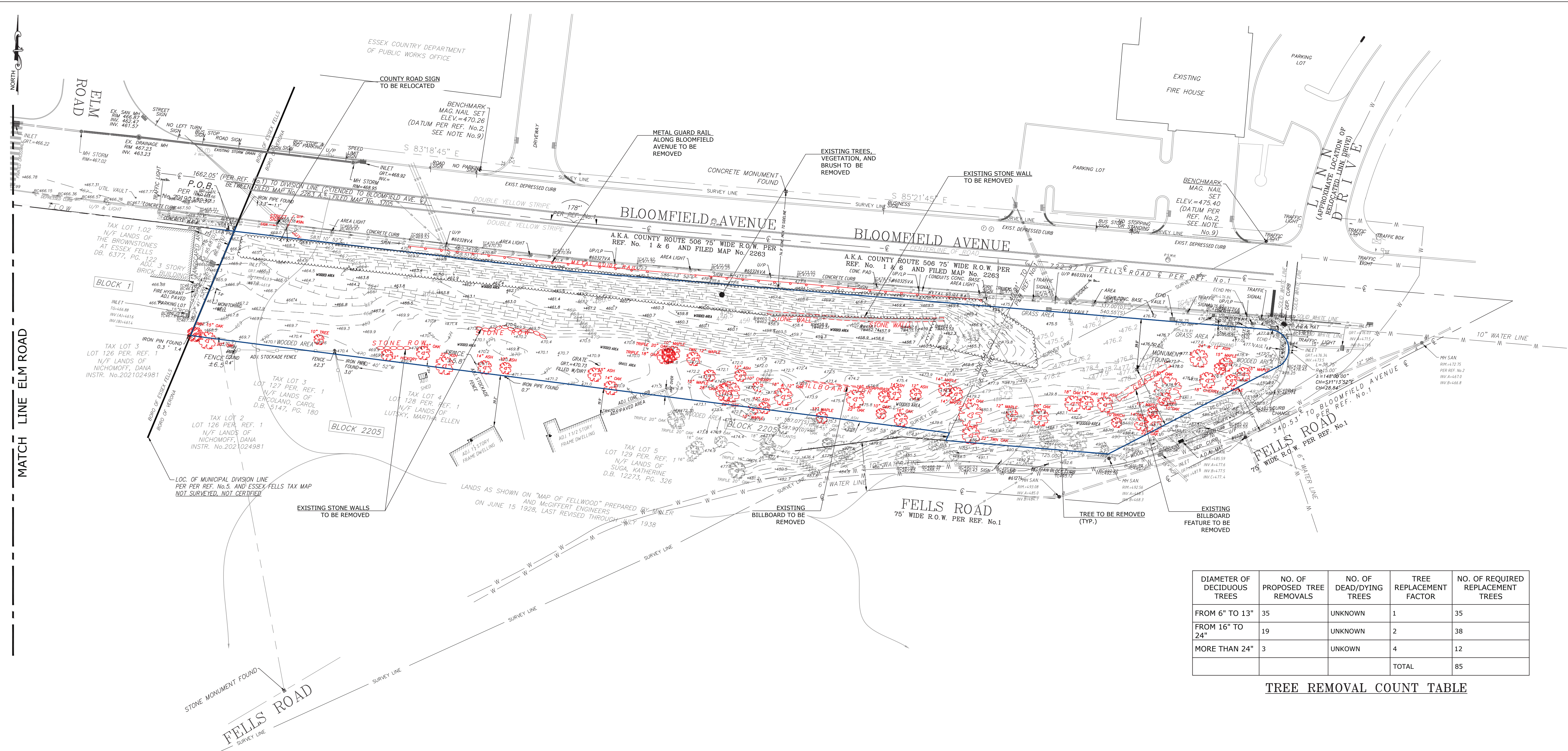


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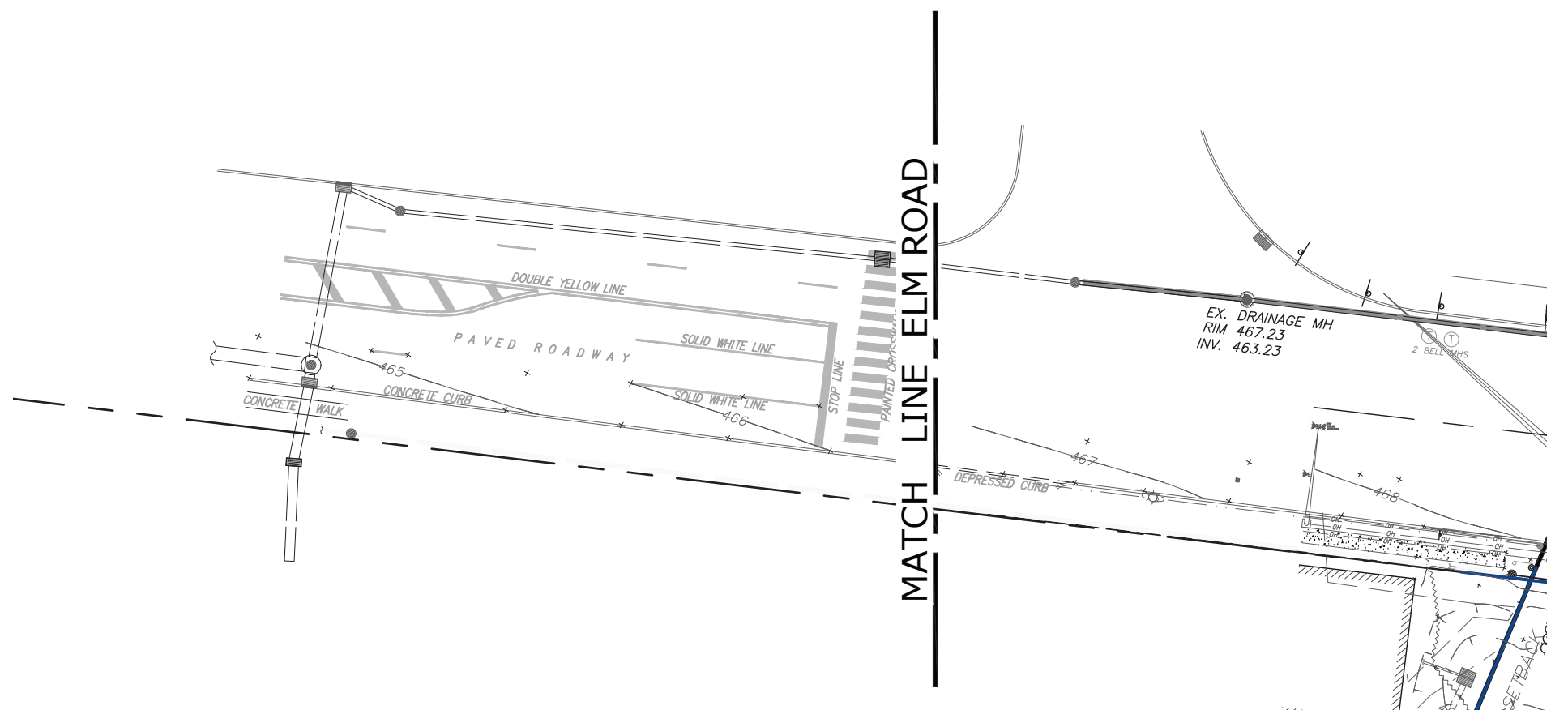
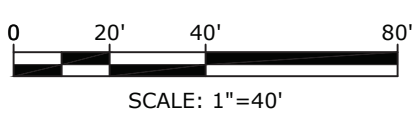
LEGEND:

- LIMIT OF DISTURBANCE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB
- BOROUGH SETBACKS
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING STOCKADE FENCE
- EXISTING DRIVEWAY
- EXISTING SANITARY
- EXISTING STORM
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING STRUCTURE TO BE REMOVED

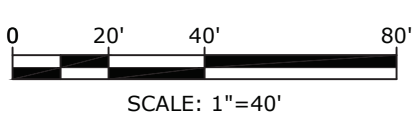
EXISTING NOTES

- WATER MAINS LOCATION OBTAINED FROM BEST FIT GIS DATA. FINAL LOCATIONS MUST BE FIELD VERIFIED.

EXISTING CONDITIONS, DEMOLITION, AND TREE REMOVAL PLAN



EXISTING CONDITIONS PLAN (CONTINUED)



DIAMETER OF DECIDUOUS TREES	NO. OF PROPOSED TREE REMOVALS	NO. OF DEAD/DYING TREES	TREE REPLACEMENT FACTOR	NO. OF REQUIRED REPLACEMENT TREES
FROM 6" TO 13"	35	UNKNOWN	1	35
FROM 16" TO 24"	19	UNKNOWN	2	38
MORE THAN 24"	3	UNKOWN	4	12
			TOTAL	85

TREE REMOVAL COUNT TABLE

SURVEY NOTES

- NOTES:
- LOT AREA: 72.358 SF, or 1.6611 ACRES.
 - THIS SURVEY IS SUBJECT TO EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND/OR CONTAMINATION, THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN. THIS SURVEY DOES NOT SHOW THE EXISTENCE OR NON-EXISTENCE OF FLOOD PLAIN, ZONING OR ANY OTHER LAND USE RESTRICTIONS.
 - UTILITY LOCATIONS BASED ON SURFACE OBSERVATIONS; SUB-SURFACE ONDITIONS AND LOCATIONS ARE NOT CERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD-VERIFIED VIA TEST PITTS AND UTILITY COMPANY MARK-OUTS. PRIOR TO CONSTRUCTION CALL N.J. UNDERGROUND 1-800-272-1000.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS BEEN HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
 - UTILITY LOCATIONS SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY. THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES ARE NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE USER OF THIS SURVEY IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE, LOCATION AND SUITABILITY OF UTILITIES AS MAY BE NECESSARY.
 - THE WORD CERTIFY, AS USED HEREIN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT IS NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 - I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE, THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF ACTUAL CONDITIONS AS OF **OCTOBER 10, 2023**. THIS CERTIFICATION IS MADE ONLY TO THE PARTIES LISTED BELOW AND IS NOT TRANSFERABLE TO OTHER PARTIES.
 - THIS CERTIFICATION IS ONLY VALID FOR THIS MAP AND COPIES THEREOF IF SAID MAPS BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD. IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY.
 - PER CONTRACTUAL AGREEMENT ALL SHOWN ELEVATIONS BASED UPON VERTICAL CONTROLS PROVIDED BY GS STEWART ASSOCIATES INC. (SEE REF. NO.2). SURVEY VERTICAL DATUM TO NAVD-88 CONVERSION FACTOR =1.15. ALL SHOWN DISTANCES ARE "GROUND" DISTANCES. N.J.S.P.C.S. (NAD-83) HAS BEEN ESTABLISHED BY USING RTK GPS.
 - MUNICIPAL DIVISION LINE NOT SURVEYED, NOT CERTIFIED AND SHOWN FOR INFORMATIONAL/PLANING PURPOSES ONLY.

- REFERENCES:
- "MAP OF FELLWOOD" PREPARED BY MILLER AND MCGIFFERT ENGINEERS ON JUNE 15 1928, LAST REVISED THROUGH JULY 1938.
 - "EXISTING CONDITIONS MAP, BLOCK 503, LOT 1, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY" PREPARED BY GC STEWART ASSOCIATES INC. ON JULY 3, 2002.
 - "MAP OF PROPERTY LOCATED ON FELS ROAD, VERONA, N.J. SURVEYED FOR BART DOUGHERTY" PREPARED FOR CAPITAL CORPORATION, CONTINUED TO DATE JULY 11, 1957.
 - "GRADING & UTILITY PLAN, FELS PLAZA, LOT 1 BLOCK 82, BOROUGH OF VERONA, ESSEX COUNTY, NEW JERSEY" PREPARED BY PPE CORP. ON OCTOBER 20, 1986.
 - "MAP OF PROPERTY SITUATED AT TOWNSHIP OF THE BOROUGH OF VERONA, ESSEX COUNTY, NJ" PREPARED FOR BRICK CHURCH APPLIANCE INC. BY ALFRED J. CLARK INC. ON JANUARY 6, 1986.
 - "RIGHT OF WAY AND TRACT MAP NEW YORK AND GREENWOOD LAKE RAILWAY CO. PREPARED BY ERIE RAILROAD COMPANY, NEW YORK DIVISION, STA. 1056+00 TO 1108+80", MAP#V-13-NJ, DATED 6/13/1918, LAST REVISED THROUGH 9/12/1947.
 - "SUBDIVISION TRACT, 1954 TAX MAP 2 - BLOCK 1, LOT 3, FELS ROAD , + BARBERRY WAY, ESSEX FELLS, N.J." FILED AT THE ESSEX COUNTY CLERK'S OFFICE ON JANUARY 30, 1957 AS MAP No. 2263.
 - "FINAL PLAT - LANDS OF FELS MANOR ASSOCIATES, LOT 2, BLOCK 1, & BLOCK 65, LOT 1, BLOCK 66, TOWNSHIP OF ESSEX FELLS, AND THE TOWNSHIP OF THE BOROUGH OF CALDWELL, ESSEX COUNTY, N.J." FILED AT THE ESSEX COUNTY CLERK'S OFFICE ON DECEMBER 7, 1987 AS MAP No. 3705

SCHEDULE OF REVISIONS				
REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY

OWNER/APPLICANT
A&R SKYLINE PROPERTIES URBAN RENEWAL LLC
704 PASSAIC AVENUE
WEST CALDWELL, NJ 07006
201-919-6004

ATTORNEY
STEVEN G. MLENAK, ESQ.,
GREENBAUM, ROWE, SMITH & DAVIS LLP
75 LIVINGSTON AVE, SUITE 301
ROSELAND, NJ 07068
732-476-2526

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com

E2PM

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

Digitally signed by Charles J. Stewart
Date: 2026.08.25 16:03:28 -04'00'

CHARLES J. STEWART, P.E., P.L.S. N.J. NO. 24GB035884
REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

VERONA COMMONS
885 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

BLOCK 2205 LOT 6

DRAWING TITLE
EXISTING CONDITIONS, DEMOLITION, AND TREE REMOVAL PLAN

CHECKED BY: DC
SCALE: AS SHOWN
PROJECT #: P-26-34
DRAWING NO.

DRAWN BY: RF
SHEET NO: 3 OF 16
FIRST ISSUE: 08/25/2026

SP-102.00



E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
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The logo for E2PM features the letters 'E2PM' in a stylized, blue, three-dimensional font. Below the text is a circular graphic element composed of several concentric, slightly offset rings, creating a sense of motion or a globe.

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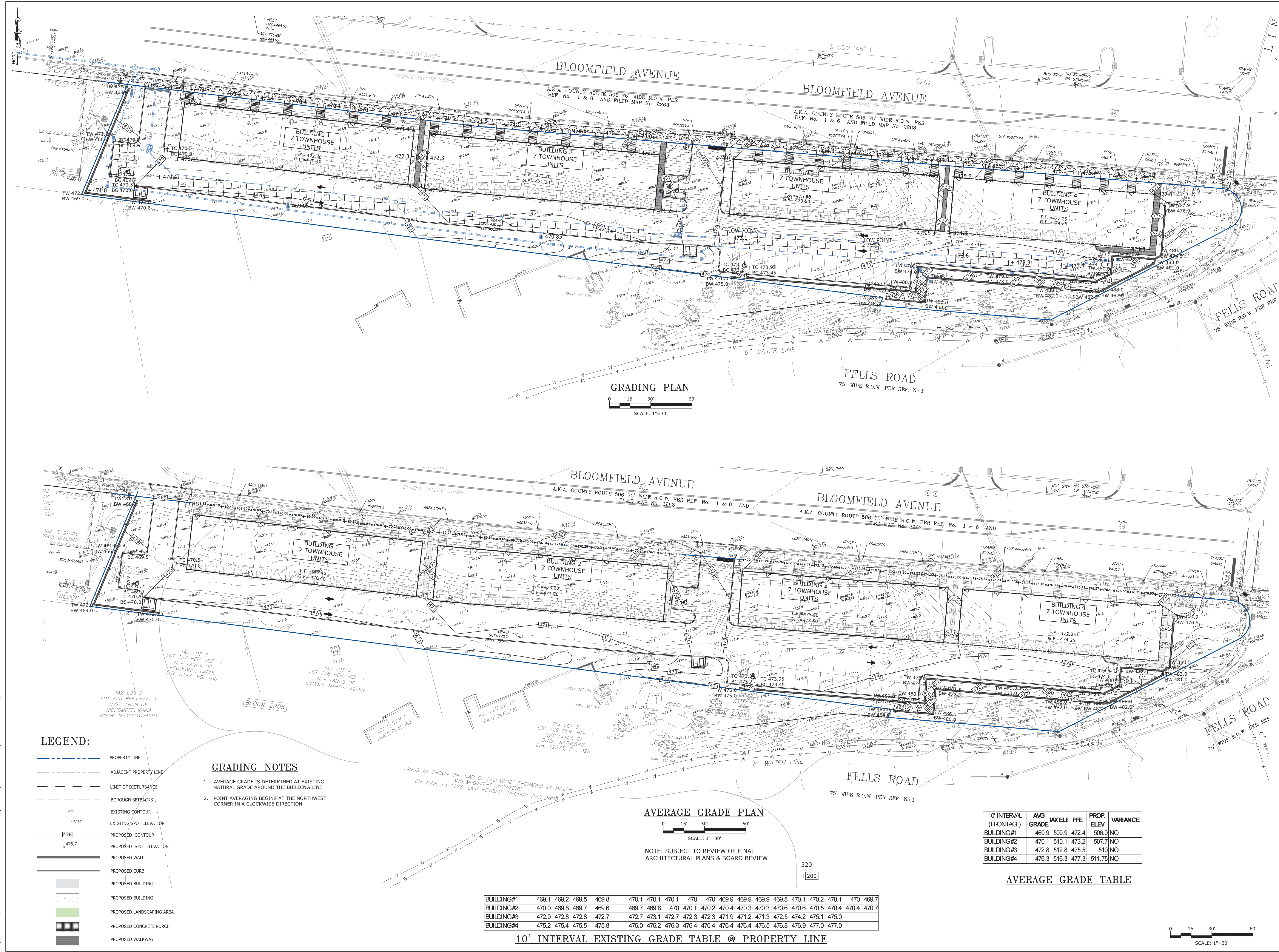
CHARLES J. STEWART, P.E., P.L.S. N.J. NO. 24GB035884
REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

DRAWING TITLE
SITE AND UTILITY PLAN
(20 SCALE)

CHECKED BY: DC	DRAWN BY: RF
SCALE: AS SHOWN	SHEET NO: 5 OF 16
PROJECT #: P-26-34	FIRST ISSUE: 08/25/2026
DRAWING NO.	

SP-104.00

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SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK BY

OWNER/APPLICANT

A&R SKYLINE PROPERTIES URBAN RENEWAL LLC
704 PASSAIC AVENUE
WEST CALDWELL, NJ 07006
201-919-6004

ATTORNEY

STEVEN G. MLENAK, ESQ.,
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www.E2PM.com

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STATE OF NEW JERSEY

CHARLES J. STEWART

No. GB35884

PROFESSIONAL ENGINEER & LAND SURVEYOR

LICENSED

Digitally signed by Charles J. Stewart
Date: 2026.08.25 16:04:49 -04'00'

CHARLES J. STEWART, P.E., P.L.S. N.J. NO. 24GB035884
REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

VERONA COMMONS

885 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

BLOCK 2205 LOT 6

DRAWING TITLE

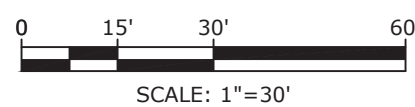
GRADING PLAN

CHECKED BY: DC	DRAWN BY: RF
SCALE: AS SHOWN	SHEET NO: 6 OF 16
PROJECT #: P-26-34	FIRST ISSUE: 08/25/2026

DRAWING NO.

SP-105.00

SP-106.00



SP-106.00

GENERAL PLANTING NOTES:

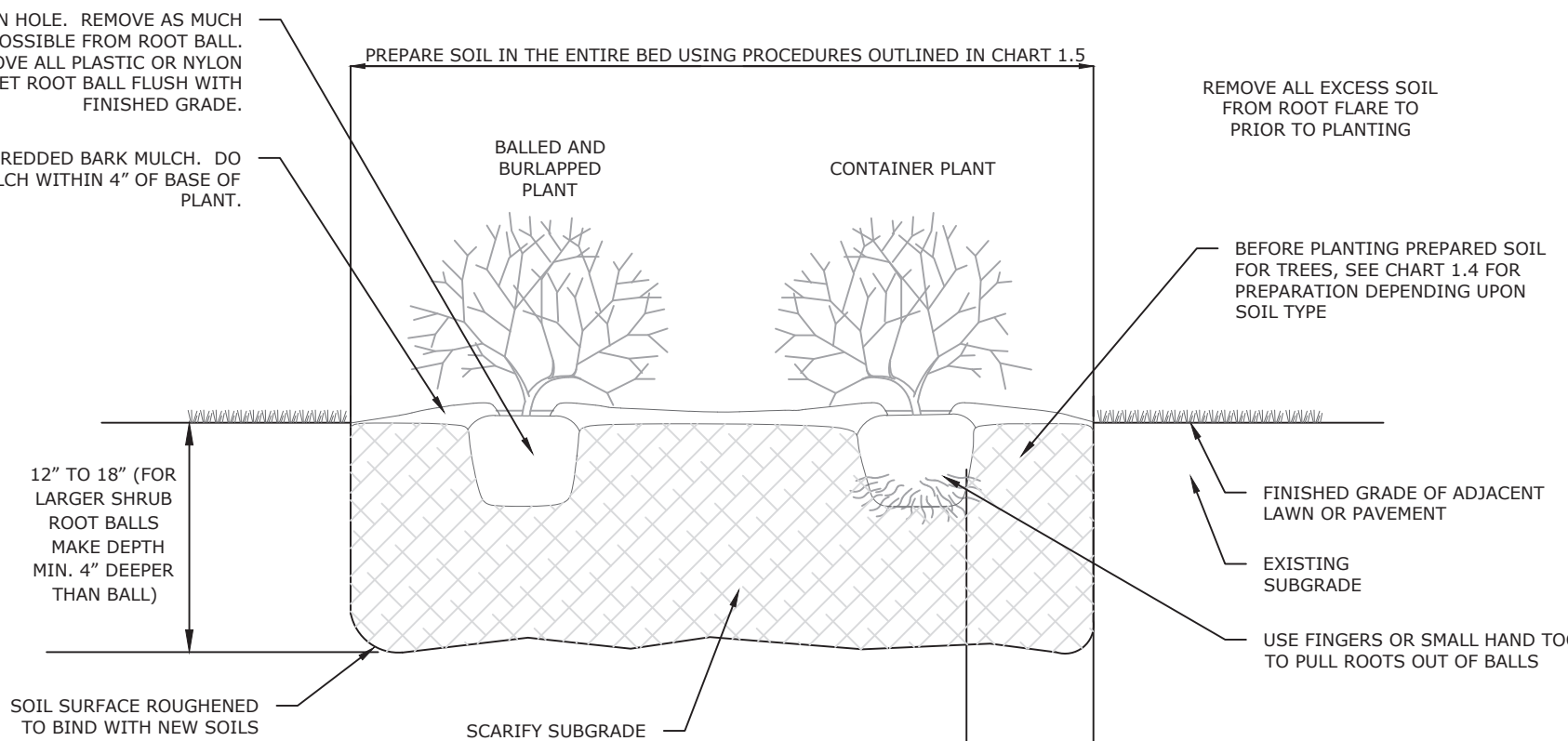
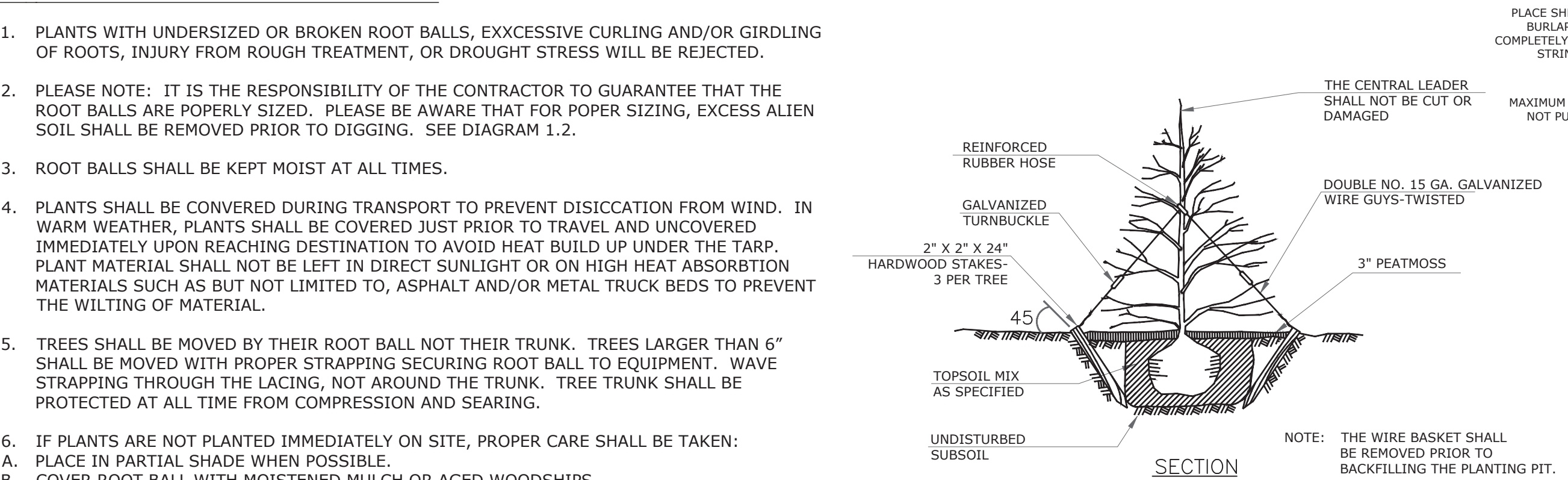
- THE LANDSCAPE PLAN IS TO BE USED FOR LANDSCAPING PURPOSES ONLY. THE CONTRACTOR SHOULD EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR EXACT LOCATIONS OF UTILITIES, DRAINS, ETC., AND NOTIFY THE OWNER ABOUT ANY DISCREPANCIES BEFORE STARTING WORK.
- ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD OF NURSERY STOCK AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUN SCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL OTHER FORMS OF INFECTION. ALL PLANTS SHALL BE NURSERY GROWN. UTILITIES
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOLS RELATED TO THE EXECUTION OF THIS CONTRACT.
- EXCAVATION NEAR EXISTING UTILITIES TO BE CAREFULLY PERFORMED BY HAND.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT GRADE AT THE NURSERY. BORE TO EXISTING
- IN THE EVENT THAT PLANTING DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE LANDSCAPING PLAN SHALL GOVERN.
- ALL PLANT MATERIAL IS TO BE GUARANTEED FOR A PERIOD OF TWELVE MONTHS FROM TIME OF FINAL ACCEPTANCE OF THE PROJECT OR AS REGULATED BY THE APPROVING AUTHORITY. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE.
- ANY SUBSTITUTIONS OF PLANT MATERIAL WITH REGARDS TO SIZE, SPECIES, VARIETY, ETC., SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT AND THE TOWNSHIP.
- PLANTS SHALL ONLY BE INSTALLED WHEN THE SOIL IS FROST FREE.
- UNDER NO CIRCUMSTANCES SHOULD THE MAIN LEADER OF AN EVERGREEN TREE BE TOPPED.
- ALL DISTURBED AREAS TO BE TOPSOILED 5" THICK, FERTILIZED, SEEDDED, AND MULCHED WITH SALT HAY. TOPSOIL SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF LUMPS OF CLAY, STONES, ROOTS, AND OTHER FOREIGN MATTER.
- CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF BALL. ALL PLASTIC MATERIAL, SYNTHETIC BURLAP AND STRING OR CONTAINERS SHALL BE REMOVED AT THE TIME OF PLANTING. THE WIRE BASKETS AND PLASTIC LINERS OF CONTAINER GROWN TREES AND SHRUBS MUST BE COMPLETELY REMOVED. NO CONTAINER GROWN MATERIAL WILL BE ACCEPTED IF IT IS ROOT BOUND.
- THE DEPTH OF PLANT PITS SHALL BE INCREASED BY 12" THROUGH THE ADDITION OF LOOSE AGGREGATE (3/4" TO 1 1/2" DIAMETER) WHEREVER POOR DRAINAGE OCCURS OR WHERE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
- GUY WIRES SHALL BE LOCATED SO THAT THEY WILL NOT PULL CROTCH APART. GUY WIRES TO SECOND BRANCH (MINIMUM ONE-THIRD HEIGHT OF TREE). USE TWO GUYS PER TREE UNLESS OTHERWISE INDICATED. TREE STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE GROWING SEASON.
- PLANTS PLANTED IN ROWS SHALL BE MATCHED SPECIMENS AND BE UNIFORM IN SIZE AND FORM.
- PLANTING BACKFILL MIXTURE SHALL CONSIST OF ONE PART TOPSOIL, ONE PART NATIVE SOIL AND ONE PART PEAT MOSS. NOTE THAT PLANTING MIXTURE MAY CHANGE BASED UPON SOIL CONDITIONS.
- MULCH, 4" IN DEPTH, SHALL BE EITHER WOOD CHIPS, PINE BARK, OR SHREDDED RETARDANT HARDWOOD BARK NOT EXCEEDING 2" IN GREATEST DIMENSION. A WEED BARRIER SHALL BE USED IN ALL NON GRASSED AREA.
- ALL PLANT MATERIAL SHALL BE GIVEN A MINIMUM OF 5 GALLONS OF WATER AT THE TIME OF INSTALLATION AND SHALL BE WATERED AT INTERVALS DURING ESTABLISHMENT TO THE INSTALLATION OF THE PLANT MATERIAL, ENSURE ADAPTATION TO THE SITE. PRIOR TO IT TO FULLY THE CONTRACTOR SHALL FILL EACH PLANTING PIT WITH WATER AND ALLOW PERCOLATE INTO THE GROUND PRIOR TO PLACEMENT OF THE PLANT.
- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY PERCOLATION PROBLEMS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REMOVE ALL DAMAGED BRANCHES AND NURSERY TAGS AT THE TIME OF INSTALLATION.
- SLOW RELEASE FERTILIZER TABLETS OR PACKETS OF 20-10-5 COMPOSITION SHALL BE ADDED TO ALL PLANTING PITS AT THE FOLLOWING RATIOS: 1 PER SHRUB, 2 PER DECIDUOUS OR EVERGREEN TREES UP TO 2" IN CALIPER AND 3 FOR DECIDUOUS AND EVERGREEN TREES ABOVE 2" IN CALIPER.
- ALL PLANT MATERIAL IS TO BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE TIME OF FINAL ACCEPTANCE OF THE PROJECT OR AS REGULATED BY THE APPROVING AUTHORITY. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS/HER EXPENSE.
- THE PROPERTY OWNER SHALL BE REQUIRED TO REPLACE DEAD OR DYING PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF RELEASE OF THE PERFORMANCE GUARANTEE.
- DUE TO A HIGH DEGREE OF TRANSPLANTATION FAILURE DURING THE FALL SEASON, ALL PLANTS SHOULD BE DONE IN THE SPRING SEASON. NO PLANTING SHALL BE EXECUTED DURING ABNORMALLY HOT WEATHER OR WHEN THE GROUND IS FROZEN.

1.0 SELECTION AND HANDLING OF PLANT MATERIAL:

- PLANTS WITH UNDERSIZED OR BROKEN ROOT BALLS, EXCESSIVE CURLING AND/OR GIRDLING OF ROOTS, INJURY FROM ROUGH TREATMENT, OR DROUGHT STRESS WILL BE REJECTED.
- PLEASE NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GUARANTEE THAT THE ROOT BALLS ARE PROPERLY SIZED. PLEASE BE AWARE THAT FOR PROPER SIZING, EXCESS ALIEN SOIL SHALL BE REMOVED PRIOR TO DIGGING. SEE DIAGRAM 1.2.
- ROOT BALLS SHALL BE KEPT MOIST AT ALL TIMES.
- PLANTS SHALL BE CONVERTED DURING TRANSPORT TO PREVENT DISICCATION FROM WIND. IN WARM WEATHER, PLANTS SHALL BE COVERED JUST PRIOR TO TRAVEL AND UNCOVERED IMMEDIATELY UPON REACHING DESTINATION TO AVOID HEAT BUILD UP UNDER THE TARP. PLANT MATERIAL SHALL NOT BE LEFT IN DIRECT SUNLIGHT OR ON HIGH HEAT ABSORBTION MATERIALS SUCH AS BUT NOT LIMITED TO, ASPHALT AND/OR METAL TRUCK BEDS TO PREVENT THE WILTING OF MATERIAL.
- TREES SHALL BE MOVED BY THEIR ROOT BALL NOT THEIR TRUNK. TREES LARGER THAN 6" SHALL BE MOVED WITH PROPER STRAPPING SECURING ROOT BALL TO EQUIPMENT. WAVE STRAPPING THROUGH THE LACING, NOT AROUND THE TRUNK. TREE TRUNK SHALL BE PROTECTED AT ALL TIME FROM COMPRESSION AND SEARING.
- IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN:
 - PLACE IN PARTIAL SHADE WHEN POSSIBLE.
 - COVER ROOT BALL WITH MOISTENED MULCH OR AGED WOODSHIPS.
 - SUPPLY PROPER IRRIGATION AS NOT TO ALLOW THE ROOT BALL TO DRY OUT.
 - UNTIE PLANT MATERIAL AND ALLOW PROPER SPACING OF PLANTS FOR AIR CIRCULATION TO PREVENT DISEASE, WILTING, LEAF LOSS AND GENERAL HEALTH OF PLANTS.

EVERGREEN TREE PLANTING

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

1.1 BARE ROOT TREE PLANTINGS

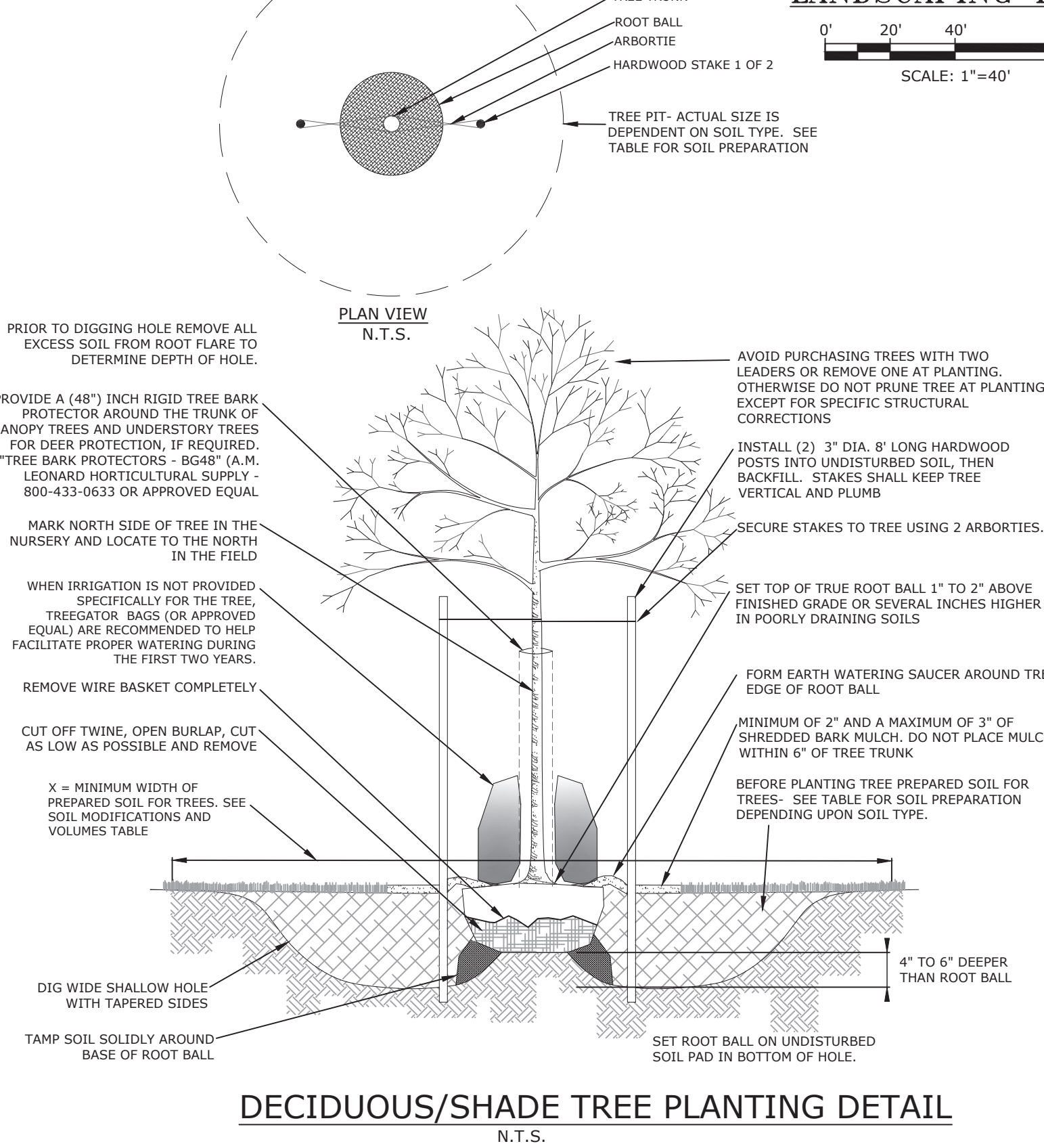
- SUBMERGE ROOTS IN ROOT DIP GEL - BARE ROOT PLANTING AID WITH MYCORRHIZEA OR APPROVED EQUAL. DIRECTIONS: EMPTY THE CONTENTS OF THIS PACKAGE IN FOUR GALLONS OF WATER. LET MIX STAND FOR TEN MINUTES, STIRRING OCCASIONALLY. THE PRODUCT WILL FORM A SLURRY OR THICK MIXTURE, SO THE ACTIVE INGREDIENTS WILL ADHERE TO THE ROOTS. DIP EACH PLANT FOR ABOUT 5 SECONDS. PLANT IMMEDIATELY. THERE IS NO HARM IN LEAVING THE PLANT IN THE MIX, BUT NO ADVANTAGE. FOUR GALLONS OF MIX WILL TREAT 100-500 PLANTS. THE NUMBER OF PLANTS DEPENDS ON THE ROOT MASS AND HOW MUCH OF THE MIXTURE THE ROOTS OF YOUR PLANTS ABSORB. THE ENDO AND ECTOMYCORRHIZA WILL BE USEFUL ON ALMOST ALL PLANTS. THE MAJOR EXCEPTIONS ARE RHODODENDRONS AND AZALEAS BUT THE ROOTS2 BIOSTIMULANT AND THE WATER HOLDING GEL WILL BE BENEFICIAL.
- CUT OFF ALL BROKEN ROOTS.
- MAKE FRESH CUTS AT ENDS OF ROOTS.
- DIG PLANT HOLES AT LEAST 3X THE WIDTH AND DEPTH OF THE ROOT MASS.
- PLANT ROOT FLARE AT GRADE OR GRAFT JUST ABOVE GRADE.
- BACK FILL ALL HOLES WITH PLANTING MIX APPROVED BY LANDSCAPE ARCHITECT.

1.2 DECIDUOUS TREE PLANTING DETAIL

- 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.
- INCORPORATE COMMERCIALLY PREPARED MYCORRHIZAE SPORES AND FERTILIZER TABLETS IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATE SPECIFIED BY THE MANUFACTURER
- PRIOR TO INSTALLATION CONFIRM THE SOILS WILL DRAIN PROPERLY. IF NECESSARY PROVIDE PROPER DRAINAGE.
- 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.

1.3 PLANT MATERIAL GUARANTEE

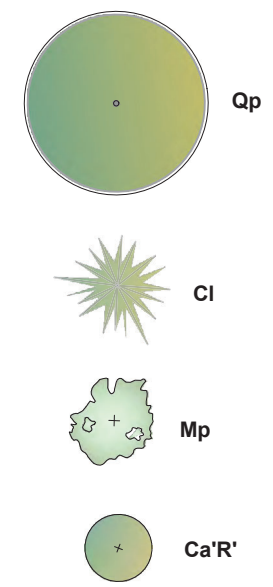
- LANDSCAPE CONTRACTOR SHALL SUPPLY A TWO YEAR PLANT MATERIAL GUARANTEE.
- CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE PLANTINGS IF OWNER FAILS TO PROVIDE PROPER CARE AND WATERING DURING GUARANTEE PERIOD.
- CONTRACTOR SHALL INSTRUCT OWNER AS TO PROPER CARE OF MATERIAL.



DECIDUOUS/SHADE TREE PLANTING DETAIL

N.T.S.

PLANT LEGEND



PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANTICAL NAME	SIZE
SHADE & ORNAMENTAL TREES:				
Qp	4	Quercus Palustris	Pin Oak	3" Cal. / B&B
EVERGREEN TREES:				
Ci	41	x Cupressocyparis Leylandi	Chamecyparis nootkatensis 'Pedula'	6'-7" / B&B
SHRUBS:				
Ca'R	104	Clethra Alnifolia 'Rosea'	Pink Summeersweet Clethra	24-30"/#3 Cont.
Mp	96	Myrica Pensylvanica	Northern Bayberry	30-36" / B&B

(N) = NATIVE

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY

OWNER/APPLICANT

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ATTORNEY

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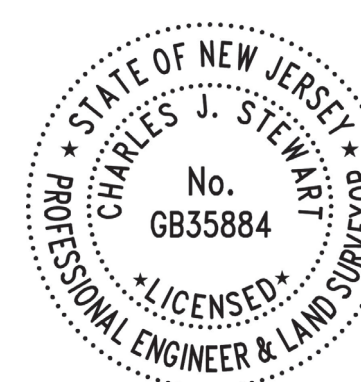
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www.E2PM.com



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREBY ENFORCED. THIS DRAWING AND THE DESIGN THEREON OR CONSTRUCTION COLORED ARE HEREBY SET TO BE PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER CONTRAVENTORIAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION



Digitally signed
by Charles J.
Stewart
Date:
2026.08.25
16:05:48 -04'00'

CHARLES J. STEWART, P.E., P.L.S. N.J. NO. 24GB035884
REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

VERONA COMMONS
885 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

BLOCK 2205 LOT 6

DRAWING TITLE

LANDSCAPE PLAN & DETAILS

CHECKED BY: DC DRAWN BY: RF

SCALE: AS SHOWN SHEET NO: 8 OF 16

PROJECT #: P-26-34 FIRST ISSUE: 08/25/2026

DRAWING NO.

SP-107.00

NOTES:
*The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.
*Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
*The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.
*Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
*RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.
*The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.
*Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.
*RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.
*The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.
*RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.
*Refer to RAB Product Specification Sheets for specific ambient temperature ranges. Verify ambient temperature at project location is within published performance range.
*This Lighting Layout is issued as "EXEMPLARY DOCUMENTS ONLY" - NOT FOR CONSTRUCTION OR CODE APPROVAL. RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as exemplary documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.
*Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY

OWNER/APPLICANT

A&R SKYLINE PROPERTIES URBAN RENEWAL LLC
704 PASSAIC AVENUE
WEST CALDWELL, NJ 07006
201-919-6004

ATTORNEY

STEVEN G. MLENAK, ESQ.,
GREENBAUM, ROWE, SMITH & DAVIS LLP
75 LIVINGSTON AVE, SUITE 301
ROSELAND, NJ 07068
732-476-2526

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

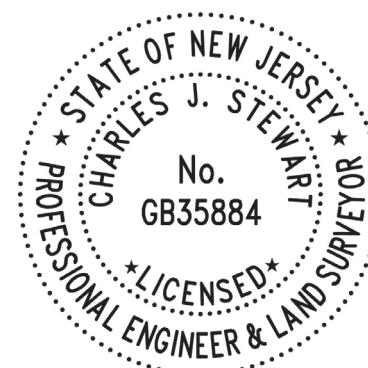
E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com



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Digitally signed by Charles J. Stewart
Date: 2026.08.25
16:06:21 -04'00'

CHARLES J. STEWART, P.E., P.L.S., N.J. NO. 24GB035884
REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

VERONA COMMONS
885 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

BLOCK 2205 LOT 6

DRAWING TITLE

LIGHTING PLAN

CHECKED BY: DC

DRAWN BY: RF

SCALE: AS SHOWN

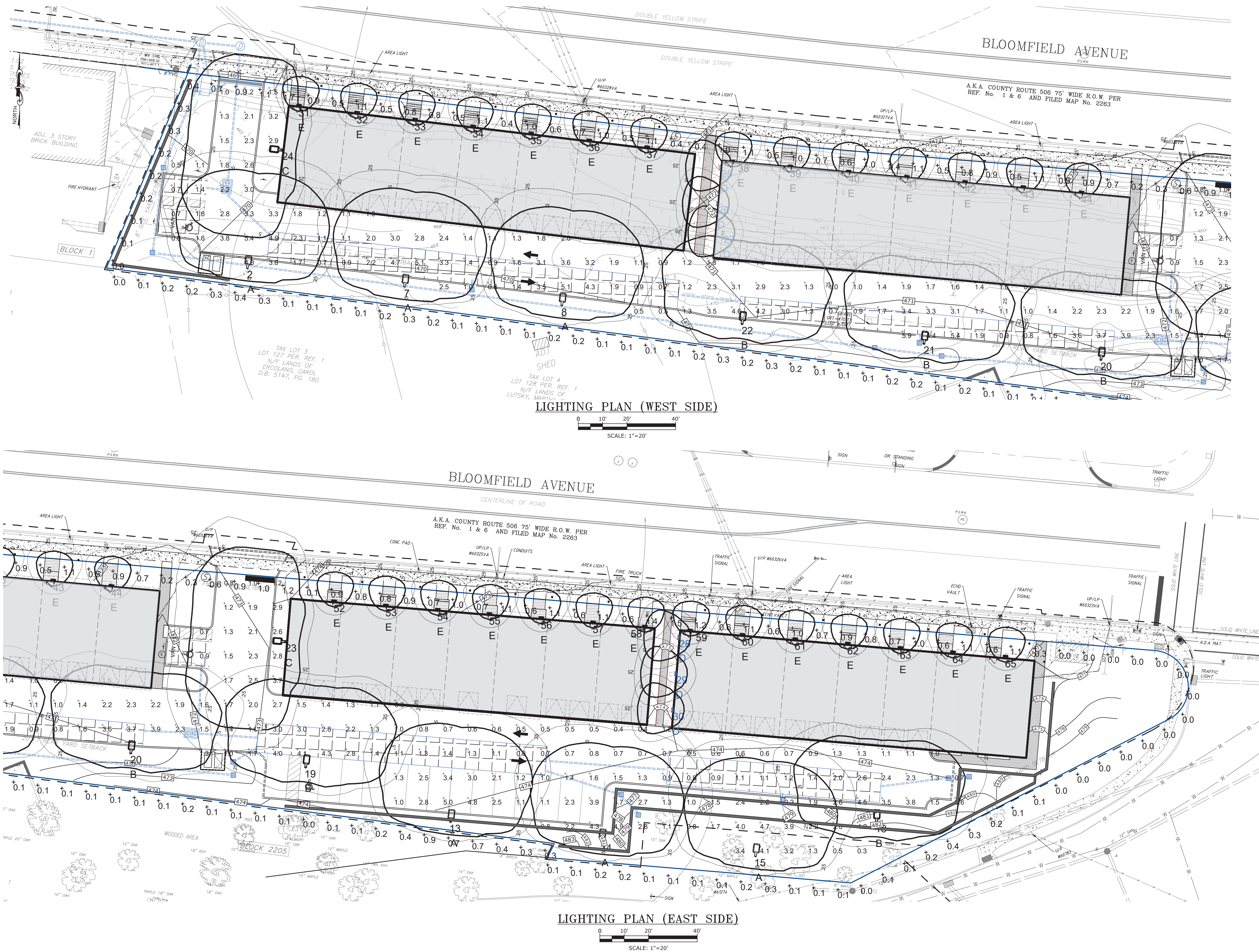
SHEET NO: 8 OF 16

PROJECT #: P-26-34

FIRST ISSUE: 08/25/2026

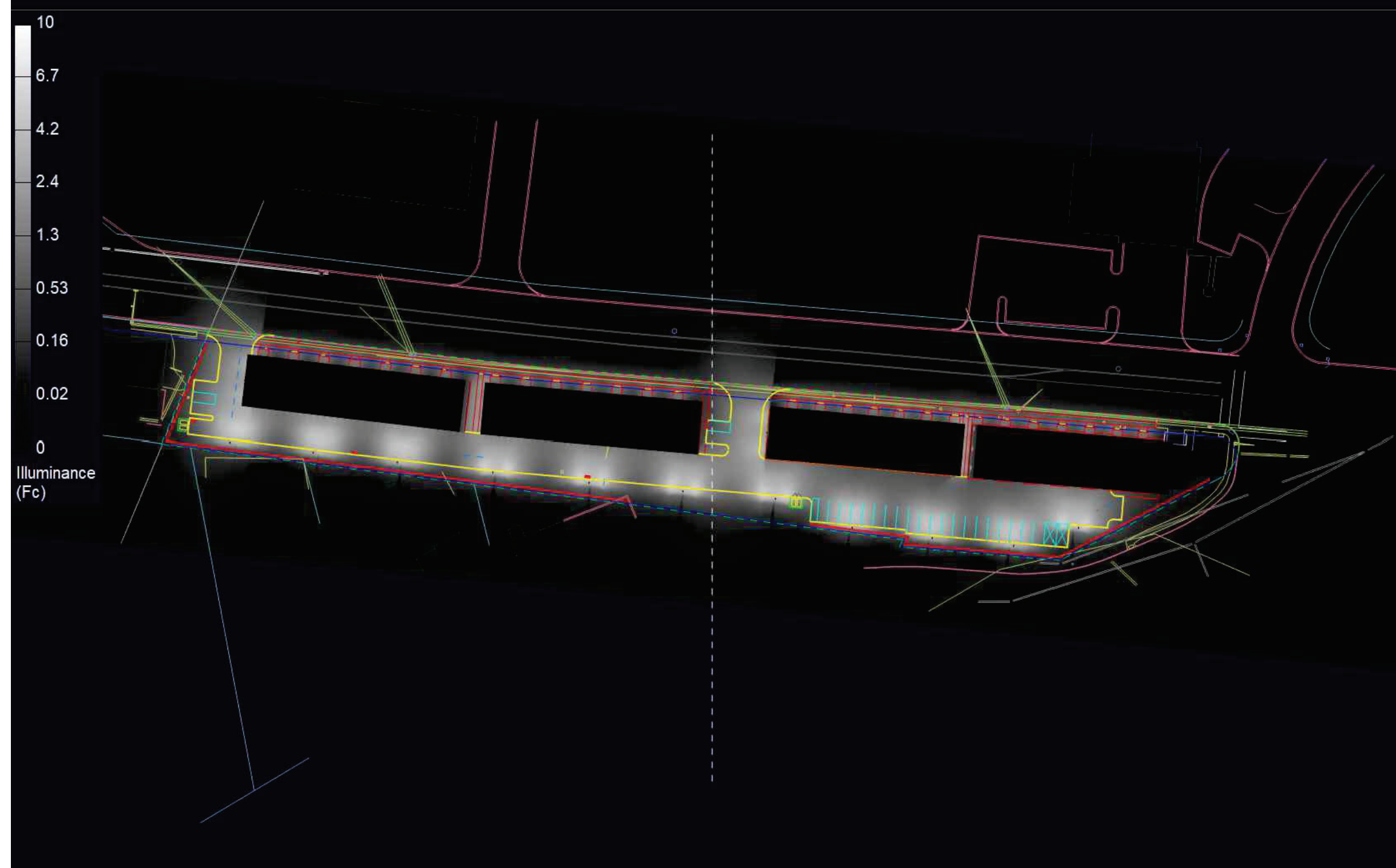
DRAWING NO.

SP-108.00



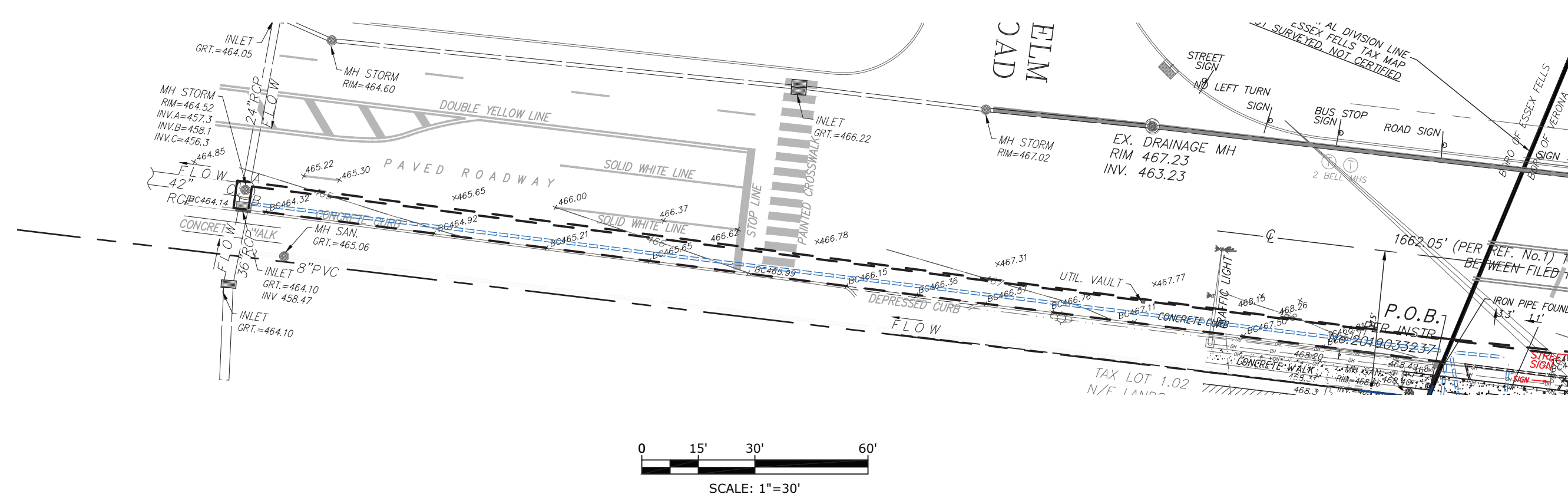
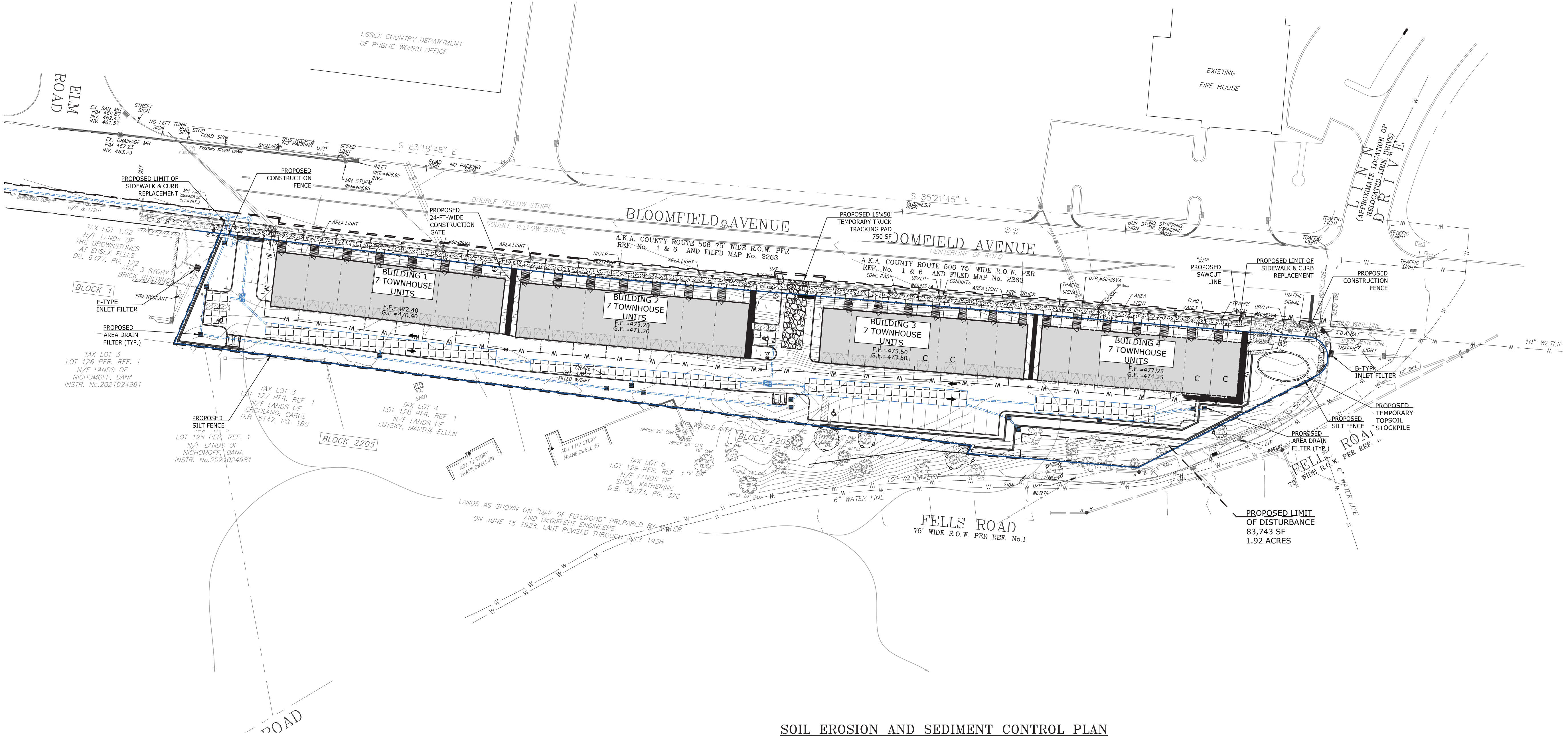
Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin	Description	Height	Height	Mount Type
Footcandle	Luminaire	FC	1.36	1.8	0.3	1.36	1.8	Readings taken @ 0' 0" AFS	10	10	Horizontal
Property Line	Luminaire	FC	0.43	1.7	0.0	N/A	N/A	Readings taken @ 0' 0" AFS	10	N/A	Horizontal
Sidewalk	Luminaire	FC	1.44	2.8	0.8	1.44	2.8	Readings taken @ 0' 0" AFS	4	4	Horizontal

Luminaire Schedule											
Symbol	Type	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts	Beam Angle	Notes
A	6	ALLEGATY	Single	5688	1000	1.000	Pole Mount Type IV 40W @ 3000K	40.4	242.4	81-108-02	
B	6	ALLEGATY	Single	5688	1000	1.000	Pole Mount Type IV 40W @ 3000K	39.9	199.5	81-108-01	
C	2	ALLEGATY	Single	5688	1000	1.000	Wall Mount Type III 40W @ 3000K	39.9	79.8	81-108-01	
D	6	ALLEGATY	Single	5688	1000	1.000	Wall Mount Type III 40W @ 3000K	39.9	199.5	81-108-01	
E	28	SILKROADS 85-300000K angle 0	Single	5624	1000	1.000	Wall Mount 1.5 Sec 3000K 0° Internal TA	3.8	100.8	80-108-00	

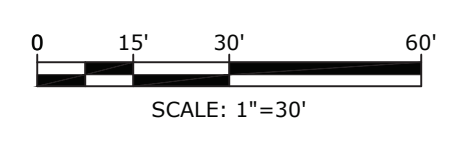


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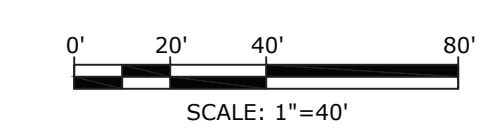


SOIL EROSION AND SEDIMENT CONTROL PLAN



LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMIT OF DISTURBANCE
- SILT FENCE
- CONSTRUCTION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- SOIL COMPACTION TEST LOCATION
- INLET FILTER
- TREE PROTECTION FENCE



SCHEDULE OF REVISIONS				
REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY

OWNER/APPLICANT
A&R SKYLINE PROPERTIES URBAN RENEWAL LLC
704 PASSAIC AVENUE
WEST CALDWELL, NJ 07006
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REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

VERONA COMMONS
885 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

BLOCK 2205 LOT 6

DRAWING TITLE
SOIL EROSION & SEDIMENT
CONTROL PLAN

CHECKED BY: DC	DRAWN BY: RF
SCALE: AS SHOWN	SHEET NO: 12 OF 16
PROJECT #: P-26-34	FIRST ISSUE: 08/25/2026

DRAWING NO.

SP-111.00

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

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED JULY 2017, EFFECTIVE DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED, AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPCSD: 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@HEPCSD.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 PITTS, 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.

DUST CONTROL METHODS:
THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES
VEGETATIVE COVER - SEE TEMPORARY AND PERMANENT VEGETATIVE COVER STANDARDS
SPRAY ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

DUST CONTROL MATERIAL			
MATERIAL	WATER DELUSION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM)- SPRAY ON POLYACRYLAMIDE (PAM)- DRY SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS.		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL - TYPE PLOWS ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCE, SNOW FENCES, BURLAP FENCES, BALES OF HAY OR 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.

SEEDING OF STEEP SLOPES

NOTE: IMMEDIATELY UPON COMPLETION OF FINE GRADING ON THE STEEP SLOPE AREAS (3:1 SLOPES AND GREATER), THE SLOPES SHALL BE HYDROSEEDD AS FOLLOWS:

1. INSPECT AREA . SURFACE SHALL BE REASONABLY UNIFORM, FREE OF ALL STONES 2 INCHES OR LARGER, ALL DEBRIS, ROOTS, CLODS, OR OTHER UNSUITABLE MATERIAL. SOIL SHALL BE ROLLED FIRM BUT NOT COMPACTED.
2. APPLY LIMESTONE AND FERTILIZER AT THE FOLLOWING RATES:

- 3 TONS PER ACRE GROUND LIMESTONE

- 500 LBS. PER ACRE OF A 5-10-10 FERTILIZER.
3. APPLY SEED UNIFORMLY USING SEEDING MIXTURE SPECIFIED ABOVE, AT A RATE OF 220 LBS/ACRE. USE WOOD FIBER OR PAPER FIBER MULCH AT A RATE OF 1,500 LBS PER ACRE TO SEEDING MIXTURE.

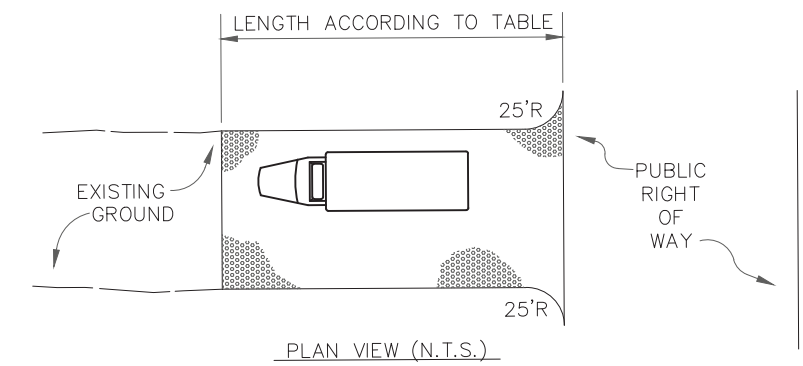
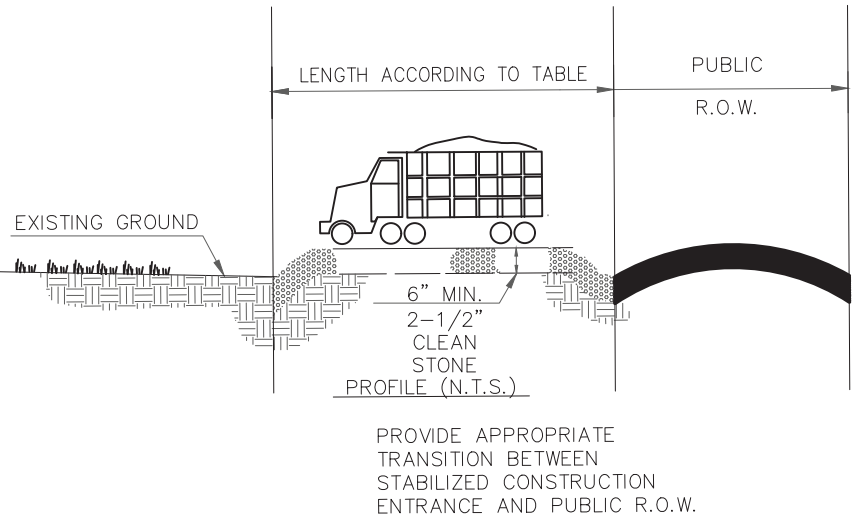
SEEDING DATES: 4/1 - 5/31 OR 8/16 - 10/15, LEAVE NO BARE SPOTS.

SOIL COMPACTION EXEMPTION NOTE

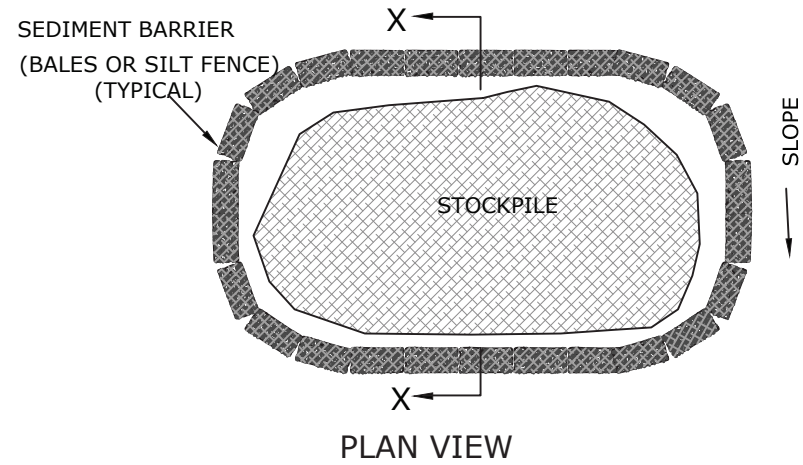
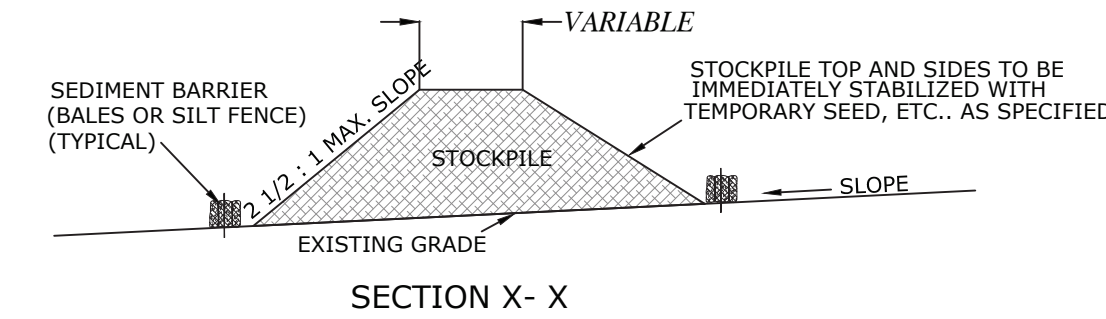
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR CLASSIFIED IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER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

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

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

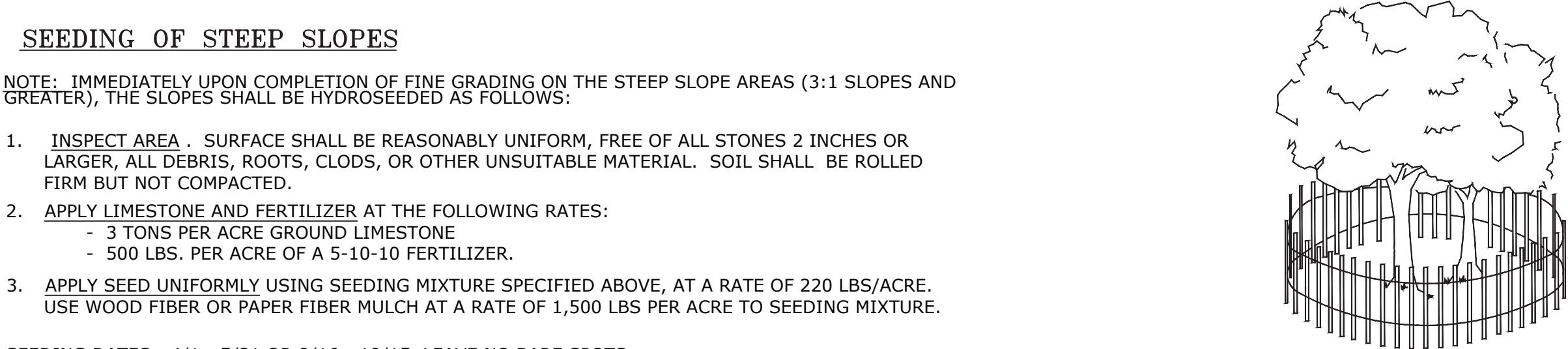


TEMPORARY STABILIZED
CONSTRUCTION ENTRANCE
N.T.S.



- NOTES:
1. STOCKPILES TO BE PLACED AS DETERMINED IN THE FIELD.
2. STOCKPILES NOT TO BE PLACED IN AREA WITH CONCENTRATED FLOW, WETLANDS, EXTREME SLOPE, OR WITHIN 100 FEET OF A NATURAL STREAM.
3. TOPSOIL IS TO BE STOCKPILED SEPARATELY FROM OTHER EXCAVATED MATERIALS.

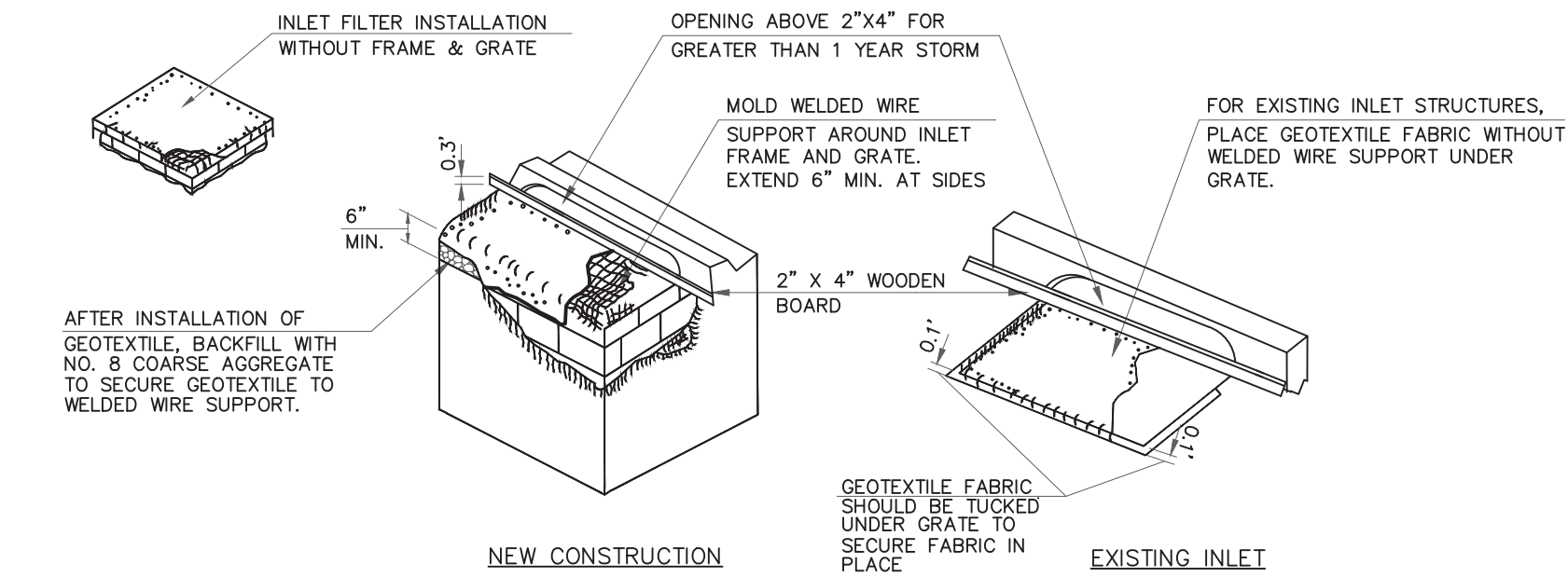
TYPICAL STOCKPILE CONSTRUCTION
N.T.S.



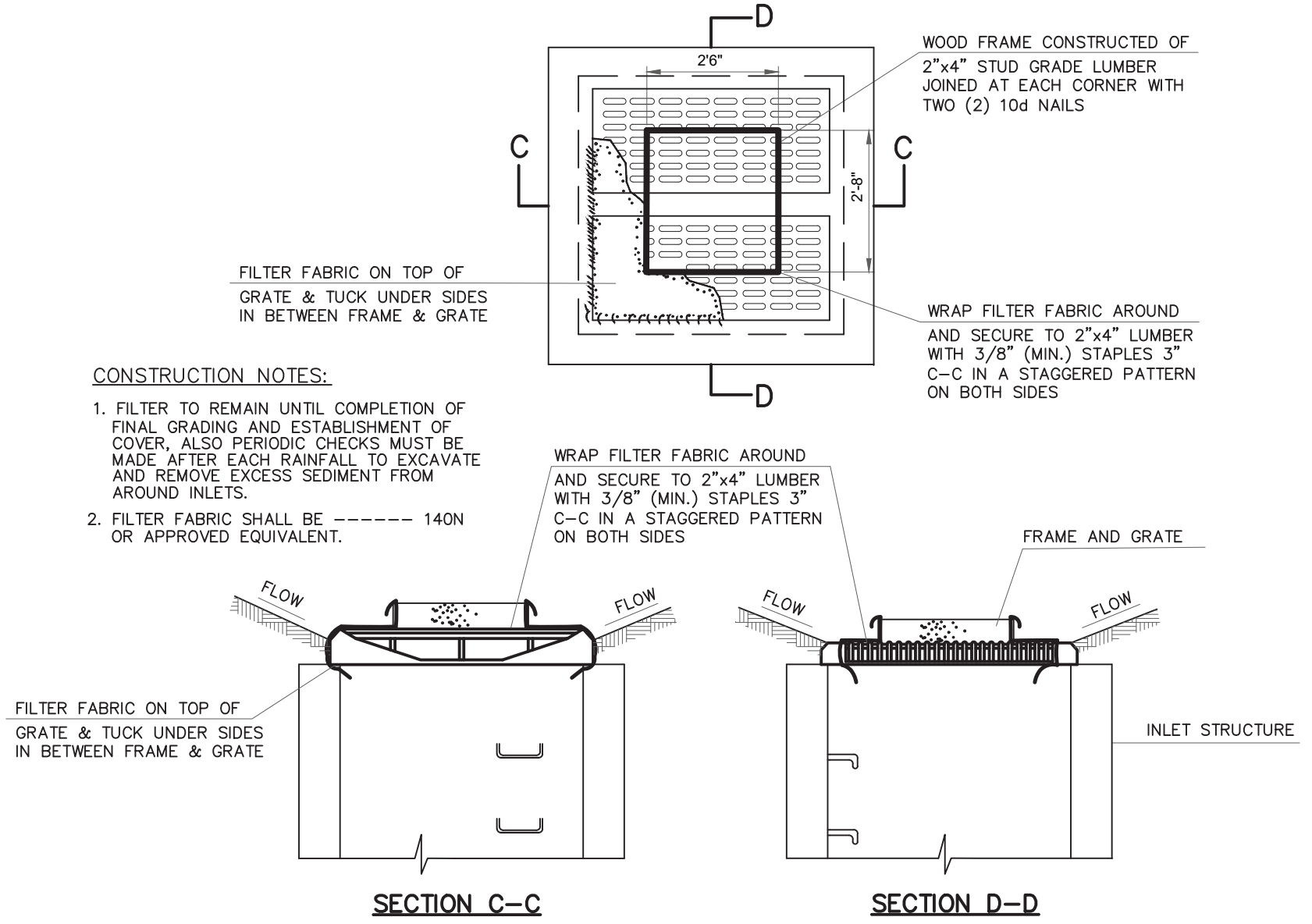
TREE PROTECTION FENCE
N.T.S.

SEQUENCE OF CONSTRUCTION

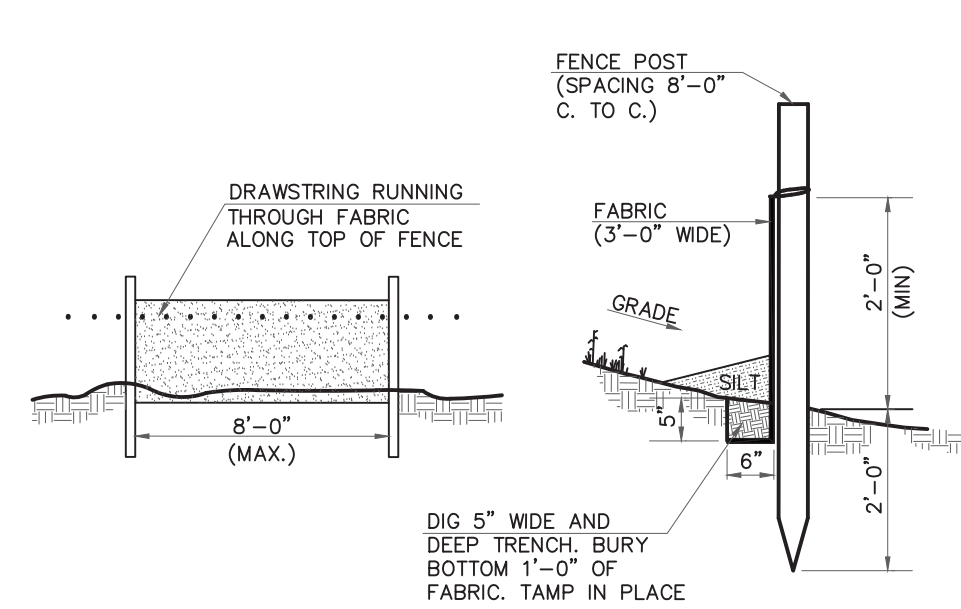
	WORK DAYS
1. INSTALL FILTER FABRIC FENCING, INLET PROTECTION AND GRAVEL TRACKING BLANKET	2
2. SITE CLEARING AND DEMOLITION	14
3. DEMOLISH EXISTING BUILDINGS, STRUCTURES, PAVEMENT	30
4. STRIP TOPSOIL AND STOCKPILE	2
5. ROUGH GRADE SITE	3
6. BUILDING CONSTRUCTION & SITE IMPROVEMENTS	240
7. UTILITY CONSTRUCTION	21
8. FINAL SITE GRADING	21
9. GRADE OUT TOPSOIL, PERMANENT SEEDING AND PLANTING	7
10. REMOVE ALL TEMPORARY SOIL EROSION MEASURES	3



B-TYPE INLET FILTER
N.T.S.



A OR E-TYPE INLET OR CATCH BASIN FILTER
N.T.S.



FILTER FABRIC FENCE

N.T.S.

SOIL DE-COMPACTION AND
TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

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

COMPACTION TESTING METHODS

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

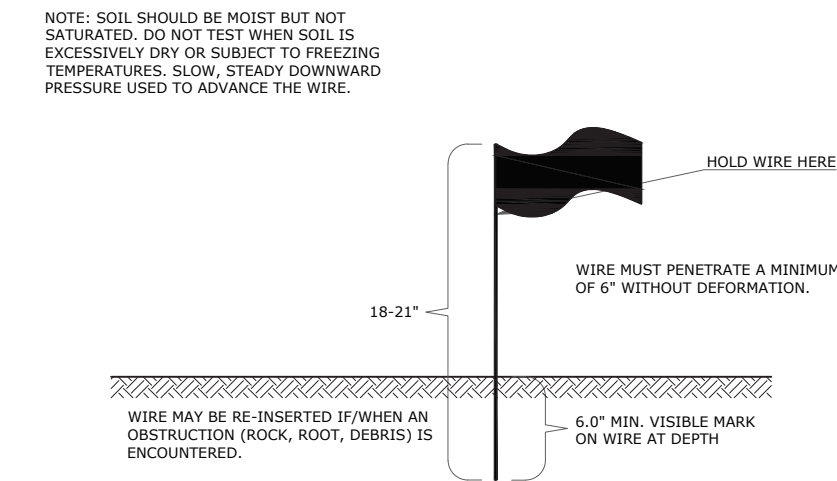
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

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

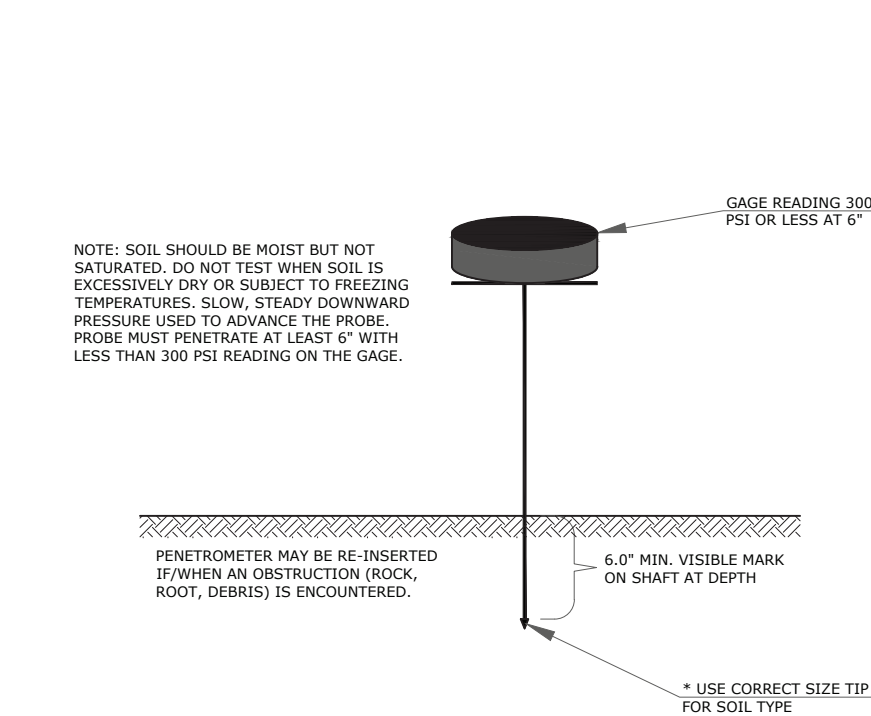
PROCEDURES FOR SOIL COMPACTION MITIGATION

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

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



PROBING WIRE TEST - 15.5 GA
STEEL WIRE (SURVEY FLAG)
N.T.S.



HANDHELD SOIL PENETROMETER TEST
N.T.S.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY

OWNER/APPLICANT

A&R SKYLINE PROPERTIES URBAN RENEWAL LLC
704 PASSAIC AVENUE
WEST CALDWELL, NJ 07006
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ATTORNEY

STEVEN G. MLENAK, ESQ.,
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732-476-2526

N.J. ENGINEERING CERTIFICATE OF
AUTHORIZATION No. 24GA28118200

E 2 PROJECT MANAGEMENT LLC

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PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com



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I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION

STATE OF NEW JERSEY
CHARLES J. STEWART
No. GB35884
LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR

Digitally signed
by Charles J.
Stewart
Date:
2026.08.25
16:08:48 -04'00'

CHARLES J. STEWART, P.E., P.L.S. N.J. NO. 24GB035884
REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

VERONA COMMONS
885 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

BLOCK 2205 LOT 6

DRAWING TITLE

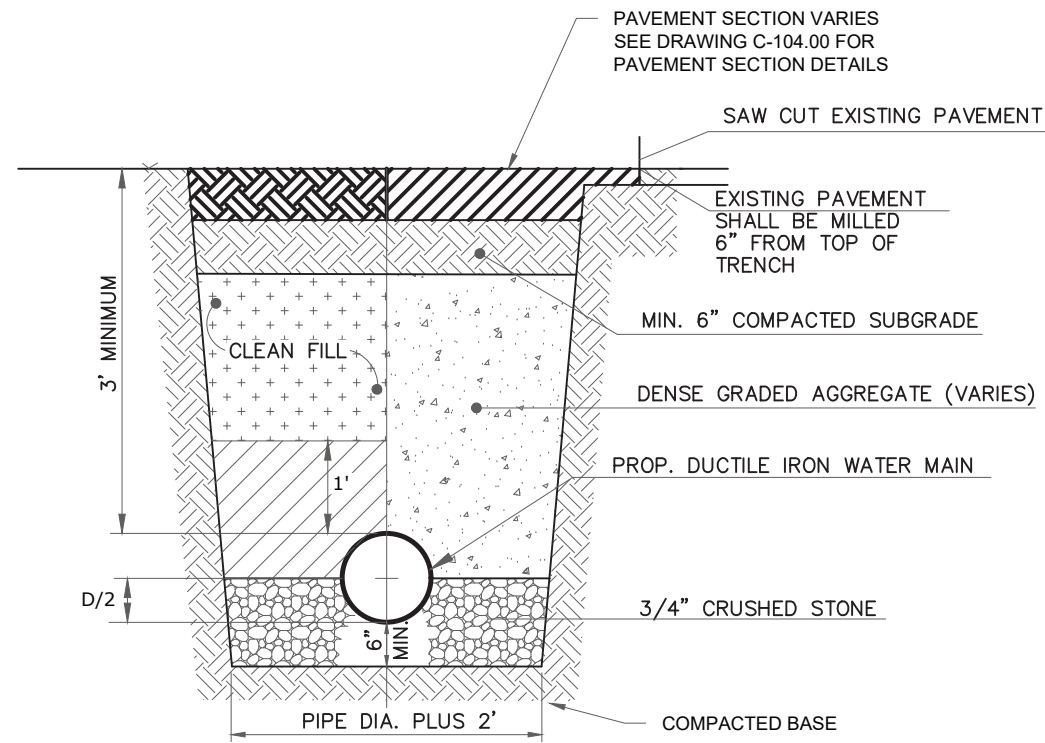
SOIL EROSION & SEDIMENT
CONTROL PLAN NOTES & DETAILS

CHECKED BY: DC	DRAWN BY: RF
SCALE: AS SHOWN	SHEET NO: 13 OF 16
PROJECT #: P-26-34	FIRST ISSUE: 08/25/2026

DRAWING NO.

C-100.00

M:\PROJECTS\AKE SERVICES\ALL COUNTY - VERONA\2-26-24\3.0 DRAWINGS\E2PM DRAWINGS\VERONA COMMONS REV-A.DWG

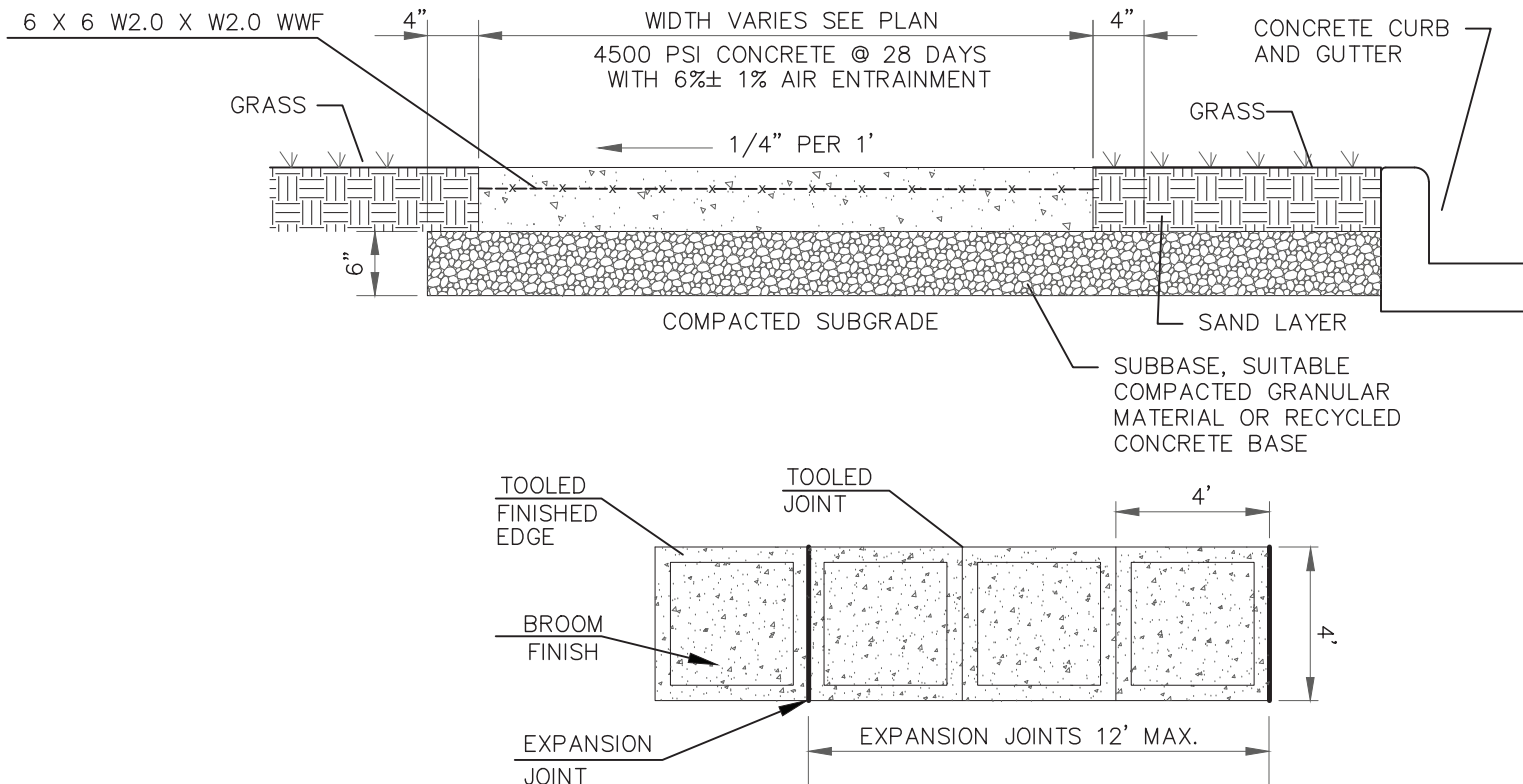


1. LIMITS OF TRENCH TO BE CUT TO A NEAT EDGE AND TACK-COATED WITH EMULSIFIED ASPHALT.
2. IN AREAS WITH WET OR UNSTABLE BOTTOMS USE 3/4\"/>
3. CONTRACTOR SHALL REPAIR ANY SETTLED AREAS WITH STABILIZED BASE AFTER A SIX MONTH PERIOD OR ONE WINTER SEASON TO ENSURE NEW PAVEMENT SURFACE REMAINS FLUSH WITH EXISTING PAVEMENT.
4. REFER TO DRAWING C-104.00 FOR PAVEMENT THICKNESS

TYPICAL ON-SITE PIPE TRENCH

N.T.S.

1
C-101



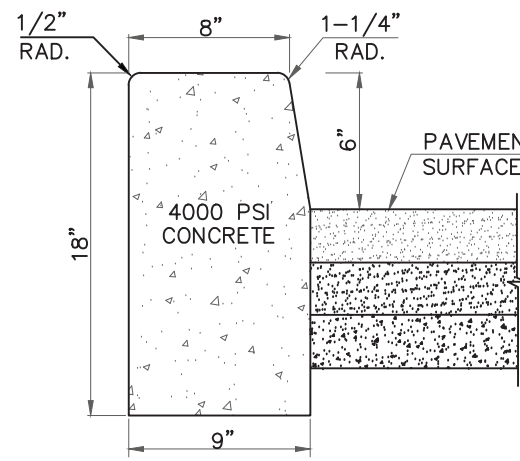
1. ANY CONCRETE PLACED BETWEEN NOVEMBER 15 AND APRIL 1 MUST CONFORM TO ARTICLES 501.11 AND 501.17 OF THE N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1989 EDITION, USING 2% CALCIUM CHLORIDE, HOT WATER, COVERED W/SALT HAY.
2. WHERE SIDEWALK ABUTS CURBING, INSTALL EXPANSION JOINT BETWEEN CURB AND SIDEWALK ALONG ENTIRE LENGTH.
3. SLUMP TEST: 3\"/>
4. EXPANSION JOINTS EVERY 12', CONSTRUCTION JOINTS EVERY 4' AT A DEPTH OF 1/4\"/>
5. ALL SIDEWALK MUST BE SPRAYED WITH WHITE PIGMENTED CURING COMPOUND AFTER BROOM FINISHING.

TYPICAL SIDEWALK DETAIL TYPE

N.T.S.

2
C-101

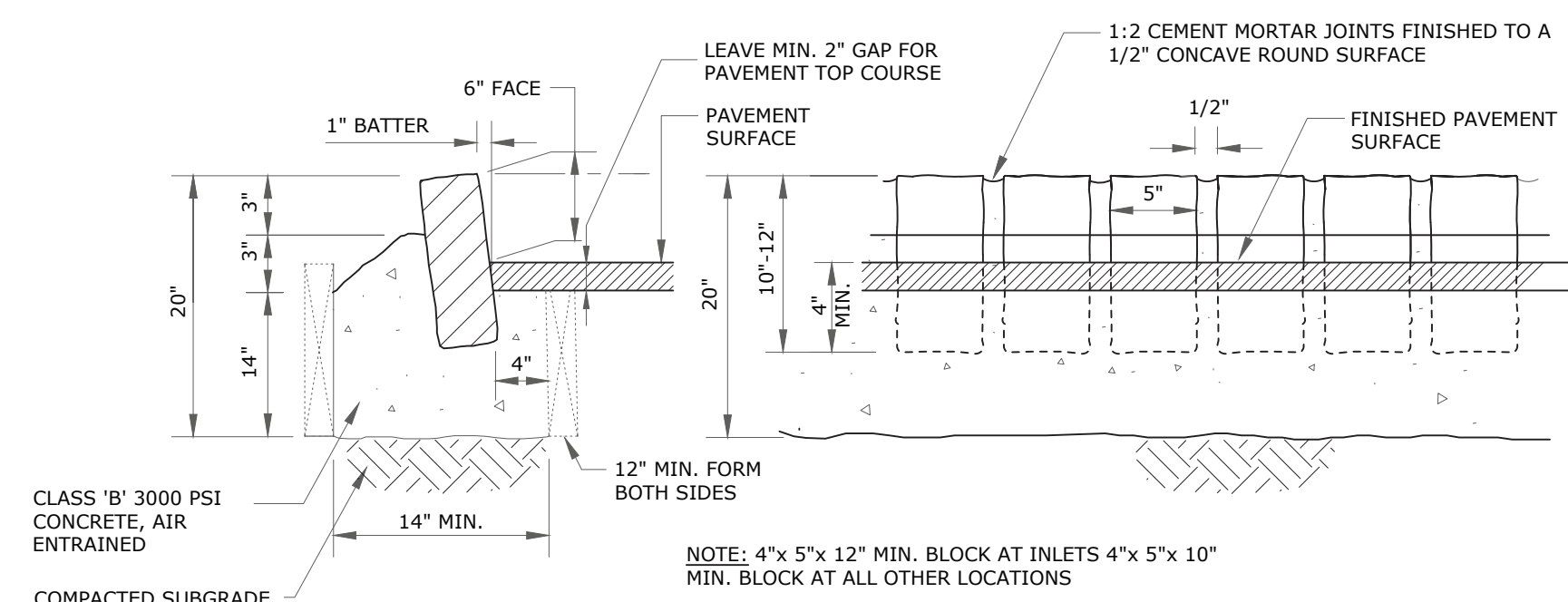
TRANSVERSE JOINTS 1/2\"/>



CONCRETE CURB WITHIN R.O.W.

N.T.S.

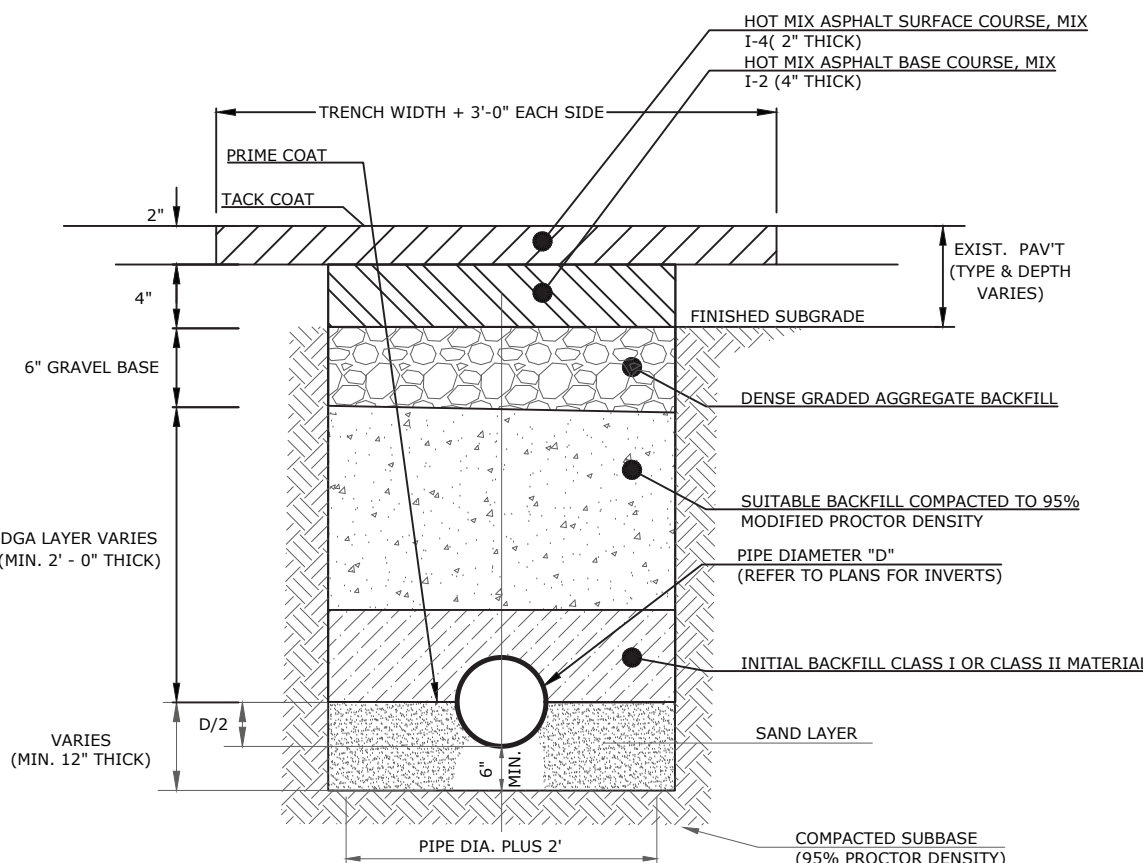
3
C-101



FULL-HEIGHT CURB BELGIAN BLOCK CURB

N.T.S.

4
C-101



NOTE:

1. ASPHALT PAVEMENT BASED ON EQUIVALENT CBR OF 4 REQUIRES SIX (6) INCH MINIMUM BASE COURSE
2. REPAIRS TO STREETS SHALL BE CITY OF PLAINFIELD REQUIREMENTS OR A MINIMUM THICKNESS AS SPECIFIED HEREIN.
3. REPAIR WIDTH & LENGTH (MILLING & PAVING) TO BE A MINIMUM OF 3' PAST TRENCH OPENING OR AS DETERMINED BY THE ENGINEER OR AS SHOWN ON THE PLANS
4. LIMITS OF TRENCH TO BE CUT TO A NEAT EDGE AND TACK-COATED WITH EMULSIFIED ASPHALT.
5. IN AREAS WITH WET OR UNSTABLE BOTTOMS USE 3\"/>
6. CONTRACTOR SHALL REPAIR ANY SETTLED AREAS WITH STABILIZED BASE AFTER A SIX MONTH PERIOD OR ONE WINTER SEASON TO ENSURE NEW PAVEMENT SURFACE REMAINS FLUSH WITH EXISTING PAVEMENT.

R.O.W. PAVEMENT & TRENCH RESTORATION

N.T.S.

7
C-101



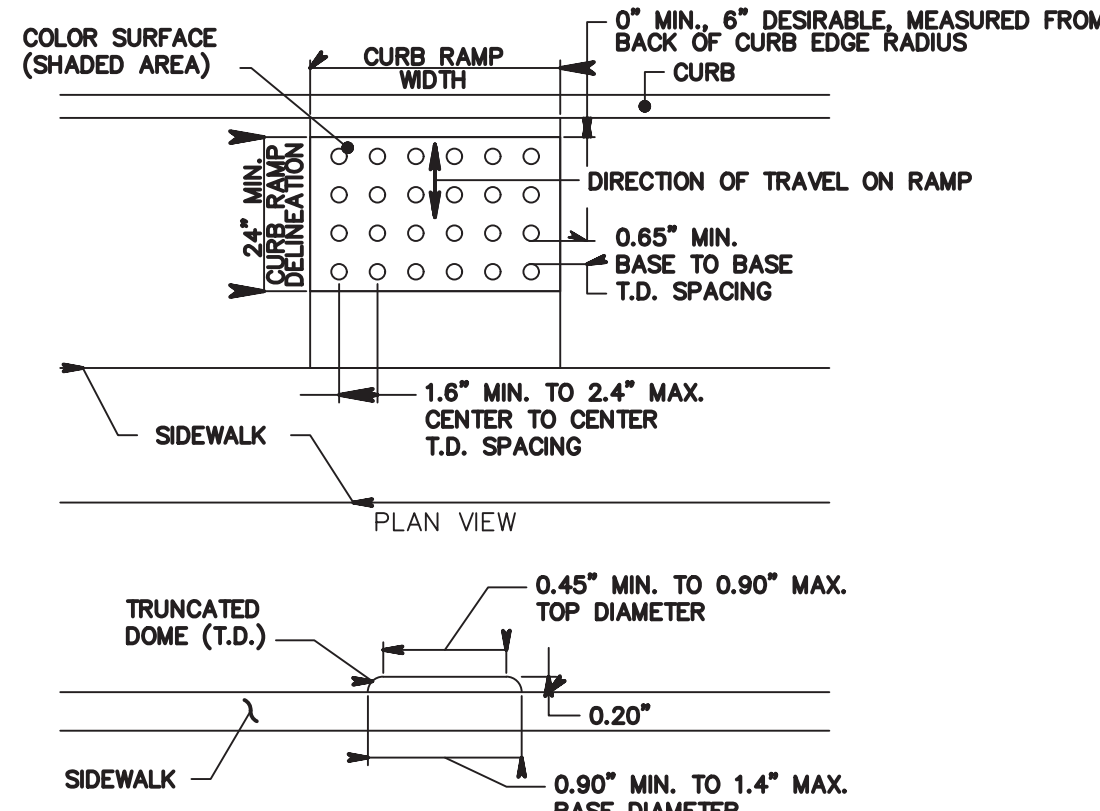
Dual-Mount Pedestal
MANUFACTURER: CYBERSWITCHING
58\"/>

ELECTRIC VEHICLE CHARGING STATION

N.T.S.

8
C-101

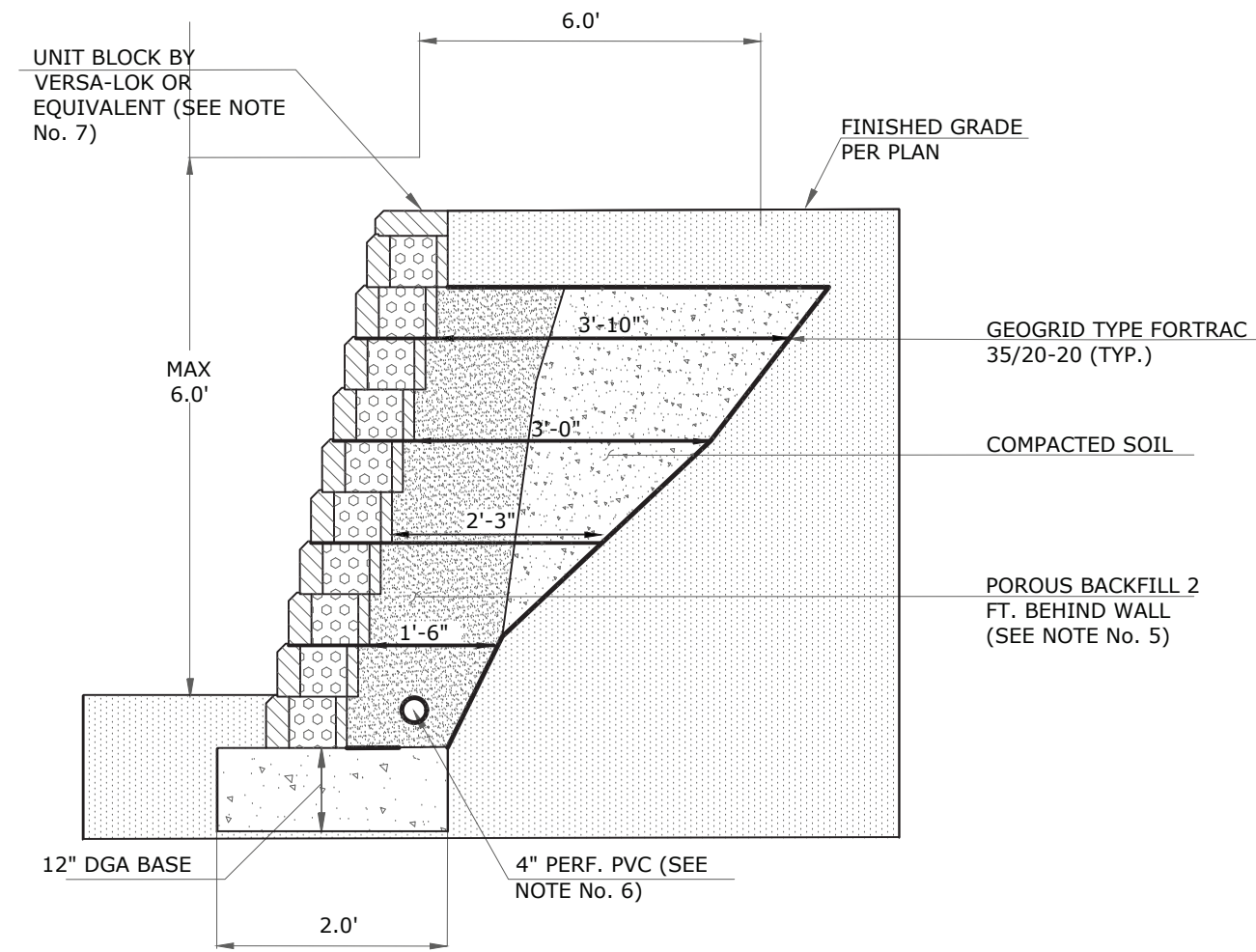
Voltage	208-240 VAC	Certificates	ETL Energy Star
Power/Amperage	3.5kW/16A, 7kW/32A, 10kW/40A, 11.5kW/48A	Charging Interface	SAE J1772, Type 1
Frequency	50-60 Hz	Safety Compliance	UL2594, UL2231-1-2
User Authentication	RFID	RCD	CCID20
Network	LAN, WIFI, 4G	Multiple Protection	UVP, OVP, RCD, SPD, OCP, OTP, CPFP, Ground Fault Protection
Connectivity	OCPP 1.6J	Operating Temperature	-22°F to 122°F
Cable Length	18 ft	Indoor/Outdoor	IK08, Type 3 Enclosure



DETECTABLE WARNING SURFACE

N.T.S.

5
C-101



GENERAL NOTES

1. MAXIMUM SLOPE ABOVE THE WALL SHALL BE 3 H: 1V.
2. THE WALL SHALL BE INSTALLED ON A BASE OF 12\"/>
3. BASE OF DGA SHALL BE SET ON UNDISTURBED GROUND.
4. A MINIMUM OF ONE BLOCK SHALL BE BURIED.
5. POROUS BACKFILL OF CLEAN STONE OR BANK RUN SAND AND GRAVEL SHALL BE USED FOR A MINIMUM DEPTH OF 2 FEET BEHIND WALL.
6. PROVIDE 4\"/>
7. UNIT BLOCK WALL SHALL BE STANDARD UNIT BY VERSA-LOK OR EQUIVALENT. WALL SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL WITH 1\"/>
8. CONTRACTOR SHALL INSTALL AN APPROPRIATE SAFETY BARRIER ABOVE RETAINING WALL WHERE REQUIRED.

SEGMENTAL BLOCK RETAINING WALL

N.T.S.

12
C-101

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY

OWNER/APPLICANT

A&R SKYLINE PROPERTIES URBAN RENEWAL LLC
704 PASSAIC AVENUE
WEST CALDWELL, NJ 07006
201-919-6004

ATTORNEY

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ROSELAND, NJ 07068
732-476-2526

N.J. ENGINEERING CERTIFICATE OF
AUTHORIZATION No. 24GA28118200

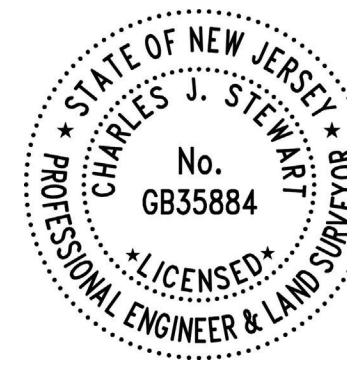
E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5055
www.E2PM.com



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by Charles J.
Stewart
Date:
2026.08.25
16:09:30 -04'00'

CHARLES J. STEWART, P.E., P.L.S. N.J. NO. 24GB035884
REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

VERONA COMMONS
885 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

BLOCK 2205 LOT 6

DRAWING TITLE CONSTRUCTION DETAILS- PAVEMENT

CHECKED BY: DC	DRAWN BY: RF
SCALE: AS SHOWN	SHEET NO: 14 OF 16
PROJECT #: P-26-34	FIRST ISSUE: 08/25/2026

DRAWING NO.

C-101.00

UTILITY POLE TIE-IN DETAIL

N.T.S.

9
C-101

(REFERENCE ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS)

DRIVEWAY APRON PLAN VIEW

N.T.S.

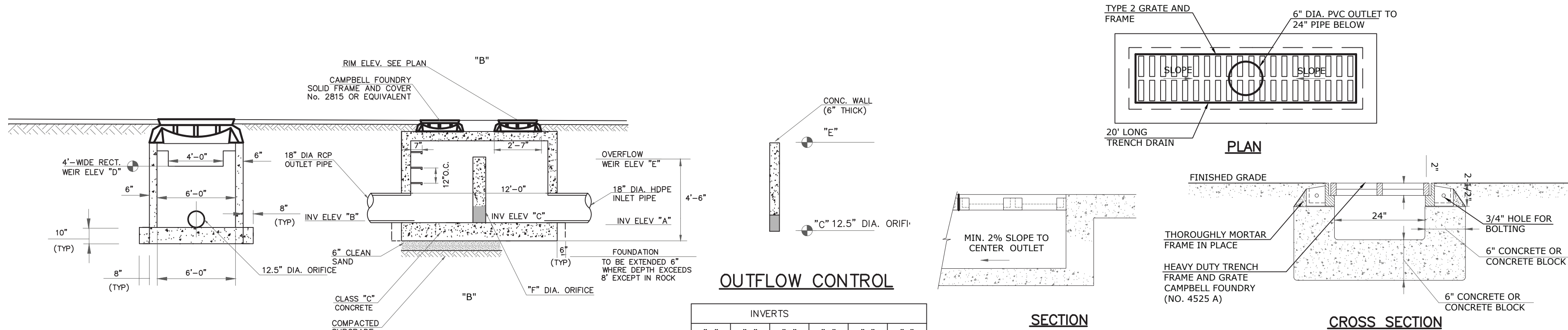
10
C-101

RETAINING WALL (DESIGN BY OTHERS)

N.T.S.

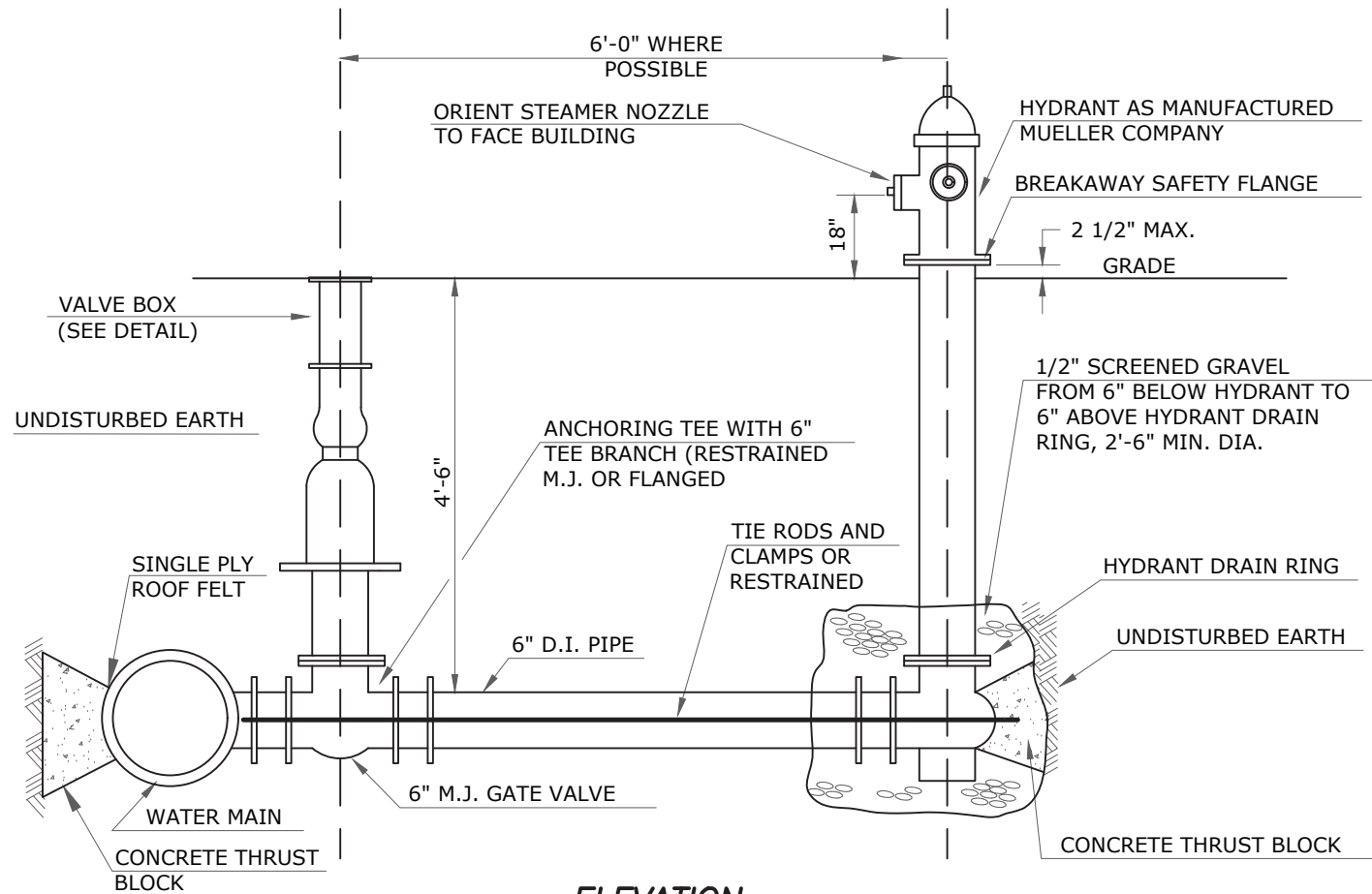
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C-101

M:\PROJECTS\ARE SERVICES\ALL COUNTY - VERONA\P-26-34\9.0 DRAWINGS\E2PM DRAWINGS\VERONA COMMONS REV-A.DWG

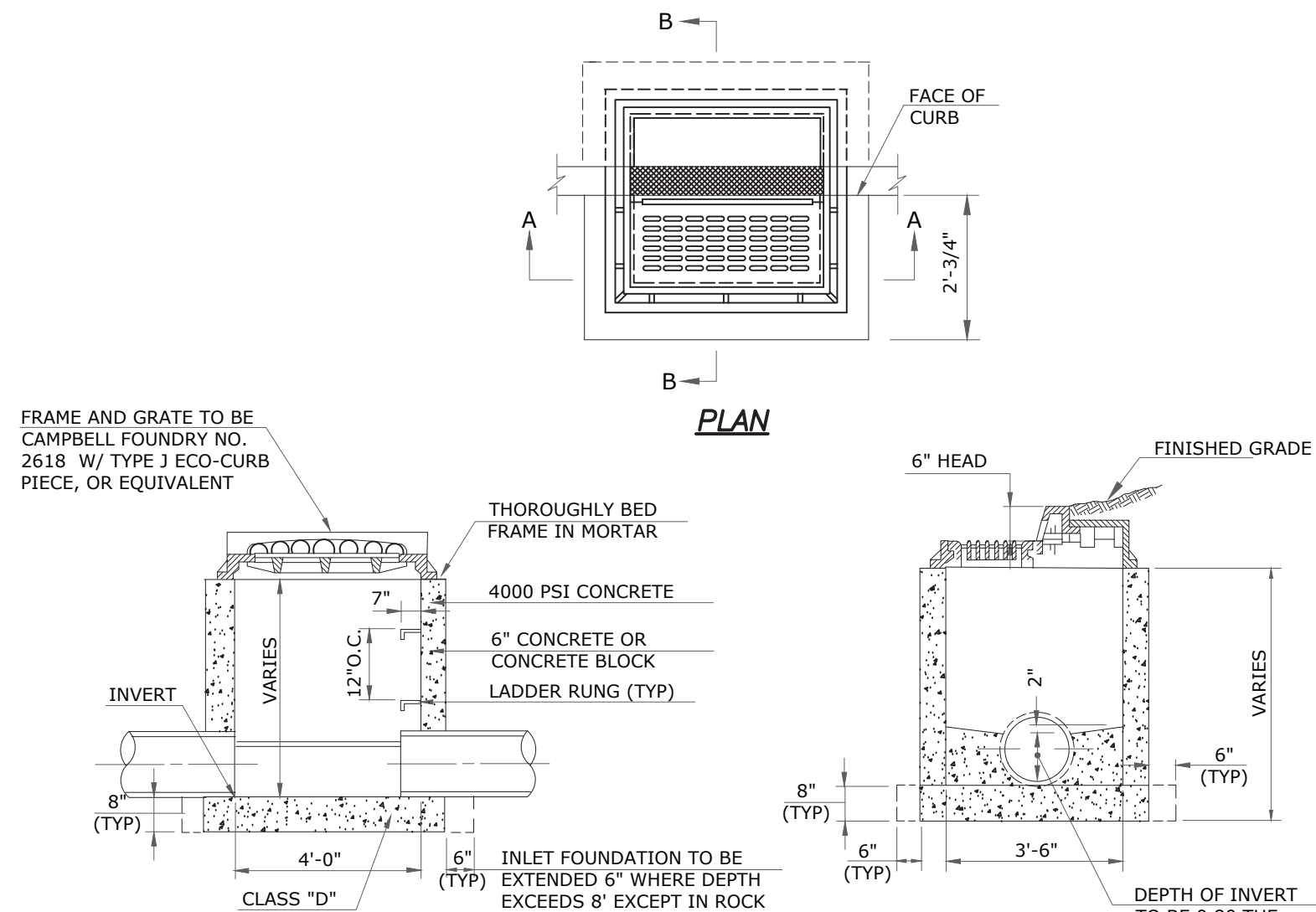


	INVERTS					
	"A"	"B"	"C"	"D"	"E"	"F"
STORMTRAP	79.0	79.0	79.0	81.0	81.0	4"
CUPOLEX	76.0	76.0	76.0	78.0	78.3	10"

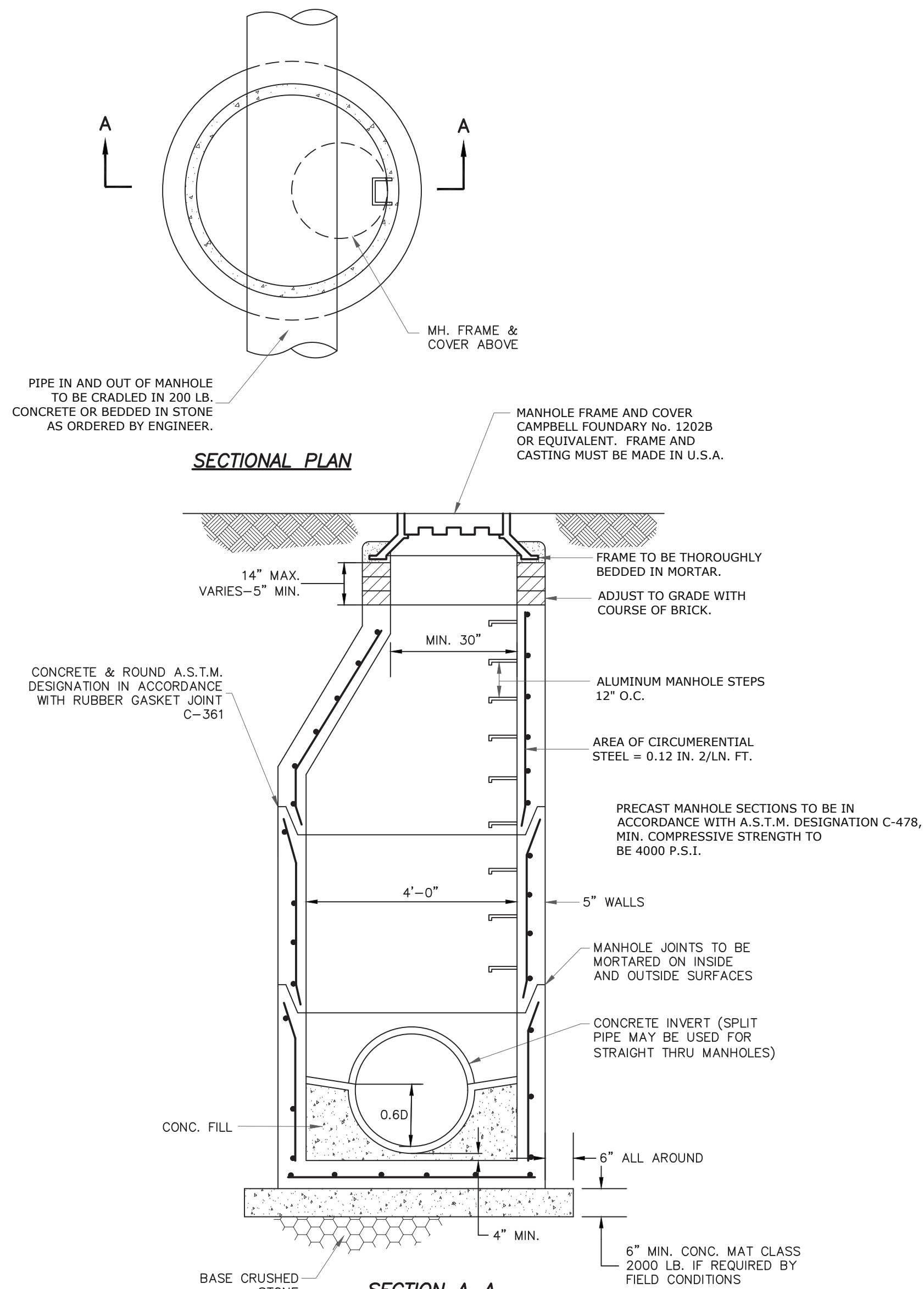
OUTLET CONTROL STRUCTURE
SCALE: NTS



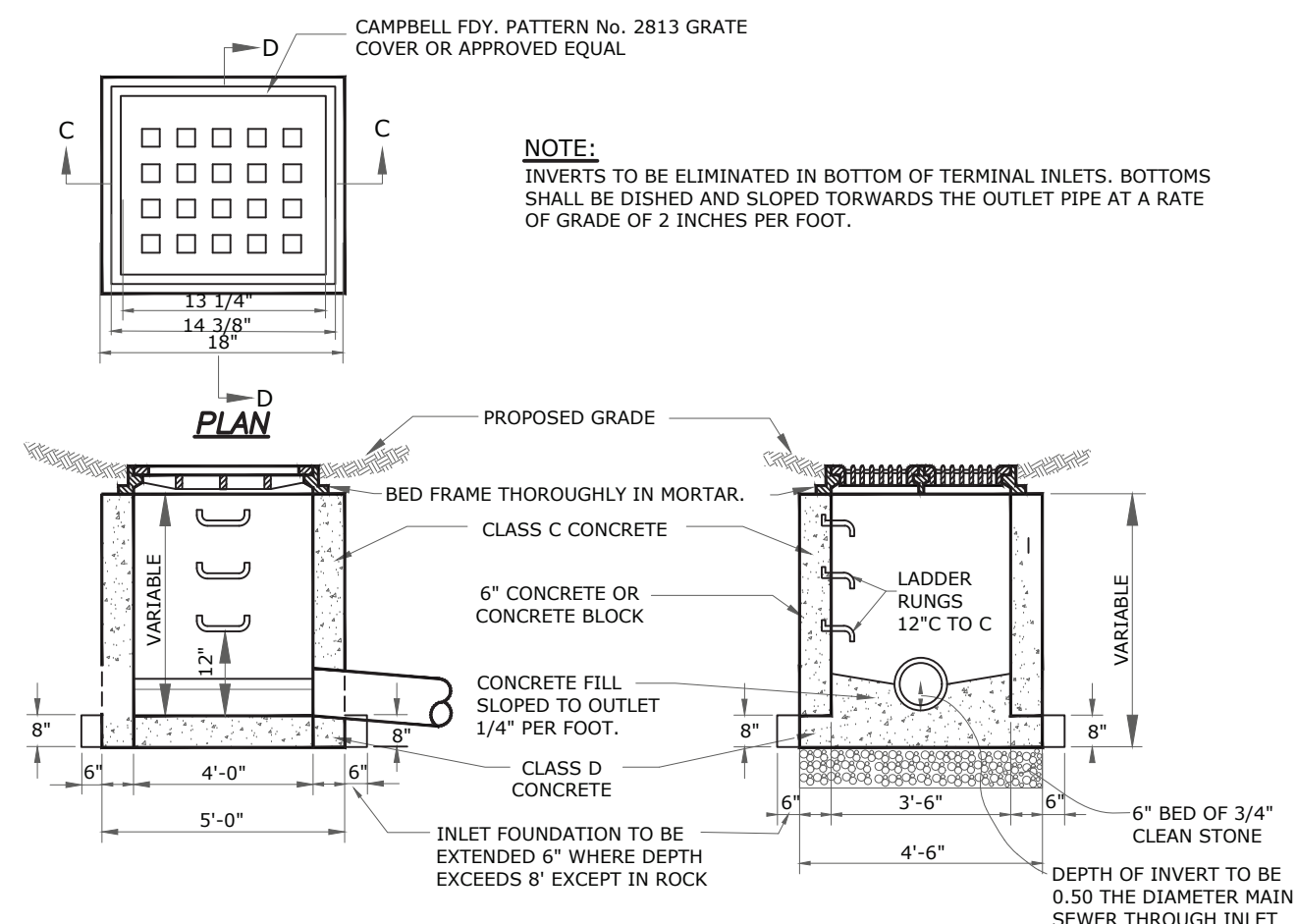
TYPICAL FIRE HYDRANT ASSEMBLY
N.T.S.



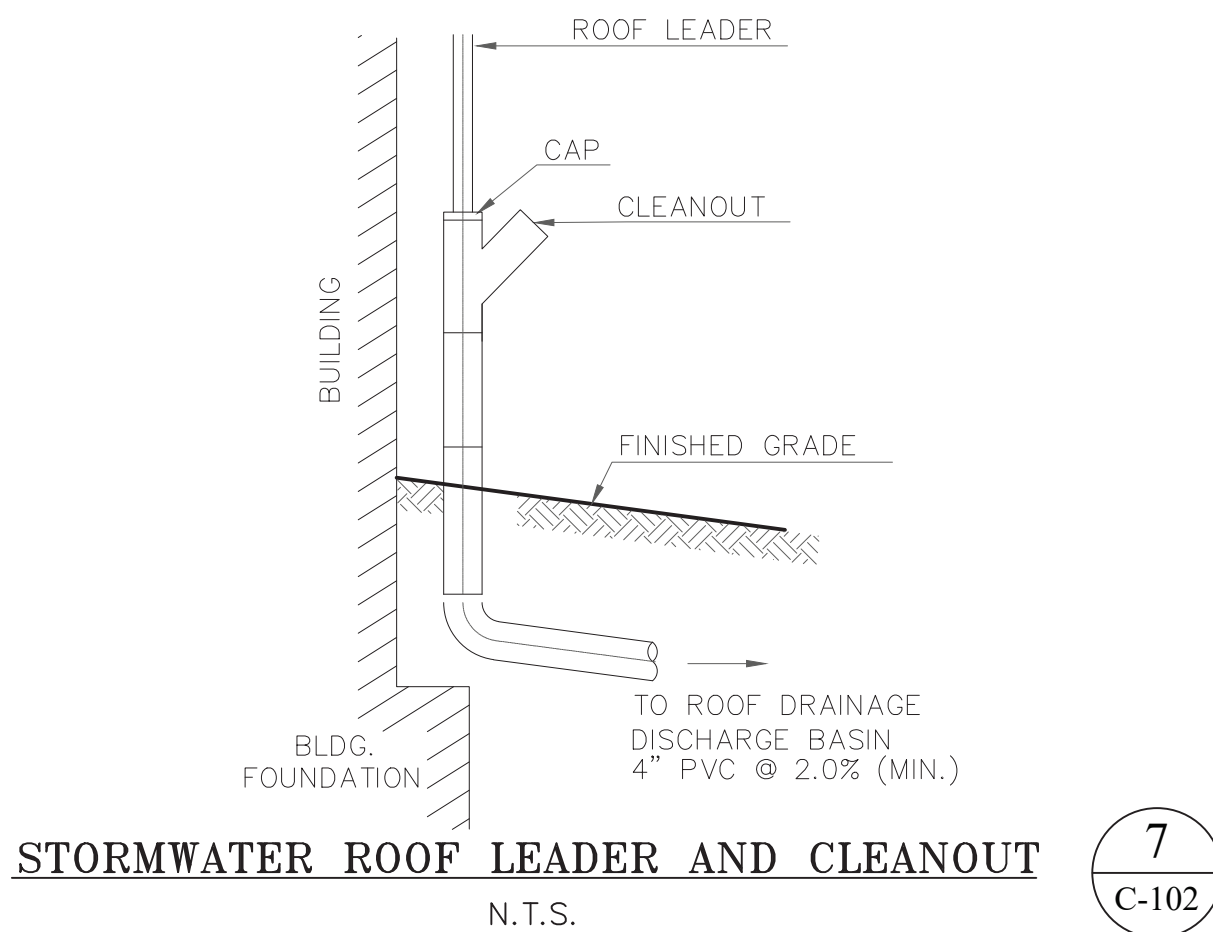
TYPE "B" INLET
N.T.S.



MANHOLE DETAIL
N.T.S.



AREA DRAIN
N.T.S.



STORMWATER ROOF LEADER AND CLEANOUT
N.T.S.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK BY

OWNER/APPLICANT

A&R SKYLINE PROPERTIES URBAN RENEWAL LLC
704 PASSAIC AVENUE
WEST CALDWELL, NJ 07006
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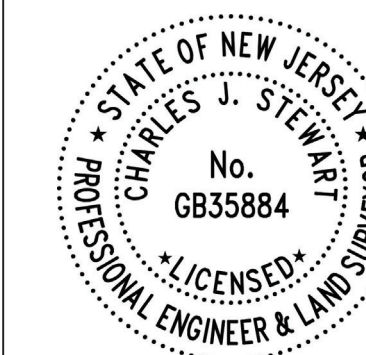
E 2 PROJECT MANAGEMENT LLC

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VERONA COMMONS
885 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

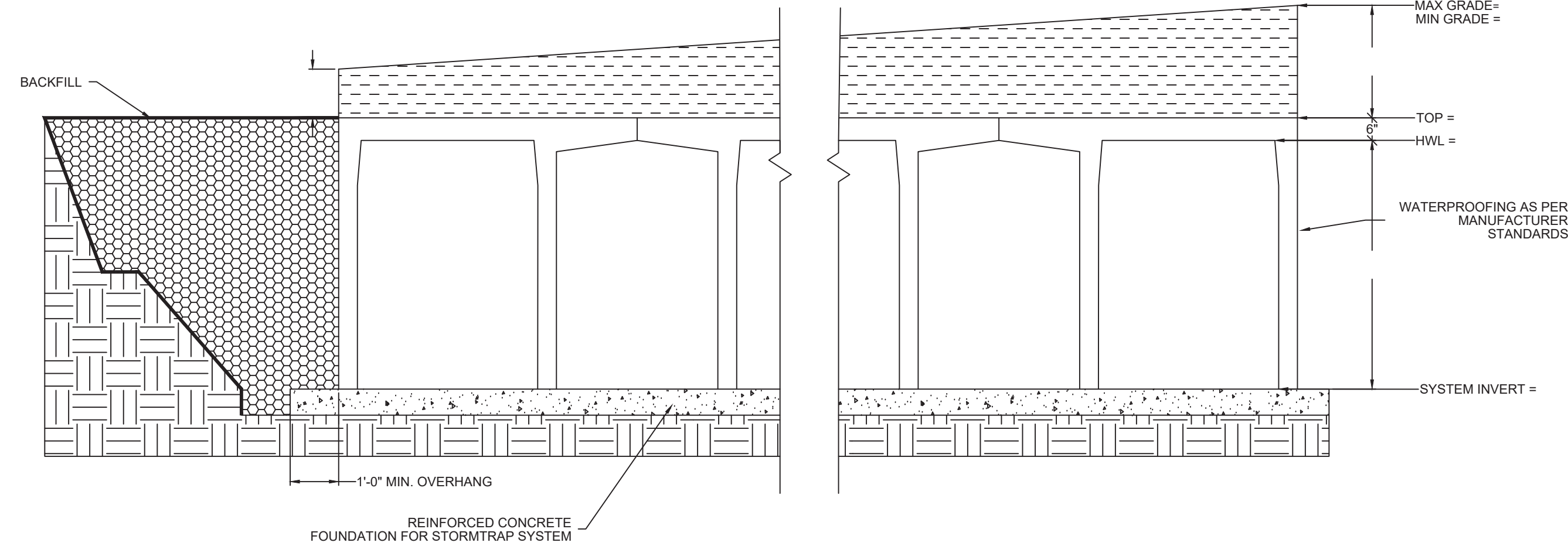
BLOCK 2205 LOT 6

DRAWING TITLE
CONSTRUCTION DETAILS-
STORMWATER MANAGEMENT

CHECKED BY: DC	DRAWN BY: RF
SCALE: AS SHOWN	SHEET NO: 15 OF 16
PROJECT #: P-26-34	FIRST ISSUE: 08/25/2026
DRAWING NO.	

C-102.00

M:\PROJECTS\ARE SERVICES\ALL COUNTY - VERONA\P-26-34\9.0 DRAWINGS\E2PM DRAWINGS\VERONA COMMONS REV-A.DWG



UNDERGROUND STORMWATER DETENTION TANK (STORMTRAP) N.T.S.



30 mil PVC Geomembrane Specifications

PVC liners fabricated by EPI are a single-ply construction with Polyvinyl Chloride as the principle polymer. Only first quality virgin resins are used and all materials meet or exceed the requirements of ASTM D1776 Standard Specification for PVC geomembranes used in buried applications.

EPI utilizes statistical process control (SPC) to ensure the integrity of each panel produced. Samples from actual factory seams are removed during the welding process for a rigorous, proven testing procedure that assures you of the highest quality factory-fabricated PVC geomembranes available.

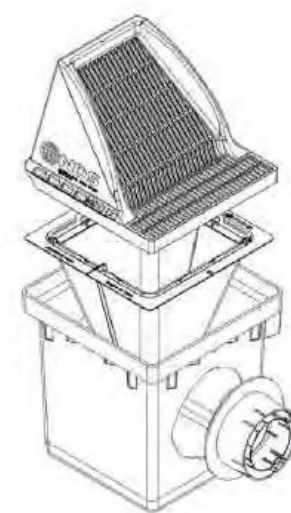
PVC Liners are fabricated by EPI in panels, according to order in both directions, and packaged for shipment to your site for quick, easy installation to save you time and money.

Property	ASTM Standard	Value
Thickness ± 5%	ASTM D-5199	.030"
Specific Gravity (min)	ASTM D-792	1.20
Tensile (bin-width, min)	ASTM D-882	75
Elongation at Break (% min)	ASTM D-882	380
Modulus (bin-width, min)	ASTM D-882	30
Tear Resistance (bin, min)	ASTM D-1004	8
Resistance to Soil Burial (% change, max)	ASTM G-160	3
Impact Cold Crack (°C)	ASTM D-1700	-29
Dimensional Stability (% change, max)	ASTM D-1204 (212°F/15 min.)	20
Water Extraction (% max)	ASTM D-1239	0.15
Volatiles Loss (% max)	ASTM D-1203A	0.70
Hydrostatic Resistance (psi, min)	ASTM D-751a	100
Resistor Min Ave Molecs Wt	ASTM 2124	400
Factory Fabricated Seams: Peel Strength (lb/in, min)	ASTM D-7408	15
Shear Strength (lb/in, min)	ASTM D-7408	58.4

IMPERMEABLE GEOTEXTILE LINER N.T.S.

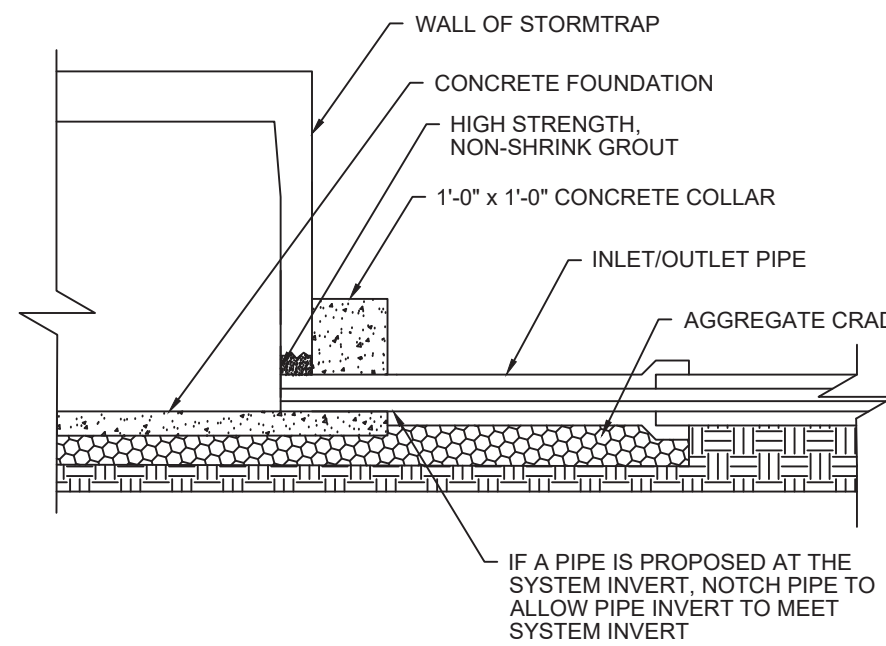
With Catch Basin & Filter

- Use when:
- Many trees overhang the roof
 - Dry well or infiltration trench downstream

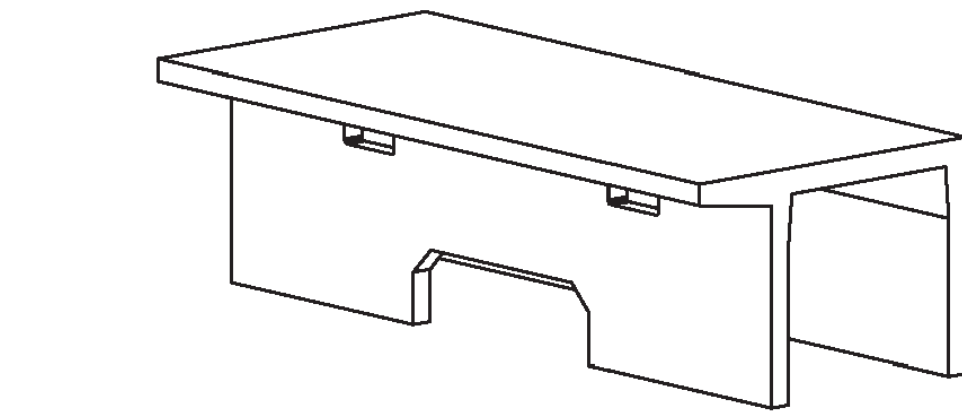


Downspout Defender	
900DSG	9"x9"
1200DSG	12"x12"
Catch Basin Filter	
900F	9"x9"
1200F	12"x12"
Catch Basin	
900	9"x9"
1200	12"x12"
Outlet Plug	
1206	Fits catch basin openings
Outlet Adapter	
1243	Fits 3" and 4" pipe & fittings
1266	Fits 6" pipe

LEAF SCREEN DETAIL N.T.S.

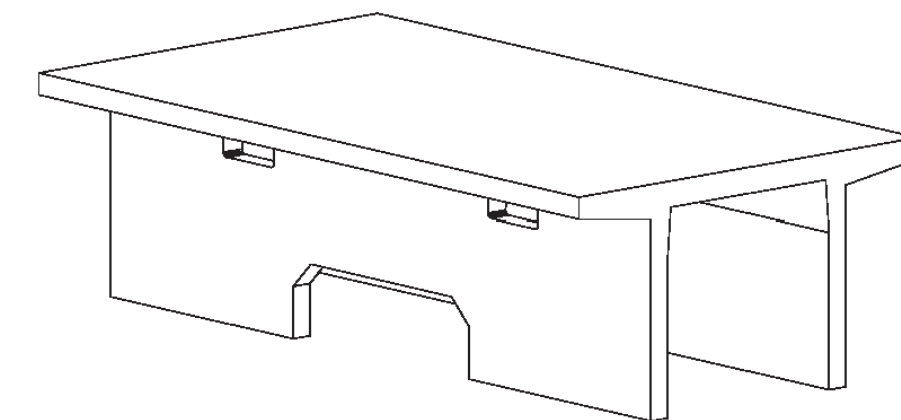


PIPE CONNECTION DETAIL N.T.S.



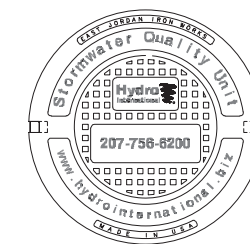
NOTE: TYPE SPIV MODULE IS A SHORTENED TYPE IV MODULE

STORMTRAP - TYPE IV MODULE N.T.S.



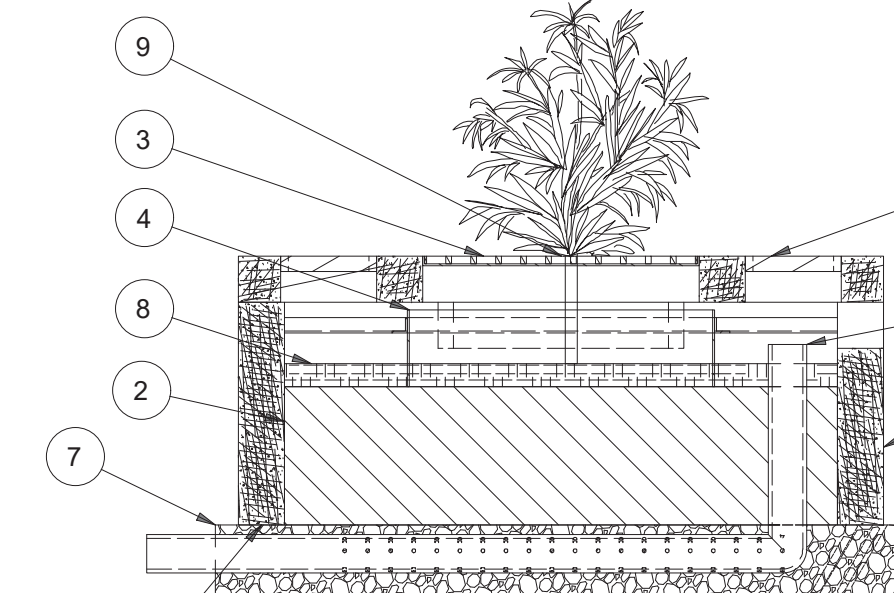
STORMTRAP - TYPE II MODULE N.T.S.

STORMTRAP - TYPE IV END PANEL N.T.S.

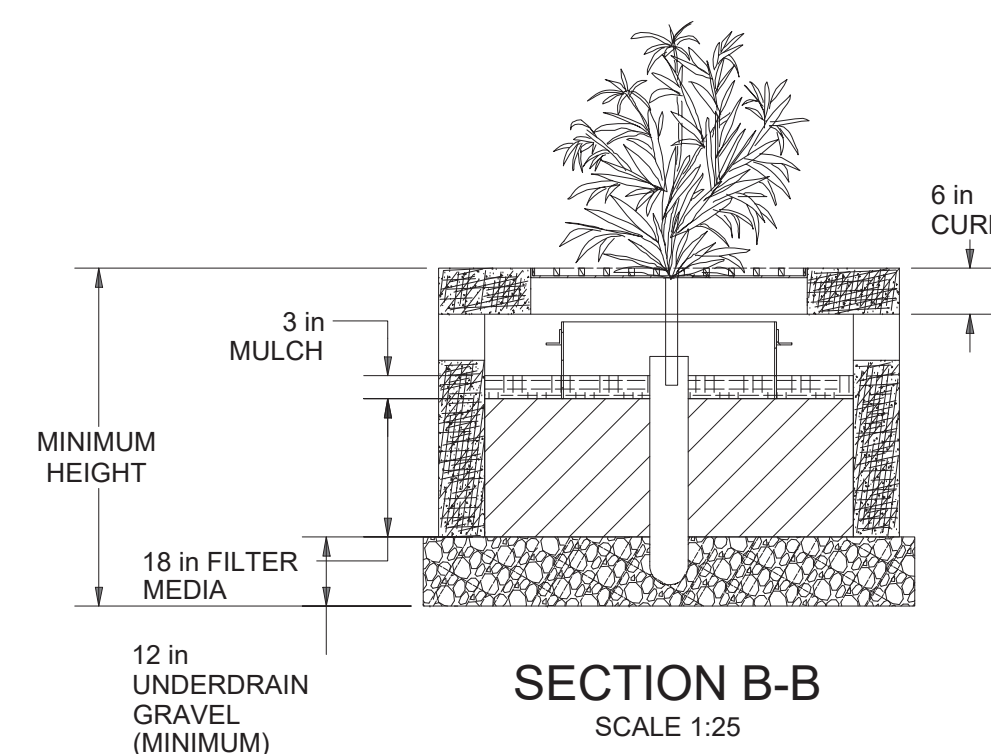


HYDRO FRAME AND COVER (INCLUDED) GRADE RINGS BY OTHERS AS REQUIRED

PARTS LIST	
ITEM	PART NUMBER
1	STORMSCAPE VAULT
2	MEDIA
3	TREE GRATE (36X36)
4	BAFFLE
5	TRENCH GRATE (12X20)
6	UNDERDRAIN (SUPPLIED BY OTHERS)
7	GRAVEL (SUPPLIED BY OTHERS)
8	MULCH (SUPPLIED BY OTHERS)
9	PLANT (SUPPLIED BY OTHERS)



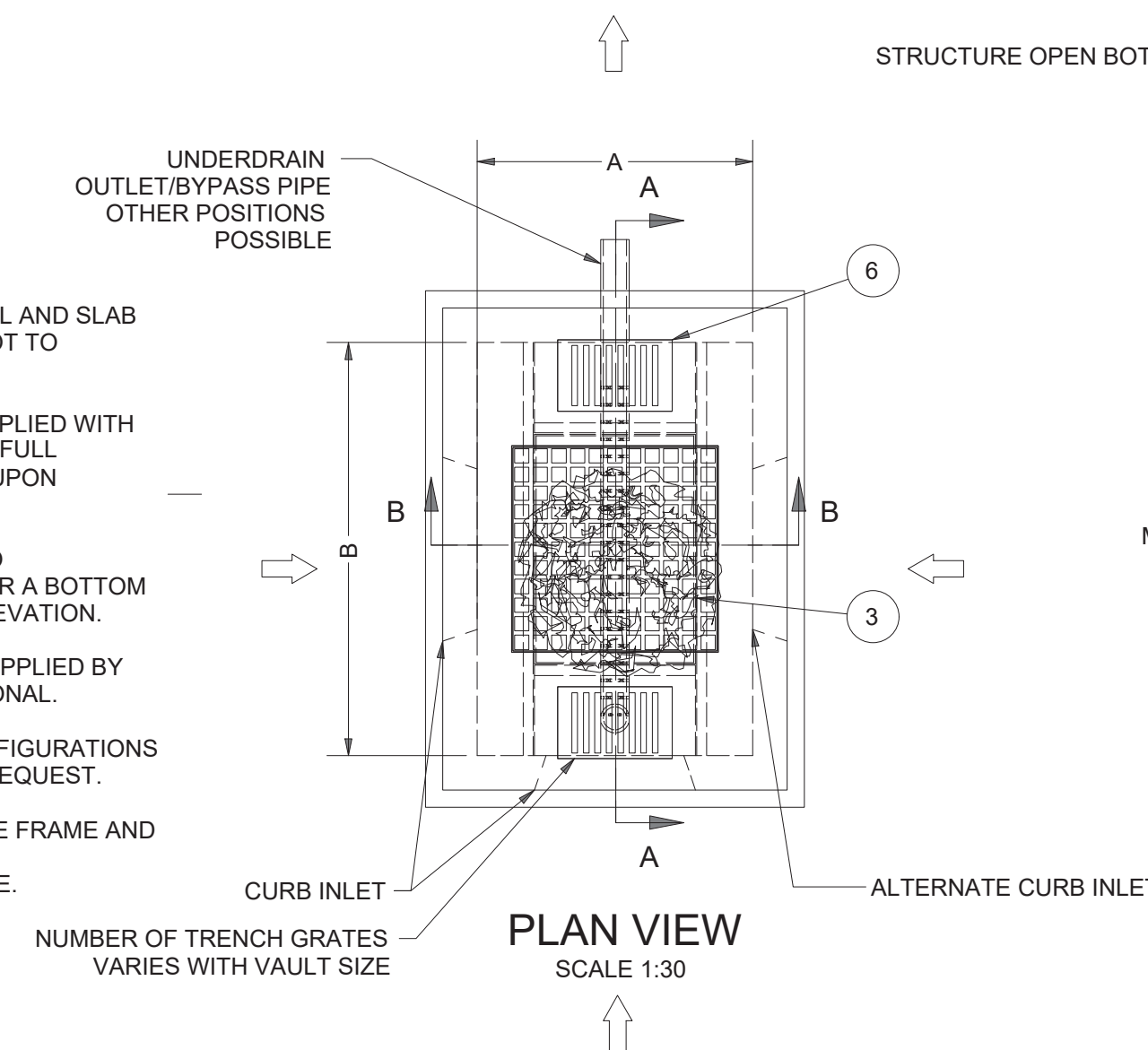
SECTION A-A SCALE 1:25



SECTION B-B SCALE 1:25

COMMENTS:

- STRUCTURE WALL AND SLAB THICKNESS ARE NOT TO SCALE.
- STRUCTURE SUPPLIED WITH AN OPEN BOTTOM, FULL VAULT AVAILABLE UPON REQUEST.
- CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION.
- FILTER MEDIA SUPPLIED BY HYDRO INTERNATIONAL.
- ALTERNATE CONFIGURATIONS AVAILABLE UPON REQUEST.
- NON-TREE GRATE FRAME AND COVER OPTIONS AVAILABLE.



PLAN VIEW SCALE 1:30

HYDRO INTERNATIONAL STORMSCAPE GREEN INFRASTRUCTURE WATER QUALITY UNIT (80% TSS REMOVAL) N.T.S.

MIRAFI S3200

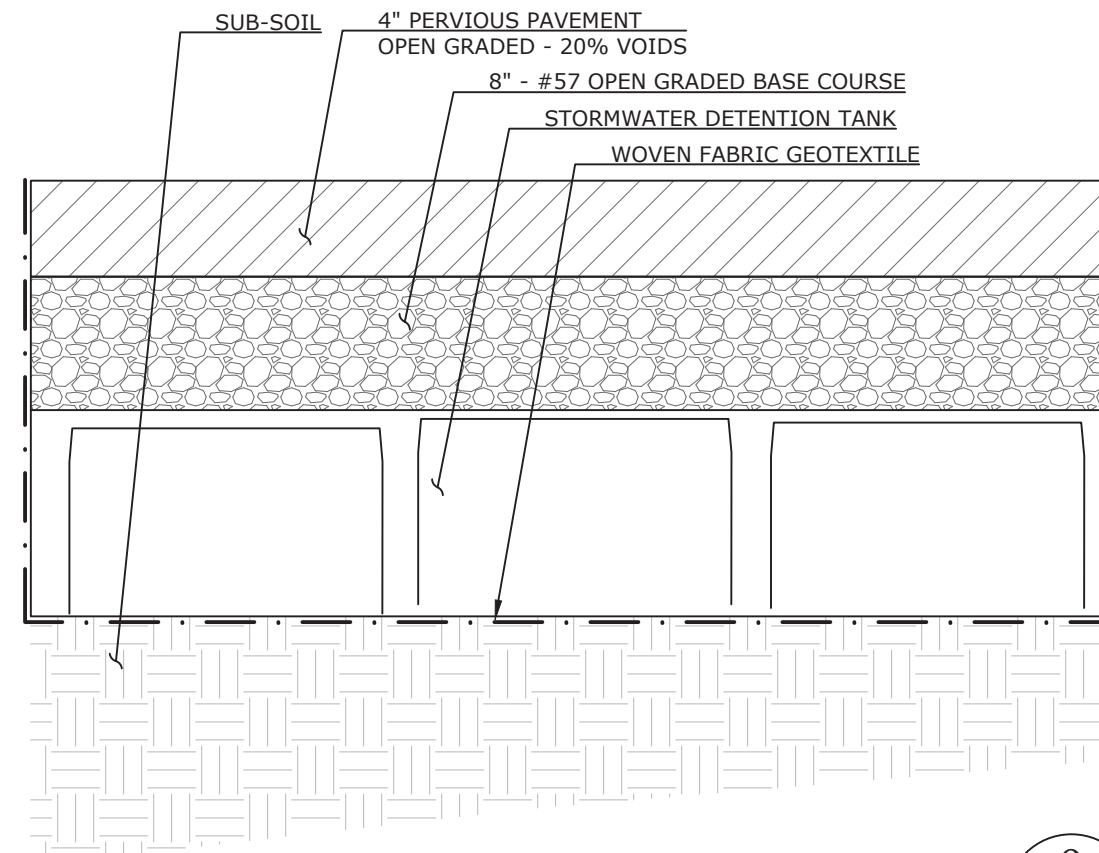
MIRAFI® S3200 is a needlepunched nonwoven geotextile composed of polypropylene fibers, which are formed into a stable network such that the fibers retain their relative position. MIRAFI S3200 is inert to biological degradation and resists naturally encountered chemicals, alkalis, and acids.

TenCate Geosynthetics Americas (A Solmax Company) is accredited by Geosynthetic Accreditation Institute - Laboratory Accreditation Program (GAI-LAP).

MIRAFI® S3200 meets Build America, Buy America Act, Pub. L. No. 117-58, div. G § 70901-52.

MECHANICAL PROPERTIES	TEST METHOD	UNIT	MINIMUM AVERAGE ROLL VALUE	
Grab Tensile Strength	ASTM D4632	lbs (N)	830 (3694)	830 (3694)
Grab Tensile Elongation	ASTM D4632	%	50	50
Trapezoid Tear Strength	ASTM D4633	lbs (N)	300 (1335)	300 (1335)
CBR Puncture Strength	ASTM D6241	lbs (N)	2287 (10173)	
Puncture Strength	ASTM D4833	lbs (N)	360 (1558)	
Weight	ASTM D5261	oz/yd2 (g/m2)	32.0 (1084.8)	
Thickness	ASTM D5199	mils (mm)	290 (7.4)	
MAXIMUM OPENING SIZE				
Apparent Opening Size (AOS)	ASTM D4751	U.S. Sieve (mm)	100 (C1.15)	
MINIMUM TEST VALUE				
UV Resistance (@ 500 hrs)	ASTM D4355	% strength retained	80	
PHYSICAL PROPERTIES	UNIT	MINIMUM AVERAGE ROLL VALUE		
Weight	ASTM D5261	oz/yd2 (g/m2)	32.0 (1084.8)	
ROLL SIZE				
Roll Dimensions (width x length)	ft (m)	15 x 350 (4.5 x 46)		
Roll Area	yd2 (m2)	250 (209)		
Roll Weight	lb (kg)	517 (236)		

MIRAFI S3200 SPEC SHEET N.T.S.



PERVIOUS DRIVEWAY ASPHALT N.T.S.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY

OWNER/APPLICANT

ABR SKYLINE PROPERTIES URBAN RENEWAL LLC
704 PASSAIC AVENUE
WEST CALDWELL, NJ 07006
201-919-6004

ATTORNEY

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75 LIVINGSTON AVE, SUITE 301
ROSELAND, NJ 07068
732-476-2526

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREAFTER. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION



Digitally signed by Charles J. Stewart
Date: 2026.08.25 16:10:51 -04'00'

CHARLES J. STEWART, P.E., P.L.S. N.J. NO. 24G8035884
REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

VERONA COMMONS
885 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

BLOCK 2205 LOT 6

DRAWING TITLE
CONSTRUCTION DETAILS-
STORMWATER MANAGEMENT

CHECKED BY: DC	DRAWN BY: RF
SCALE: AS SHOWN	SHEET NO: 16 OF 16
PROJECT #: P-26-34	FIRST ISSUE: 08/25/2026

DRAWING NO.

C-103.00