

PROVIDED BY THE TOWNSHIP OF VERONA, OFFICE OF THE ASSESSOR, CREATED ON: MARCH 31, 2020

LIST OF UTILITIES TO BE NOTIFIED

MAP REFERENCE

1. BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY ENTITLED "32 LAKESIDE AVENUE, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY" PREPARED BY GEORGE J. ANDERSON, L.L.C., DATED 11/11/2024.

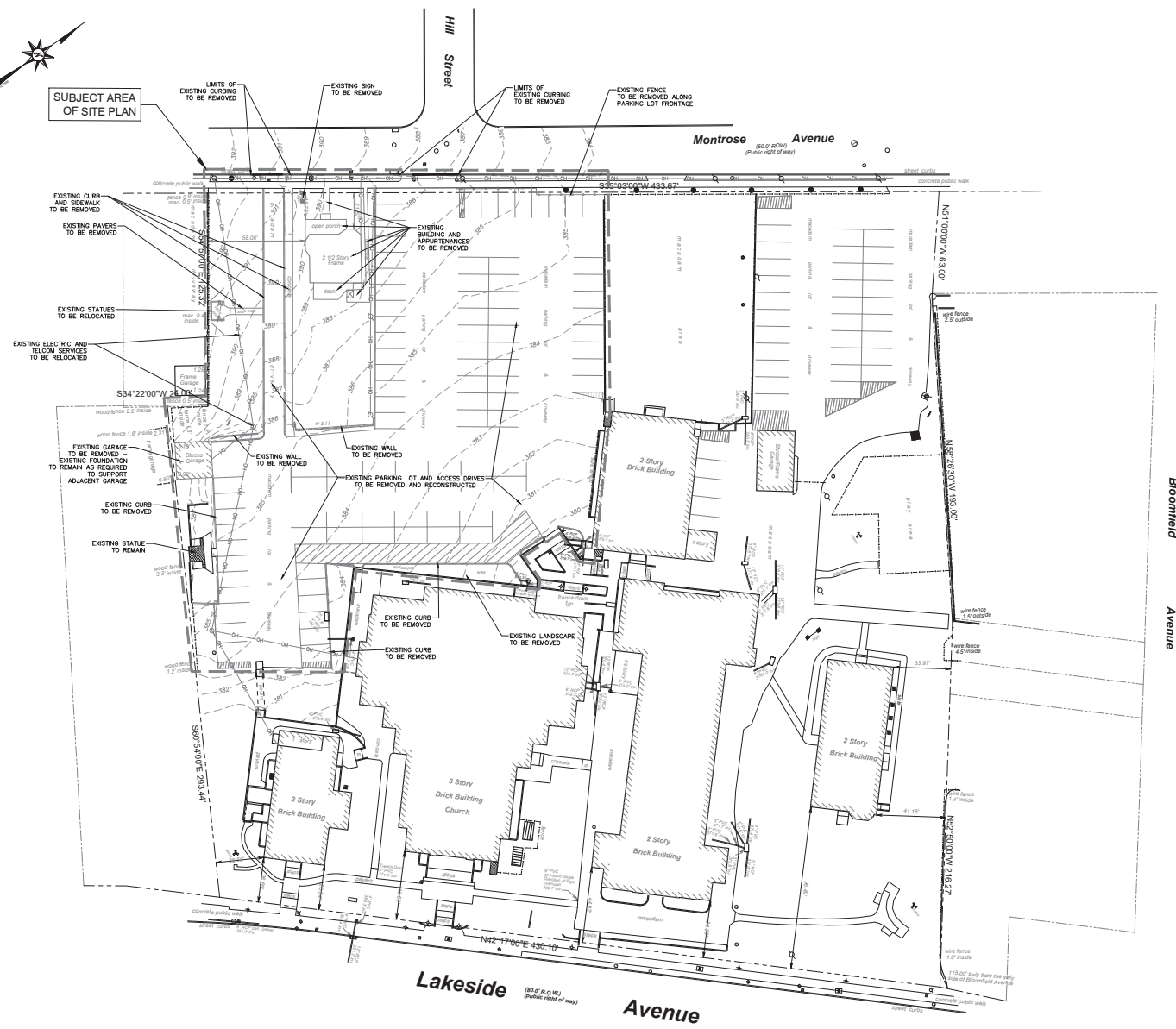
1. THE PROPERTIES IN QUESTION LIES WITHIN THE SP SEMIPUBLIC ZONING DISTRICT.
2. THE PROJECT PROPOSES TO RECONSTRUCT AN EXISTING PARKING LOT BEHIND THE EXISTING PARISH SCHOOL BUILDING AND DEMOLISH AND REPLACE AN EXSTING 2-CAR GARAGE WITH A NEW 3-CAR GARAGE FOR CHURCH STAFF.

SHEET No. **C1** OF **12**

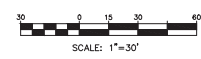
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FOR GENERAL NOTES AND
REFERENCES



SUBJECT AREA
OF SITE PLAN



**EXISTING CONDITIONS &
DEMOLITION PLAN**
SCALE: 1" = 30'



SURVEY REFERENCE
SURVEY ENTITLED "32 LAKESIDE AVENUE, TOWNSHIP OF VERONA,
ESSEX COUNTY, NEW JERSEY" PREPARED BY GEORGE J.
ANDERSON, L.L.C., DATED 11/11/2024.

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REFERENCES

PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
OUR LADY OF THE LAKE PARISH
PARKING LOT IMPROVEMENTS
EXISTING CONDITION & DEMOLITION PLAN
BLOCK 1806, LOT 13
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SHEET No:
C2
12


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BRIGHT VIEW ENGINEERING, LLC
15 OAK ROAD, FAIRFIELD, NJ 07004
BRIAN M. BRIGHT, P.E.
CERT. OF AUTH. No.: 24-00000000


JAMES GURRIANTANO
N.J. Professional Engineer
Lic: 24GE04310400

DATE: 07/15/2025
CADD: JAG
DRAWN BY: JAG
CHECKED BY: JAG
DESIGNED BY: JAG
PROJECT: 24-00000000
SHEET: 12 OF 12

NO.	DESCRIPTION	DATE
1	REVISIONS	
2		
3		
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ZONING TABLE					
ZONE: SP SEMI-PUBLIC ZONE					
EXISTING USES TO REMAIN: HOUSES OF WORSHIP (PERMITTED) PRIVATE LOSES (PERMITTED)					
	ITEM	PERMITTED	EXISTING	PROPOSED	
MINIMUM	LOT SIZE (SQUARE FEET)	65,340	196,094	NO CHANGE	
	LOT WIDTH (SQUARE FEET)	100	428.5	NO CHANGE	
	FRONT YARD SETBACK (FEET)	30	21.6 (E)	25.5 (E)	
	SIDE YARD SETBACKS	ONE (FEET)	8	28.55	NO CHANGE
		BOTH (FEET)	18	62.52	NO CHANGE
		BOTH (% OF LOT WIDTH)	25	14.6	NO CHANGE
		REAR YARD SETBACK (FEET)	30	N/A	NO CHANGE
	ACCESSORY STRUCTURE				
	FRONT YARD SETBACK (FEET)	30	146.9	145.6	
	SIDE YARD SETBACK (TO RESIDENTIAL ZONE) (FEET)	10	0.99 (E)	10	
REAR YARD SETBACK (FEET)	30	N/A	N/A		
MAXIMUM	HEIGHT (STORIES/FEET)	2.5/35	0.09 (E)	NO CHANGE	
	LOT COVERAGE (%)	30	20.0	19.6	
	IMPROVED LOT COVERAGE (%)	40	70.4 (E)	69.2 (E/V)	
	FLOOR AREA RATIO (%)	N/A	N/A	N/A	
	ACCESSORY STRUCTURE HEIGHT (STORIES/FEET)	2/20	1 / < 20	1 / < 20	
	(E) = EXISTING NON-COMFORMITY				
	(V) = VARIANCE REQUESTED				

1	REVISIE STORMWATER MANAGEMENT	01/13/20	CHGD
2	REVISION		
3			
4			
5			
6			
7			

PROJ. 250304
DATE: 07/15/28
CHKD: JG


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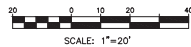
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CERT. OF AUTH. No.: 24-GA-292-83000

PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
**OUR LADY OF THE LAKE PARISH
 PARKING LOT IMPROVEMENTS
 SITE PLAN**
 BLOCK 1806, LOT 13
 TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SHEET No.
C3
12
OF

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PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
**OUR LADY OF THE LAKE PARISH
 PARKING LOT IMPROVEMENTS
 GRADING PLAN**
 BLOCK 1806, LOT 13
 TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SHEET No.
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OF



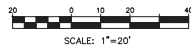
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DATE:07/15/26
CHKD:JG

REVISE STORMWATER MANAGEMENT
REUSE FUNDING



SHEET No.
C5
12
OF

PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY AND FINAL MAJOR SITE PLANS FOR

**OUR LADY OF THE LAKE PARISH
PARKING LOT IMPROVEMENTS
DRAINAGE & UTILITY PLAN**

BLOCK 1806, LOT 13

TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

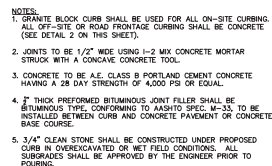


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Joe Hiron

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NOTES:

1. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE N.H.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. CONCRETE TO BE A.C.E. CLASS B PORTLAND CEMENT HAVING A MINIMUM STRENGTH OF 4,500 PSI OR EQUAL.
3. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART. JOINTS 1/2" WIDE SHALL BE FILLED WITH PREFORMED BITUMINOUS - IMPREGATED FIBER JOINT FILLER RESPECTED 1/4" IN FRONT FACE AND TOP OF CURB.
4. TOP OF CURB SHALL NOT BE SET HIGHER THAN ADJACENT EXISTING OR PROPOSED CONDITIONS UNDER ANY CONDITIONS.
5. FULL CURB DEPTH SHALL BE MAINTAINED AT DROP CURBS AND AT VARYING CURB HEIGHTS. FOR CURBS WITH FACE HEIGHTS GREATER THAN 12" THE CURB SHALL BE MAINTAINED AS SHOWN BY THE AMOUNT EQUAL TO INCREASE IN CURB FACE HEIGHT.
6. 3/4" CLEAN STONE SHALL BE CONSTRUCTED UNDER PROPOSED CURB IN OVEREXCAVATED OR WET FIELD CONDITIONS. ALL SUBGRADE SHALL BE PROPERLY PREPARED AND COMPACTED BEFORE PLACING.

NOTES:

1. IN AREAS WHERE EXISTING PAVEMENT IS TO REMAIN, A 3' W PAVEMENT REPAIR STRIP SHALL BE CONSTRUCTED ALONG PROPOSED CURB.
2. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH THE N.J.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.



30"x30"
R1-1
N.T.S.



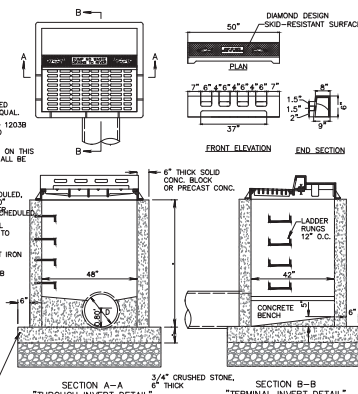
CONCRETE CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH TECHNICAL SECTION 4.7.2 OF THE ADA REGULATIONS SUCH THAT "TRANSITION FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES AFTER FINAL PAVING."



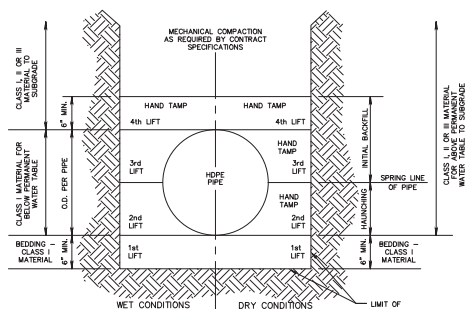
GENERAL NOTES:

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BASE, IF PRECAST, FLUSH WITH WALL AND BASE. FOOTING, 6" EXTENSION IF CAST IN PLACE.



TYPE "B" INLET WITH N-ECO CURB PIECE
NTS



BEDDING MATERIAL NOTES:

CLASS 1 MATERIAL - ANGULAR CRUSHED STONE,
DENSE GRADED WITH LITTLE OR NO FINES (1/4 INCH
TO 1 1/2 INCH SIZE).

CLASS III MATERIAL - CLEAN, COARSE SAND AND GRAVEL (1 1/2 INCH MAX. SIZE).

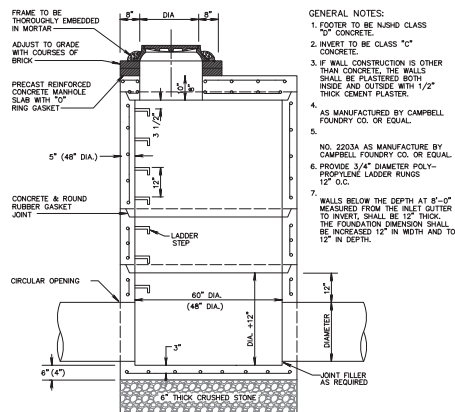
CLASS III MATERIAL - COARSE GRAINED MATERIAL WITH FINES INCLUDING SILTY OR CLAYEY GRAVELS OR SANDS. GRAVEL OR SAND SHALL COMPRISE MORE THAN 50% OF THE MATERIAL (1 1/2 INCH MAX. SIZE).

HDPE BEDDING DETAIL

N.T.S.

NOTES:

1. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. WHEN TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL OVER EXCAVATE A MIN. OF 6" AND REPLACE WITH SUITABLE MATERIAL AS NECESSARY TO STABILIZE.



DRAINAGE MANHOLE DETAIL
N.T.S.

SOIL COMPACTION TESTING REQUIREMENTS

NOTES:

- NOTES:
1. STABILIZATION SOLS 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 48 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATION.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE IDENTIFIED ON THE ATTACHED MAP.
3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN AND PORTION OF THE PLAN SHALL BE MADE FOR MARK LOCATIONS OF TESTS, AND ATTACHED TO THE MITIGATION MITIGATION REPORT.
4. EXCESSIVE COMPACTION SHALL BE IDENTIFIED BY THE MITIGATION CONTRACTOR'S CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO THE COMMENCEMENT OF ANY MITIGATION WORK.
5. IF EXCESSIVE COMPACTION IS IDENTIFIED BY THE MITIGATION CONTRACTOR, IT IS THE EVENT THAT TRIGGER INDICATES COMPACTION IN EXCESS OF THE MAXIMUM ALLOWABLE COMPACTION. THE MITIGATION CONTRACTOR SHALL BE REQUIRED TO OBTAIN APPROVAL FROM THE CONTRACTOR-OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXISTING BUILDING FEE) OR (2) EXCESSIVE COMPACTION MITIGATION OVER THE LIMITED AREAS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS SHALL BE REQUIRED FOR MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

PROBING WIRE TEST (SEE DETAIL)

- PROBING WIRE TEST (SEE DETAIL)
- A. HAND-HELD PENETROMETER TEST (SEE DETAIL)
 - B. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
 - C. 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 IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

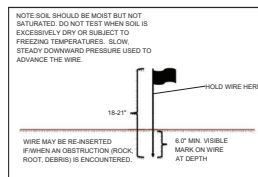
PROCEDURES FOR SOIL COMPACTION MITIGATION

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

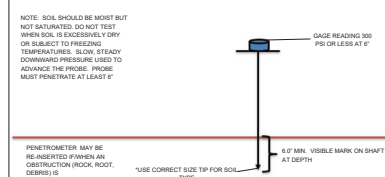
RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE

SIMPLIFIED TESTING METHODS

PROBING WIRE TEST- 15.5 GA STEEL WIRE (SURVEY)



HANDHELD SOIL PENETROMETER TEST



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SHEET No.
C6.1

12

PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
OUR LADY OF THE LAKE PARISH
PARKING LOT IMPROVEMENTS
CONSTRUCTION DETAILS
 BLOCK 1806, LOT 13
 TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN



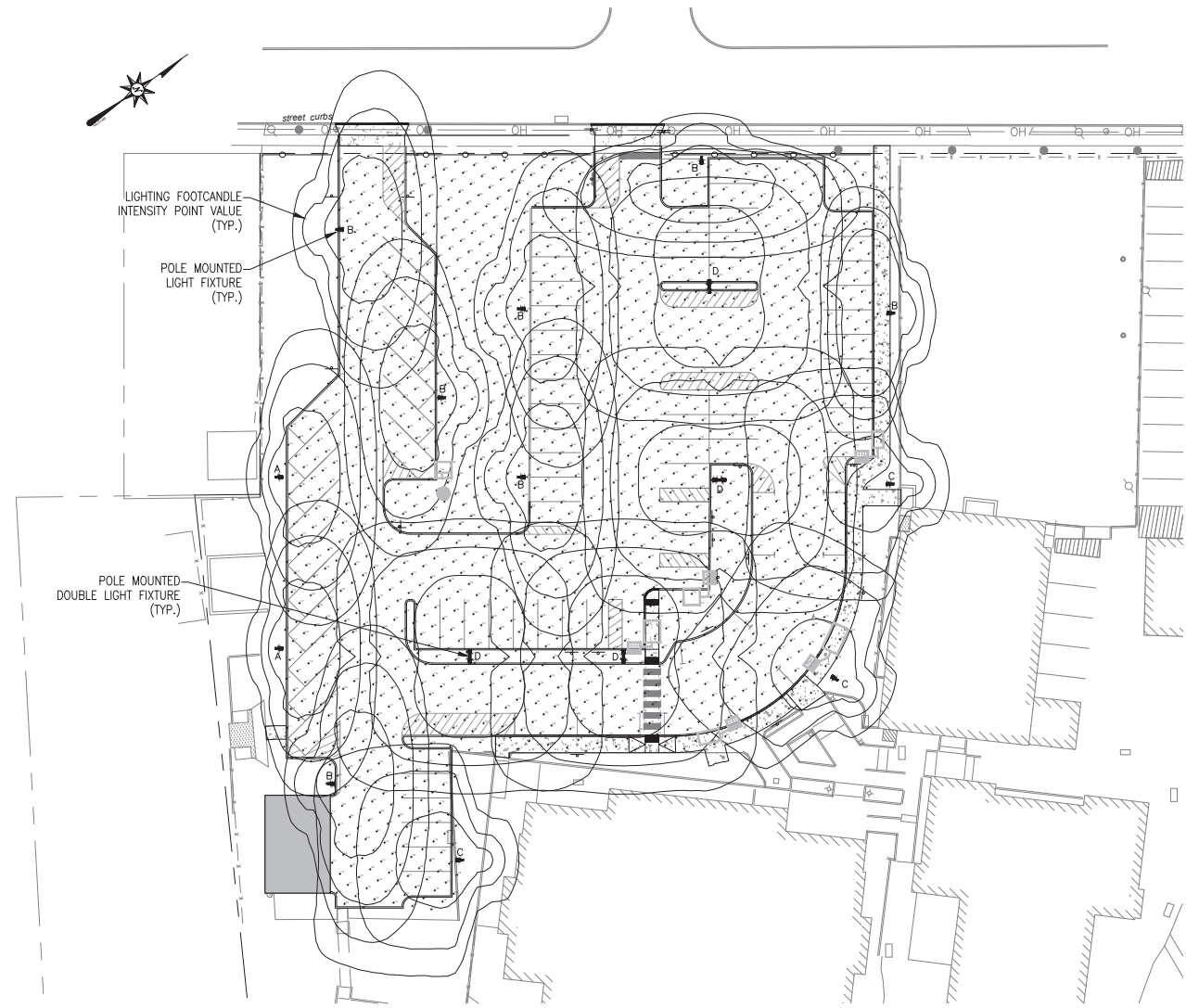
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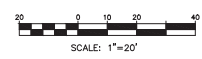
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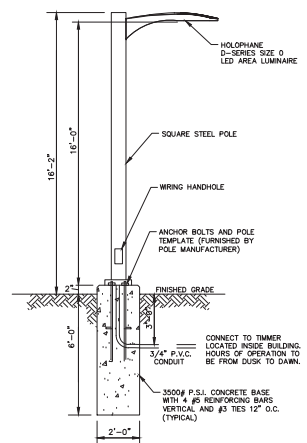
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LUMINAIRE SCHEDULE				
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION
	A	2	0500 LED P1 30K 70CRI 12W HS	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 1 MEDIUM HOUSING SHIELD
	B	7	0500 LED P1 30K 70CRI 12W	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 2 MEDIUM
	C	3	0500 LED P1 30K 70CRI 12W	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70 CRI FORWARD THROWN
	D	4	0500 LED P1 30K 70CRI 14W	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 4 MEDIUM



HOLOPHANE D-SERIES SIZE 0 LED POLE MOUNTED AREA LIGHT
N.T.S.



LIGHT POLE DETAIL
N.T.S.

DATE: 07/10/2024
DRAWN BY: JAMES GURRANTANO
CHECKED BY: JAMES GURRANTANO
PROJECT: PARKING LOT IMPROVEMENTS
SHEET: 12 OF 12

JAMES GURRANTANO
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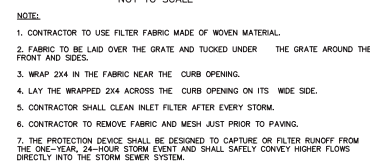
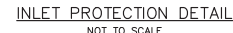
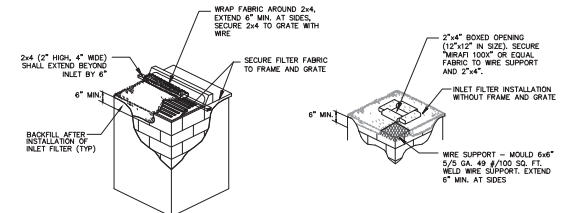
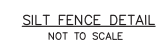
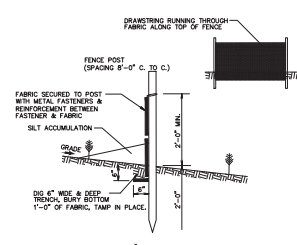
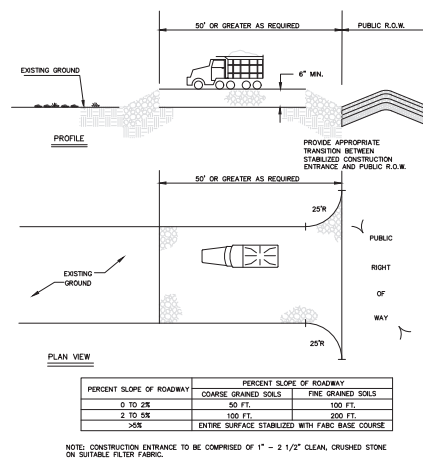
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PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
OUR LADY OF THE LAKE PARISH
PARKING LOT IMPROVEMENTS
LIGHTING PLAN
BLOCK 1806, LOT 13
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SHEET No:
C8
12

THESE PLANS ARE NOT
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FOR GENERAL NOTES AND
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- [illegible]

CONSTRUCTION SEQUENCE

IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN SUMMER 2026.
ITEMS AND DURATIONS OF DEMOLITION WILL OCCUR APPROXIMATELY AS
FOLLOWS:

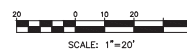
- | FOLLOWING: | | |
|------------|---|-------------|
| 1. | INSTALL TEMPORARY SILT FENCE | IMMEDIATELY |
| 2. | INLET PROTECTION FOR EXISTING INLETS | IMMEDIATELY |
| 3. | DEMOLITION, SOIL MOVEMENT & ROUGH GRADING | 4 WEEKS |
| 4. | DRAINAGE & UTILITY INSTALLATIONS | 8 WEEKS |
| 5. | CONSTRUCT CURB & SIDEWALK | 2 WEEKS |
| 6. | CONSTRUCT BASE COURSE | 1 WEEK |
| 7. | LANDSCAPING & LIGHTING FIXTURES | 1 WEEK |
| 8. | FINAL PAVING, STRIPING & SIGNAGE | 1 WEEK |
| 9. | FINAL SITE CLEAN-UP | 1 WEEK |

*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 2 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
OUR LADY OF THE LAKE PARISH
PARKING LOT IMPROVEMENTS
SOIL EROSION & SEDIMENT CONTROL PLAN
 BLOCK 1806, LOT 13
 TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SHEET No.
C9
OF 12

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PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
OUR LADY OF THE LAKE PARISH
PARKING LOT IMPROVEMENTS
FIRE TRUCK CIRCULATION PLAN
 BLOCK 1806, LOT 13
 TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SHEET No.
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PROJ. 250304
DATE: 07/15/28
CHKD: JG

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