

Drawn by: JAMES GURINTANO
Checked by: JAMES GURINTANO
Date: 07/15/2024
Project: PRELIMINARY AND FINAL SITE PLAN FOR THE RECONSTRUCTION OF THE EXISTING PARKING LOT BEHIND THE EXISTING PARISH SCHOOL BUILDING AND DEMOLITION AND REPLACEMENT OF EXISTING 2-CAR GARAGE WITH A NEW 3-CAR GARAGE FOR CHURCH STAFF.
Location: 22 LAKESIDE AVENUE, VERONA, NEW JERSEY 07044

PROPERTY OWNERS WITHIN 200'					
PROVIDED BY THE TOWNSHIP OF VERONA, OFFICE OF THE ASSESSOR, CREATED ON: MARCH 31, 2025.					
BLOCK	LOT	OWNER & ADDRESS	BLOCK	LOT	OWNER & ADDRESS
1806	12	COUNTY OF ESSEX HALL OF RECORDS NEWARK, NJ 07102	1806	13	35 MONTROSE REALTY LLC 20 SUNNYSIDE PLACE VERONA, NJ 07044
1703	65	TOWNSHIP OF VERONA 600 BLOOMFIELD AVENUE VERONA, NJ 07044	1806	14	CHURCH OF OUR LADY OF THE LAKE 22 LAKESIDE AVENUE VERONA, NJ 07044
1703	68	KWC & H2 CORP 599 BLOOMFIELD AVENUE VERONA, NJ 07044	1806	14.01	DEPAOLA, MARIA & VINCENZO 128 FIELDS ROAD ESSEX FIELDS, NJ 07021
1703	69	W.C. PARK PLACE LLC, C/O M. KASHAM 377 MT. PROSPECT STREET CLIFTON, NJ 07014	1806	14.02	ESSEX FIELDS, NJ 07021 128 FIELDS ROAD ESSEX FIELDS, NJ 07021
1703	70	JANDRA, LLC 599 BLOOMFIELD AVENUE VERONA, NJ 07044	1806	15	BLOOM & CENTER LLC 457 BLOOMFIELD AVENUE VERONA, NJ 07044
1703	71	MAC EVOY HOLDINGS LLC 111 OLD CREST ROAD ESSEX FIELDS, NJ 07021	1806	16	2 BROTHMAN MANAGEMENT, LLC 45 VINCENT ROAD CEDAR GROVE, NJ 07009
1703	72	PRINCETON BRIDGE MORGAN 1111 POLARIS PARKWAY COLUMBIUS, OH 43080	1806	17	WNA REALTY LLC 4 LAUREL COURT NORTH CALDWELL, NJ 07066
1703	73	TOWNSHIP OF VERONA 600 BLOOMFIELD AVENUE VERONA, NJ 07044	1806	18	BORINO, KENNETH & PATRICIA 24 CONANT COURT ROSELAND, NJ 07068
1703	74	TOWNSHIP OF VERONA 600 BLOOMFIELD AVENUE VERONA, NJ 07044	1806	19	555 BLOOMFIELD AVENUE, LLC 81 ELKWOOD TERRACE WEST CALDWELL, NJ 07066
1805	30	DEL ROSO, PETER & SUSAN 3 MEADOW LANE VERONA, NJ 07044	1806	20	KNOX AARON REALTY LLC 308 PARK AVENUE ORANGE, NJ 07050
1805	32	GUPTA, HARSHITA DISOUZA, WILLIAM 9 HILL STREET VERONA, NJ 07044	1806	21	RANDALL, ALISSA 40 LAKESIDE AVENUE VERONA, NJ 07044
1805	33	OFFORD, MATTHEW 35 MONTROSE AVENUE VERONA, NJ 07044	1806	22	CHERADAME, GREGORY & ANABELA 35 MONTROSE AVENUE VERONA, NJ 07044
1805	34	SPITEN, LILLIE & PEIRZ, VICTORIA 32 MONTROSE AVENUE VERONA, NJ 07044	1807	7	AIR ENTERPRISES LLC 13 HOLTON LANE ESSEX FIELDS, NJ 07021
1805	35	ONIMAR, LEIGH & NICOLATO, DAVID 34 MONTROSE AVENUE VERONA, NJ 07044	1807	8	CALDWELL REAL ESTATE MANAGEMENT LLC 33 NATALIE DRIVE WEST CALDWELL, NJ 07066
1805	36	GOMAN, ROBERT W. & JENNA A 36 MONTROSE AVENUE VERONA, NJ 07044	1807	9	BRUGGER, ANDREW 33 NATALIE DRIVE WEST CALDWELL, NJ 07066
1805	37	ARCHO, EDWIN A. & BAKER, EILEEN L 38 MONTROSE AVENUE VERONA, NJ 07044	1807	10	MONTROSE AVE HOLDINGS, LLC 414 EAGLE ROCK AVENUE WEST ORANGE, NJ 07052
1805	38	PERE, DOUGLAS & HARTWIK, KATHERINE 40 MONTROSE AVENUE VERONA, NJ 07044	1807	11	MOSKOW, JOHN 20 MONTCLAR AVENUE VERONA, NJ 07044
1805	39	ROSE, MARK & CHRISTA 42 MONTROSE AVENUE VERONA, NJ 07044	1807	12	20 MONTROSE AVENUE, LLC 13 HOLTON LANE COMMERCIAL ESSEX FIELDS, NJ 07021
1805	9	BAYON, ELLIUM 43 MONTROSE AVENUE VERONA, NJ 07044	1807	13	VERONA METHODIST CHURCH 24 MONTROSE AVENUE VERONA, NJ 07044
1805	10	GOMAN, ROBERT W. & JENNA A 36-41 MONTROSE AVENUE VERONA, NJ 07044	1807	14	621 BLOOMFIELD AVENUE LLC 17 OVERLOOK ROAD MONTCLAIR, NJ 07043
1805	11	WONG, DAVID & TAYLOR, DOREEN 37 MONTROSE AVENUE VERONA, NJ 07044			

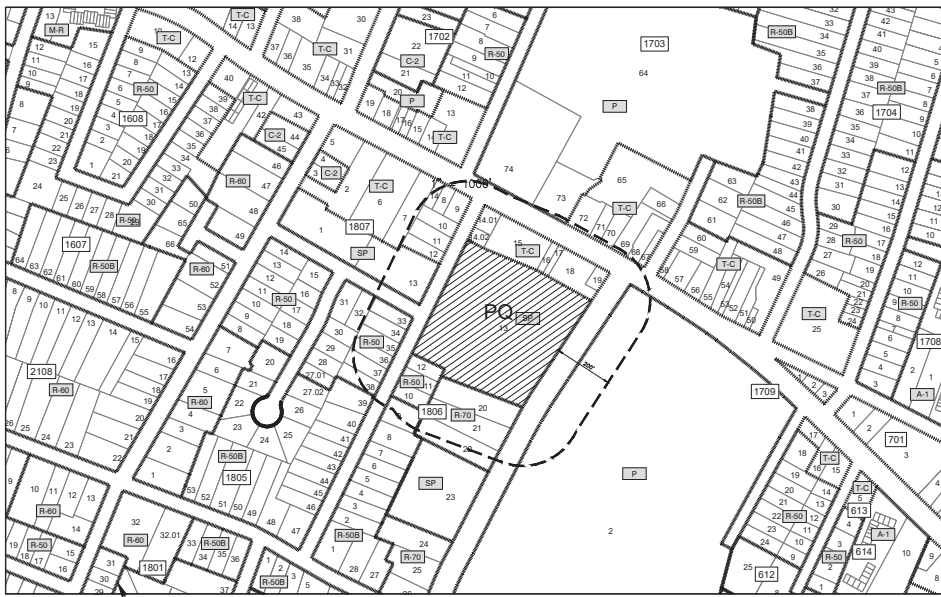
LIST OF UTILITIES TO BE NOTIFIED	
MUNICIPAL CLERK TOWNSHIP OF VERONA 600 BLOOMFIELD AVENUE VERONA, NJ 07044	COMCAST CORPORATE HEADQUARTERS 1800 BISHOPS GATE BLVD MT LAUREL TOWNSHIP, NJ 08054
ESSEX COUNTY PLANNING BOARD DAVID ANTONIO, P.P., AICP PLANNER 900 BLOOMFIELD AVENUE, VERONA NJ 07044	VERIZON OPERATIONAL HEADQUARTERS 1 VERIZON WAY BASKING RIDGE, NJ 07920
PSEG CORPORATE HEADQUARTERS 80 PARK PLAZA NEWARK, NJ 07101	VERONA WATER & SEWER DEPARTMENT 10 COMMERCIAL COURT VERONA, NJ 07044

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.	

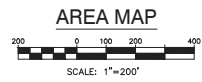
GENERAL NOTES	
1. THE PROPERTIES IN QUESTION LIES WITHIN THE SP SEMIPUBLIC ZONING DISTRICT.	
2. THE PROJECT PROPOSES TO RECONSTRUCT AN EXISTING PARKING LOT BEHIND THE EXISTING PARISH SCHOOL BUILDING AND DEMOLISH AND REPLACE AN EXISTING 2-CAR GARAGE WITH A NEW 3-CAR GARAGE FOR CHURCH STAFF.	

APPLICANT/OWNER:	
CHURCH OF OUR LADY OF THE LAKE 22 LAKESIDE AVENUE VERONA, NEW JERSEY 07044	

PRELIMINARY AND FINAL SITE PLAN OUR LADY OF THE LAKE PARISH PARKING LOT IMPROVEMENTS 22 LAKESIDE AVENUE BLOCK 1806 LOT 13 TOWNSHIP OF VERONA ESSEX COUNTY, NEW JERSEY



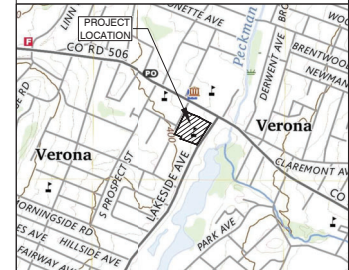
ZONING DISTRICT
BOUNDARY LINE



LEGEND

- 612 BLOCK NUMBER
- 25 LOT NUMBER
- P ZONE DISTRICT
- LOT BOUNDARY
- PROPERTY OFFSETS
- ZONE BOUNDARY

LOCATION MAP
1" = 1000'



DRAWING SHEET INDEX

SHEET #	SHEET TITLE
C1	TITLE SHEET
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	SITE PLAN
C4	GRADING PLAN
C5	DRAINAGE & UTILITY PLAN
C6-C6.1	CONSTRUCTION DETAILS
C7	LANDSCAPING PLAN
C8	LIGHTING PLAN
C9	SOIL EROSION & SEDIMENT CONTROL PLAN
TT1	FIRE TRUCK CIRCULATION PLAN

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TT1	FIRE TRUCK CIRCULATION PLAN

BRIGHT VIEW ENGINEERING	
Moving you forward	
BRIGHT VIEW ENGINEERING, LLC 15 OAK ROAD, FAIRFIELD, NJ 07004 908.262.3300 CERT. OF AUTH. No.: 24C0283000	

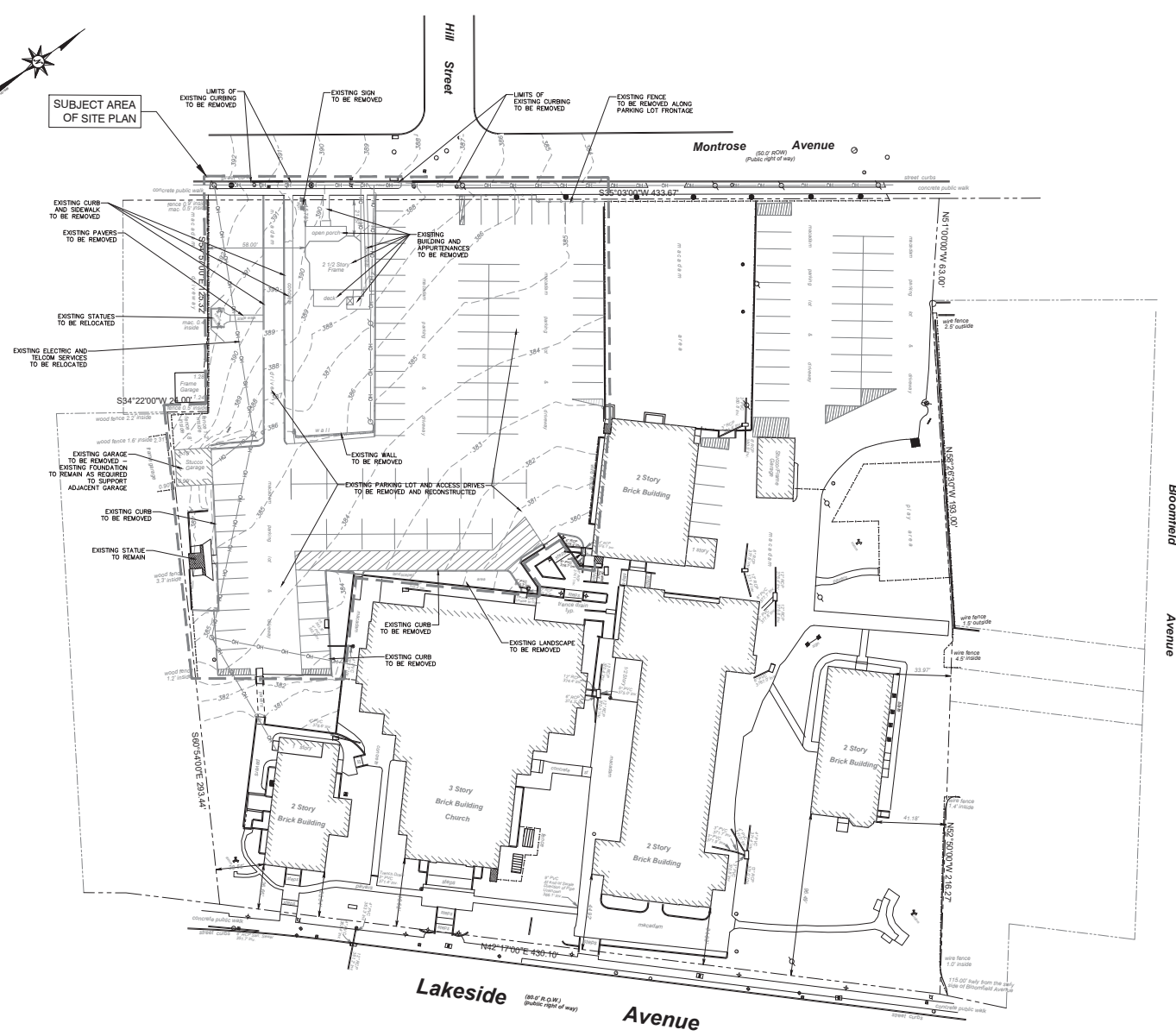
PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN	
PRELIMINARY AND FINAL MAJOR SITE PLANS FOR OUR LADY OF THE LAKE PARISH PARKING LOT IMPROVEMENTS TITLE SHEET BLOCK 1806, LOT 13 TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY	

SHEET No.	
C1	11

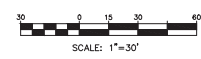
THESE PLANS ARE NOT
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OR CONSTRUCTION
SEE SHEET 2 OF THIS SET
FOR GENERAL NOTES AND
REFERENCES



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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SEE SHEET 2 OF THIS SET
FOR GENERAL NOTES AND
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

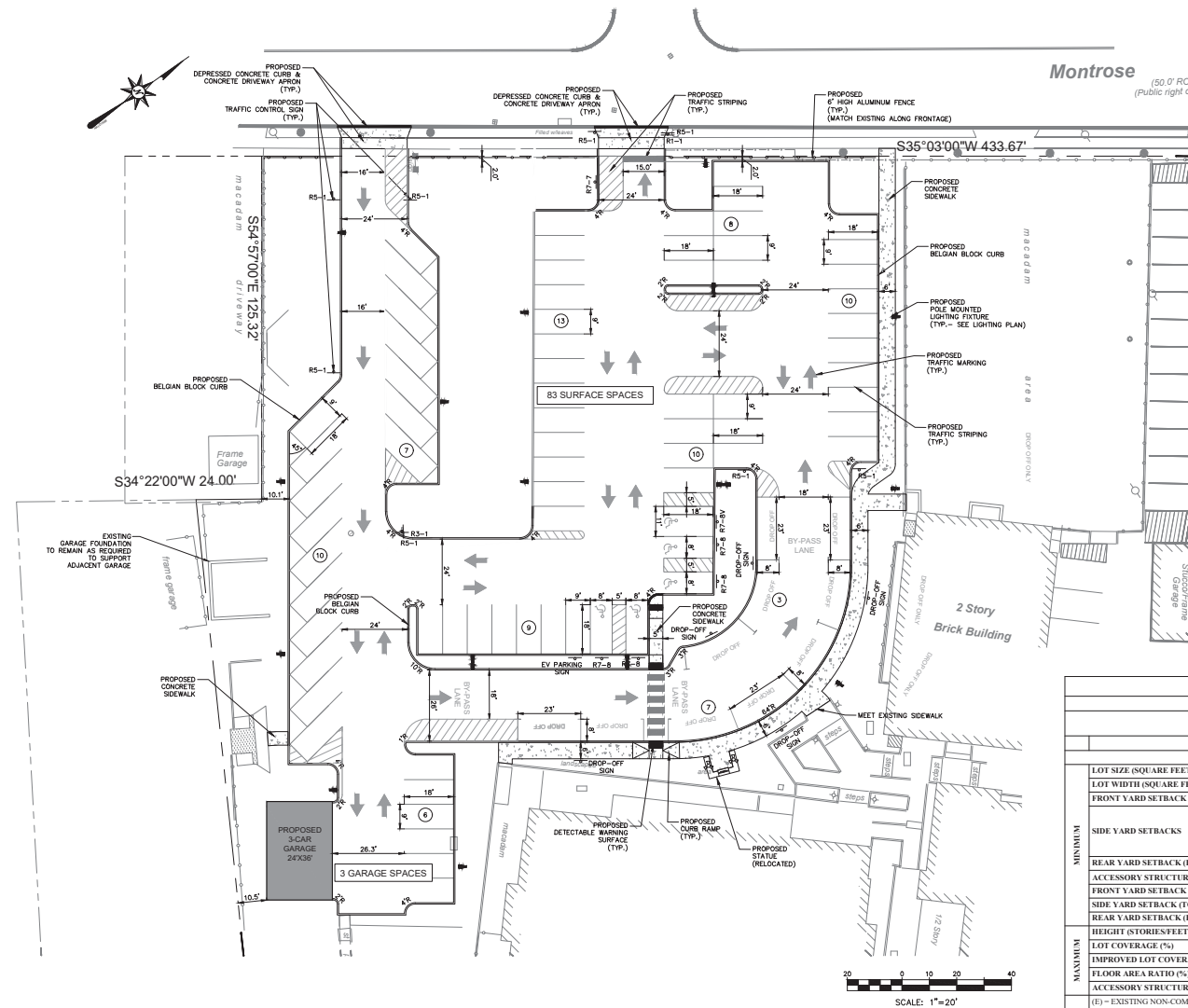
SHEET No:
C2
11


Bright View Engineering
Moving you forward
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

PROJECT DATA
DATE: 07/15/2025
CADD: JG
DRAWN BY: JG
CHECKED BY: JG
APPROVED BY: JG
PROJECT NO.: 24-00000000
SHEET NO.: 11 OF 11

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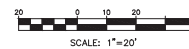
PARKING TABULATIONS TABLE			
ITEM	REO/TRD	EXISTING	PROPOSED
	EXISTING - 381 PROPOSED - 379	132 (E)	122 (E)(V)
MIN. PARKING SPACES SIZE (FEET)	9 X 20	9 X 18 (E)	9 X 18 (E)(V)
ACCESS - LOCATION FROM INTERSECTION (FEET)	50	0 (E)	0 (E)(V)
MIN. DRIVEWAY WIDTH - ONE-WAY (FEET)	12	12	16
MIN. DRIVEWAY WIDTH - TWO-WAY (FEET)	22	24	24
MAX. CURB CUT WIDTH (FEET)	20	24 (E)	24 (E)(V)
PARKING IN FRONT YARD	NOT PERMITTED	YES (E)	YES (E)(V)
MIN. ANGLE WIDTH - 90 DEGREE PARKING (FEET)	24	24	24

(E) = EXISTING NON-COMFORMITY
(V) = VARIANCE REQUESTED

PARKING CALCULATIONS		
REQUIRED:		
HOUSES OF WORSHIP: 1 SPACE PER 1 SEAT OR 72 INCHES OF BENCH SPACE		
EXISTING:	28 CHUR CHAIRS X 1 SPACE/3 SEATS	= 9.33 SPACES
	40- 22' LONG PEWS	= 147 SPACES
	26- 17' LONG PEWS	= 74 SPACES
	76- 11' LONG PEWS	= 13 SPACES
		= 242.50 SPACES
SCHOOL:	GREATER OF:	
	2 SPACES PER CLASSROOM, & 1 SPACE/8 SEATS IN AUDITORIUM/HALLS	
	OR 1 SPACE FOR EACH TEACHER & EMPLOYEE + 10%	
EXISTING:	18 CLASSROOMS + 521 CHAIRS	= 81.13 SPACES
	OR	
	28 TEACHERS-EMPLOYEES	= 30.80 SPACES
REQUIRED:		= 81.13 SPACES
RECTORY:	2 SPACES PER 2 BEDROOM UNITS	
EXISTING:	42-BEDROOM SUITES	= 8 SPACES
ADMINISTRATIVE BUILDING (OFFICE): UNDER 10,000 S.F. ~ 6 SPACES PER 1,000 G.F.A.		
EXISTING:	7,920 S.F.	= 47.52 SPACES
EXISTING HOUSE (TO BE DEMOLISHED): 2 SPACES PER 1 BEDROOM UNIT		
EXISTING:	1 SINGLE FAMILY DWELLING	= 2 SPACES
EXISTING CONDITIONS SUMMARY		
TOTAL REQUIRED:		= 381 SPACES
TOTAL EXISTING SPACES:		= 131 SPACES
PROPOSED CONDITIONS SUMMARY		
TOTAL REQUIRED:		= 379 SPACES
TOTAL PROPOSED SPACES:		= 122 SPACES

ZONING TABLE					
ZONE: SF SEMIPUBLIC ZONE					
EXISTING USES TO REMAIN: HOUSES OF WORSHIP (PERMITTED)					
PRIVATE SCHOOLS (PERMITTED)					
	ITEM	PERMITTED	EXISTING	PROPOSED	
MINIMUM	LOT SIZE (SQUARE FEET)	65,340	196,094	NO CHANGE	
	LOT WIDTH (SQUARE FEET)	100	42.5	NO CHANGE	
	FRONT YARD SETBACK (FEET)	30	21.0 (E)	25.5 (E)	
	SIDE YARD SETBACKS	ONE (FEET)	18	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	30	146.9	145.6	
	FRONT YARD SETBACK (FEET)	10	0.99 (E)	10	
	SIDE YARD SETBACK (TO RESIDENTIAL ZONE) (FEET)	10	N/A	N/A	
MAXIMUM	REAR YARD SETBACK (FEET)	10	N/A	N/A	
	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					

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TO BE USED FOR BID
OR CONSTRUCTION
SEE SHEET 2 OF THIS SET
FOR GENERAL NOTES AND
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
DRAINAGE & UTILITY PLAN
 BLOCK 1806, LOT 13
 TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

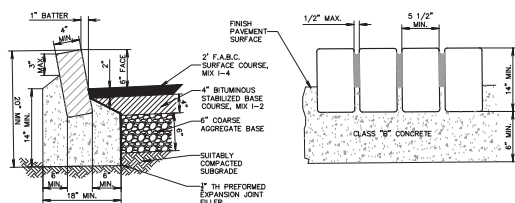
SHEET No.
C5
11
OF



Bright View Engineering
Moving you forward

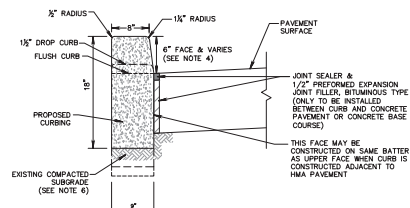
JAMES GJURINTANO
N.J. Professional Engineer
Lic. 24GE04310400

PROJ. 2 50304
DATE: 07/15/26
CHKD: JG



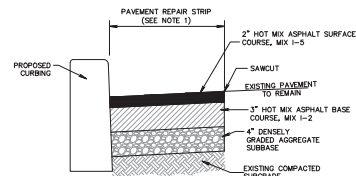
- NOTES:**
1. GRANITE BLOCK CURB SHALL BE USED FOR ALL ON-SITE CURBING. ALL OFF-SITE OR ROAD FRONTAGE CURBING SHALL BE CONCRETE (SEE DETAIL 2 ON THIS SHEET).
 2. JOINTS TO BE 1/2" WIDE USING 1-2 MIX CONCRETE MORTAR STRUCK WITH A CONCAVE CONCRETE TOOL.
 3. CONCRETE TO BE A.E. CLASS B PORTLAND CEMENT CONCRETE HAVING A 28 DAY STRENGTH OF 4,000 PSI OR EQUAL.
 4. 2" THICK PREFORMED BITUMINOUS JOINT FILLER SHALL BE BITUMINOUS TAPE, CONFORMING TO AKASHO SPEC. M-53, TO BE INSTALLED BETWEEN CURB AND CONCRETE PAVEMENT OR CONCRETE BASE COURSE.
 5. 3/4" CLEAN STONE SHALL BE CONSTRUCTED UNDER PROPOSED CURB IN OVEREXCAVATED OR WET FIELD CONDITIONS. ALL SUBGRADE SHALL BE APPROVED BY THE ENGINEER PRIOR TO POURING.

BELGIUM BLOCK CURB DETAIL
N.T.S.



- NOTES:
 - 1. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE H.D.O.T.'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
 - 2. CONCRETE TO BE A/E, CLASS-B PORTLAND CEMENT HAVING A COMPRESSIVE STRENGTH OF 4,500 PSI OR EQUAL.
 - 3. TRANSVERSE JOINTS 1/2" WE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREPARED 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 PROTECTED AGAINST EROSION BY MAINTAINING.

CONCRETE CURB DETAIL
N.T.S.



- 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.

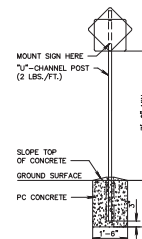
ASPHALT PAVEMENT REPAIR STRIP DETAIL
N.T.S.



R7-8V



R7-8



24"x24"
R3-
N.T.S.



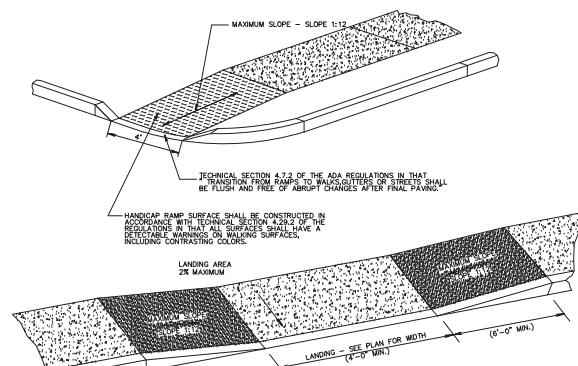
R1-1
N.T.S.



30"x30"
R5-1
N.T.S.



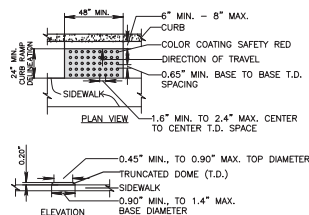
24"x24"
R3-
N.T.S.



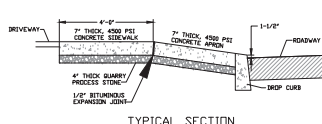
HANDICAP RAMP SURFACE SHALL BE CONSTRUCTED IN ACCORDANCE WITH TECHNICAL SECTION 4.29.2 OF THE REGULATIONS IN THAT ALL SURFACES SHALL HAVE A DETECTABLE WARNINGS ON WALKING SURFACES, INCLUDING CONTRASTING COLORS.

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."

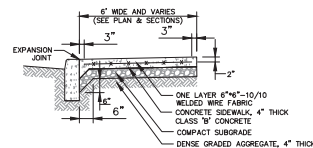
HANDICAP RAMPS DETAIL
NTS



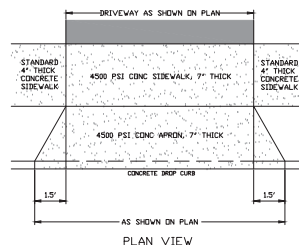
DETECTABLE WARNING SURFACE DETAIL
N.T.S.



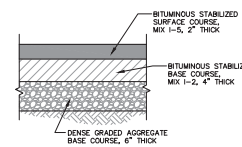
TYPICAL SECTION



CONCRETE SIDEWALK, 4" THICK



DRIVEWAY APRON DETAIL



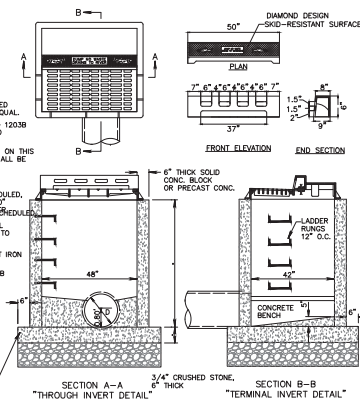
ASPHALT DRIVEWAY DETAIL
N.T.S.

THESE PLANS ARE NOT
TO BE USED FOR BID
OR CONSTRUCTION
SEE SHEET 2 OF THIS SET
FOR GENERAL NOTES AND
REFERENCES

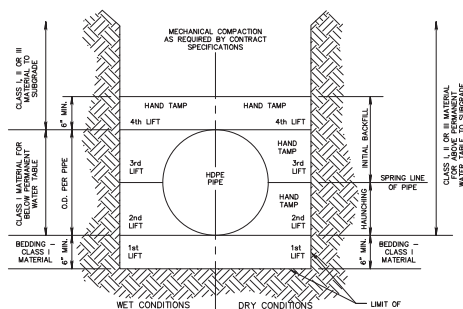
GENERAL NOTES:

- [illegible]

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).

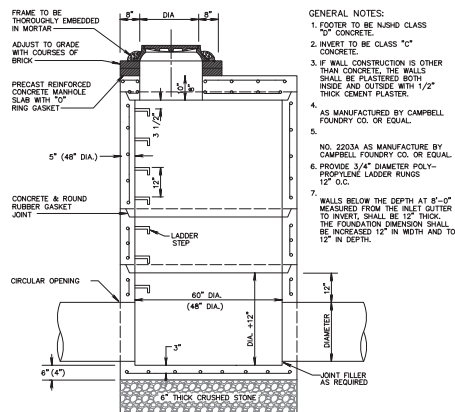
CLASS III MATERIAL - COARSE GRAINED MATERIAL WITH FINES INCLUDING SILTY OR CLAYEY GRAVELS OR SANDS. GRAVEL OR SAND SHALL COMPRISE MORE THAN 50% OF THE MATERIAL (1 1/2 INCH MAX. SIZE).

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:

1. **STABILIZE SOILS PRIOR TO THE APPLICATION OF TOPSOIL, (SEE PERMANENT SEEDING AND**
MULCHING NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE AND
UNDESIRABLE WEEDS AND PLANTS. THE CONTRACTOR SHALL PROVIDE AN ESTIMATE OF
PERMANENT VEGETATIVE COVER.
2. **AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION EXCESSION (CONTRACTION) AND/OR MITIGATION ARE**
TO BE IDENTIFIED ON THE PLAN. THE CONTRACTOR SHALL IDENTIFY THE EXCESSION AND/OR
COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR
CONTRACT SHALL BE PROVIDED TO THE LOCAL SOIL CONSERVATION DISTRICT PRIOR TO
THE COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE FROM THE LOCAL SOIL
CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO
BEYOND A CONTRACTED MITIGATION OF EXCESSIVE SOIL EXCESSION. THE CONTRACTOR
IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM
ALLOWABLE EXCESSION, THE CONTRACTOR SHALL PROVIDE A WRITTEN MITIGATION
CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION
MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING
ANY EXISTING AREAS OF EXCESSIVE SOIL EXCESSION) OR (2) COMPACTION MITIGATION
LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED
AREAS SHALL BE REWORKED. THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL DETAILED TESTING
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.

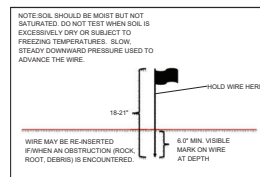
PROCEDURES FOR SOIL COMPACTION MITIGATION

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

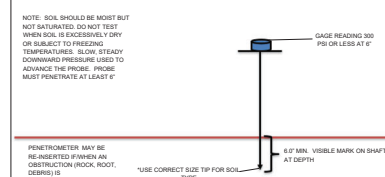
RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (8" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE

SIMPLIFIED TESTING METHODS

PROBING WIRE TEST- 15.5 GA STEEL WIRE (SURVEY)



HANDHELD SOIL PENETROMETER TEST



THESE PLANS ARE NOT
TO BE USED FOR BID
OR CONSTRUCTION
SEE SHEET 2 OF THIS SET
FOR GENERAL NOTES AND
REFERENCES

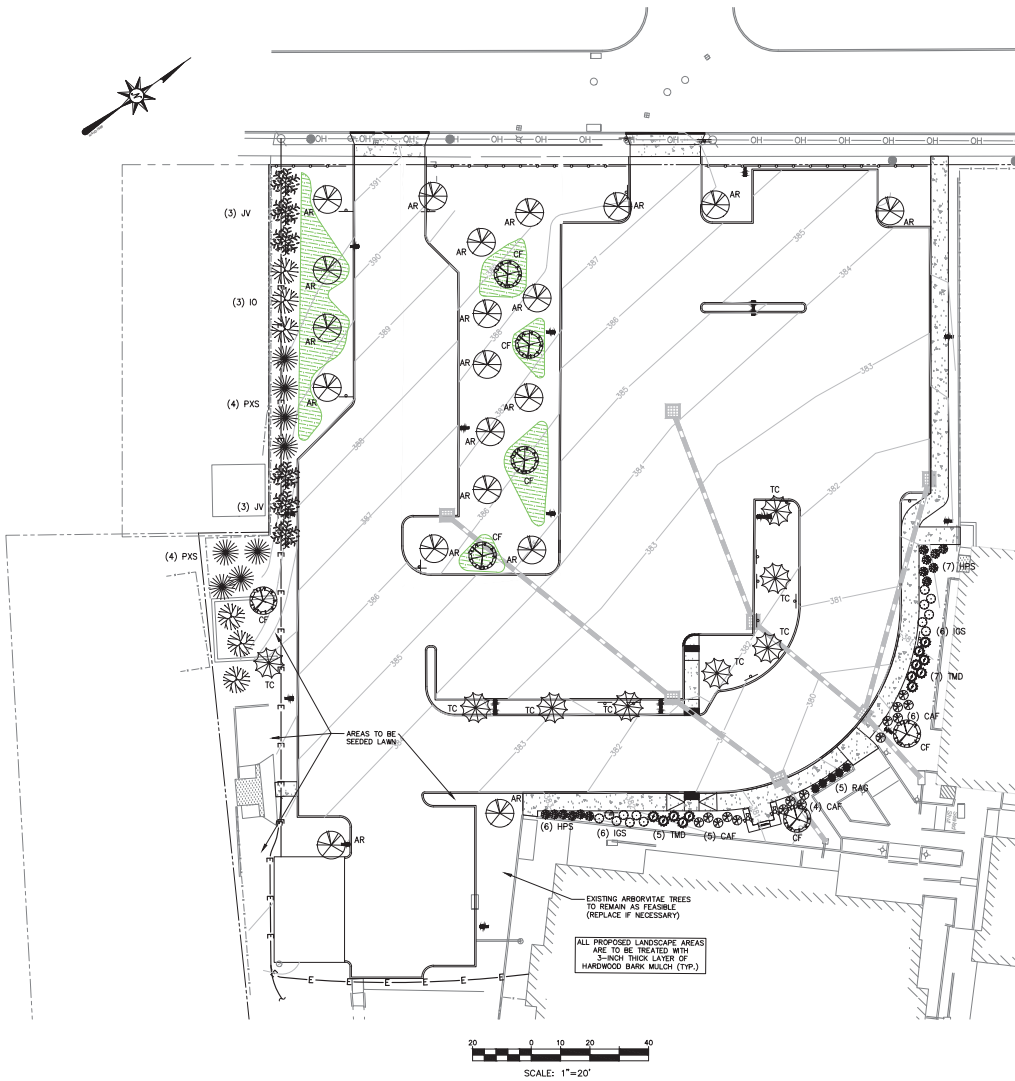
PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

**OUR LADY OF THE LAKE PARISH
PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
PARKING LOT IMPROVEMENTS
CONSTRUCTION DETAILS**

**BLOCK 1806, LOT 13
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY**

SHEET No.
C6.1

11



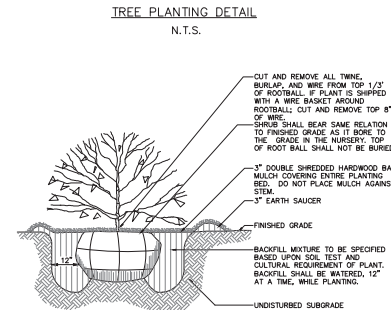
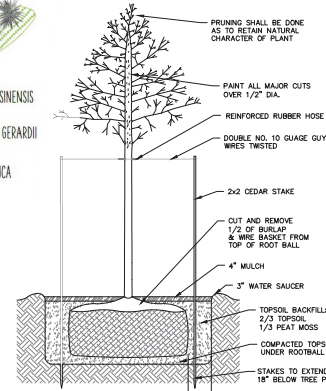
LANDSCAPE SCHEDULE

KEY	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
AR	20		ACER RUBRUM	SUGAR MAPLE	3" CAL.
TC	8		TILIA CORDATA	LITTLE LEAF LINDEN	3" CAL.
CF	7		CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	3" CAL.
PKS	8		PLATANUS X STANDISHII	AMERICAN 'GREEN GIANT'	6'-8" MIN.
JV	6		JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-8" MIN.
IO	6		ILEX OPACA	AMERICAN HOLLY	6'-8" MIN.
HPS	13		HYPERICUM PATULUM 'SUNGOLD'	SUNGOLD ST. JOHN'S WORT	18"-24"
IGS	13		ILEX GLABRA 'SHAMROCK'	SHAMROCK HIBERNICA	30" MIN.
TMD	12		TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	30" MIN.
CAF	15		CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWO DOGWOOD	2'-3'
RAG	5		RHUS AROMATICA 'ORO-LOW'	ORO-LOW FRAGRANT SUMAC	2'-3'

LAWN SEED MIXTURE

60% NASSAU KENTUCKY BLUEGRASS
20% JAMESTOWN CHEMISTS FESCUE
20% PALMER PERENNIAL RYEGRASS
SEED IS TO BE UNIFORMLY APPLIED AT THE RATE OF 4 LBS. PER 1,000 SQ. FT., OR 170 LBS. PER ACRE.
THE SEED MIX DESCRIBED ABOVE IS SOLD BY LOFT, INC., BOUND BROOK, N.J. AND CALLED "TRIPLE-X GENERAL".

ORNAMENTAL GRASS BED LAYOUT (TYP.)



LANDSCAPE NOTES

- GENERAL NOTES
 - THE PLAN SHALL BE UTILIZED FOR LANDSCAPE AND TREE SAVE USE ONLY. PLEASE REFER TO SITE PLANS FOR CONSTRUCTION OF SITE IMPROVEMENTS.
 - ALL TREES ARE DRAWN TO THEIR ANTICIPATED MATURE DIMENSIONS.
 - CONTRACTOR SHALL EXAMINE DRAWINGS AND REQUEST A MARKING OF FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY THE ENGINEER IN WRITING IMMEDIATELY IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS.
 - IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
 - ALL PLANTING MATERIAL AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MUNICIPAL ORDINANCES OF THE BOROUGH OF KENILWORTH AND ANSI Z-601 (CURRENT VERSION), "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. IN CONFLICTS BETWEEN A.N.A. AND MUNICIPAL STANDARDS, THE MUNICIPAL REQUIREMENTS SHALL SUPERSEDE.
 - ALL LANDSCAPING SHALL BE PLANTED SO AS TO NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, UNDERGROUND UTILITIES, PUBLIC WALKWAYS OR OTHER HEIGHT GREATER THAN 30" ABOVE THE ELEVATION OF THE ADJACENT ROADWAY. STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESSES, OR WITHIN REQUIRED SIGHT DISTANCES / SIGHT TRIANGLE EASEMENTS SHALL NOT BE BRANCHED ANY LOWER THAN 7'-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED. NO WOODY PLANTS, EXCEPT GROUNDCOVERS, ARE TO HAVE THEIR CENTERS CLOSER THAN 36" TO THE BACK OF THE CURB.
- PLANTING
 - SOL MUST BE FROST-FREE, FIRM AND NOT MUDDY AT THE TIME OF PLANTING.
 - BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF SOIL TOPSOIL, AND UP TO 10% FULLY COMPOSTED ORGANIC LEAF MULL. TOPSOIL SHALL MEET 2007 STANDARD SPECIFICATIONS SECTION 917.01, AND MAY BE FROM ON-SITE OR IMPORTED SOURCES. SOL SHALL CONTAIN NO ACIDIC MATERIAL, NOR ANY LARGE STONES.
 - PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY WOULD PRIOR TO BEING SOIL. IF EVIDENCE OF SATURATED SOILS IS ENCOUNTERED DURING EXCAVATION OF THE PLANTING PITS, UPON DIRECTION BY THE LANDSCAPE ARCHITECT, PLANTS SHALL BE SET SO THAT THEIR ROOT CROWNS ARE APPROXIMATELY THREE INCHES ABOVE THE FINAL GRADE, WITH TOPSOIL AND MULCH GENTLY MOUNDING TO AVOID EXCESSIVE DRAINAGE AT THE SURFACE. UNDER NO CIRCUMSTANCES SHALL PLANTINGS AT RELATIVELY DRY LOCATIONS BE PERFORMED IN A WOODED MANNER.
 - THE CORO BRINGING THE BALL OF ALL BALLED AND BURLAPPED (BMB) PLANTS SHALL BE 1 CUT AND REMOVED, AND BURLAP ON THE UPPER OF THE ROOT BALL SHALL BE 3 REMOVED. PLANTS WITH SYNTHETIC NON-DEGRADABLE ROOT BALL WRAPS SHALL NOT BE ACCEPTABLE.
 - ALL PROPOSED TREES SHALL BE SET IN BEDS MATCHED TO THE LIMIT OF THEIR PLANTING PITS. EXCEPT AS NOTED ALL OTHER TYPES OF PLANTINGS SHALL BE SET IN CONTINUOUS, MATCHED PLANTING BEDS, RATHER THAN ISOLATED INDIVIDUALS. ALL TREE AND SHRUB BEDS SHALL RECEIVE A 3" THICK APPLICATION OF A THOROUGHLY COMPOSTED ORGANIC MULCH FREE FROM ANY OBJECTIONABLE OR FOREIGN MATERIALS.
 - THE MULCH AT THE OUTER PERIMETER OF PLANTING PITS AND BEDS SHALL BE PREPARED SO THAT A 2" HIGH RIM TO RETAIN MOISTURE IS CONSTRUCTED. THE THICKNESS OF THE MULCH SHALL BE FEATHERED WITHIN 3" OF STEMS OR TRUNKS, SO THAT NO MULCH IS IN DIRECT PHYSICAL CONTACT WITH THE PLANTS' BRANCHING OR TRUNKS. PLANTING OF GROUNDCOVERS MAY BE SUBSTITUTED FOR MULCH IN PARKING LOT BLENDS.
 - TREES SHALL NOT BE GUYED, EXCEPT IF AND WHERE REQUIRED BY THE MUNICIPALITY, WHEN TREES GREATER THAN FIVE FEET IN HEIGHT MAY BE STAKED AND GUYED PER THE DETAILS.
- PLANT MATERIAL
 - NO PLANT SUBSTITUTION SHALL BE ALLOWED WITH REGARD TO SIZE, SPECIES, NAMED VARIETY OR CULTIVAR, WITHOUT PRIOR PERMISSION FROM THE BOROUGH ENGINEER/FORSTER. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE BOROUGH ENGINEER/FORSTER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY DESICCATION.
 - ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION, AND ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.
 - ALL PLANTS SHALL BE PRUNED TO DRAINAGE HABIT PRIOR TO, OR UPON INSTALLATION, WHILE RETAINING NATURAL GROWTH HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT; PLANTS PRUNED IN THIS CONDITION SHALL NOT BE ACCEPTED. DAMAGED, BROKEN OR COLLAPSING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH.
 - ALL PLANTS SHALL BE NURSERY-GROWN AND TAGGED WITH A DURABLE LABEL INDICATING THE GENUS, SPECIES AND SPECIFIED VARIETY OR CULTIVAR.
- MAINTENANCE
 - ALL PLANTING SHALL BE WATERED AS NECESSARY FOR SOUND HORTICULTURAL PRACTICE DURING THE FIRST GROWING SEASON, TO ENSURE THEIR PROPER ESTABLISHMENT.
 - THE DEVELOPER SHALL BE REQUIRED TO REPLACE DEAD OR DYING PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ISSUANCE OF A FINAL ZONING PERMIT FOR OCCUPANCY.
 - IN GENERAL, SHRUBS ARE TO BE PLANTED AT INTERVALS WHICH WILL ALLOW THEM TO FULLY DEVELOP INTO CONTINUOUS MASSES OF THE INDIVIDUAL SPECIES. SHEARING OR SHAPING IS ONLY REQUIRED OR DESIRABLE WHERE DEAD OR COLLAPSING BRANCHING DEVELOPS.
 - STAKING AND GUYING, IF AND WHERE USED, SHALL BE REMOVED AFTER THE FIRST GROWING SEASON, TO ENSURE UNHINDERED GROWTH.
 - A PERMANENT IRRIGATION SYSTEM SHALL BE INSTALLED TO ENSURE PROPER ESTABLISHMENT AND MAINTENANCE OF ALL PLANTINGS.
- MISCELLANEOUS
 - TOPSOIL SHALL BE PROVIDED ON ALL LAWN AND PLANTING AREAS. TOPSOIL SHALL EITHER BE EXISTING MATERIAL, THAT HAS BEEN STRIPPED AND STOCKPILED FOR REUSE OR NEWLY FURNISHED MATERIAL.
 - STREET AND PARKING LOT TREES SHALL HAVE NO BRANCHES LOWER THAN 7' ABOVE GRADE.
 - ALL DEAD OR SEVERELY DISEASING PLANTS SHALL BE REPLANTED WITHIN THE NEXT GROWING SEASON DURING PERFORMANCE AND MAINTENANCE BOND PERIODS.

PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

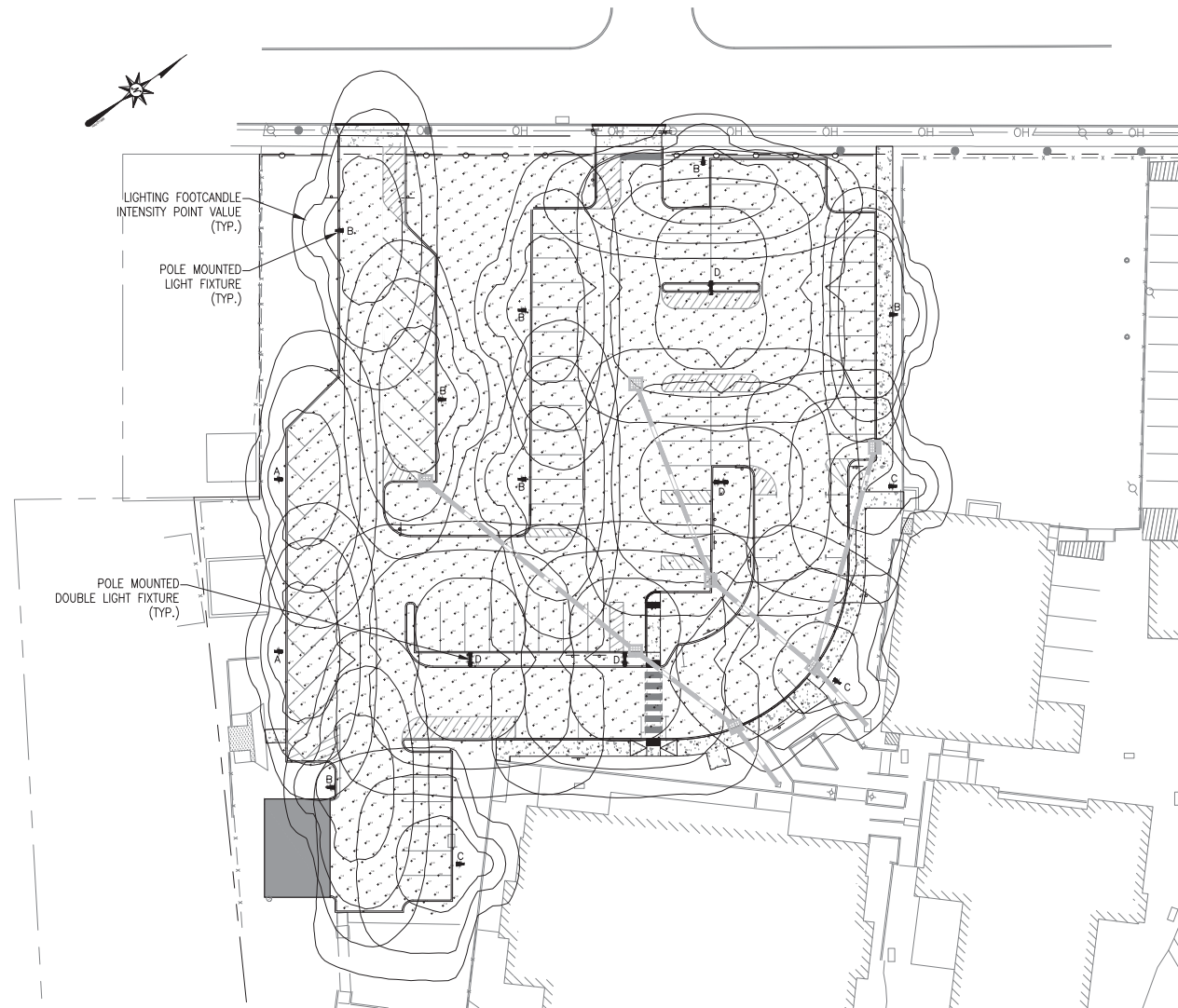
PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
OUR LADY OF THE LAKE PARISH
PARKING LOT IMPROVEMENTS
LANDSCAPING PLAN
BLOCK 1806, LOT 13
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SHEET No.
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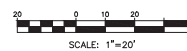
THESE PLANS ARE NOT
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OR CONSTRUCTION
SEE SHEET 2 OF THIS SET
FOR GENERAL NOTES AND
REFERENCES

Bright View Engineering
Moving you forward
15 OAK ROAD, FAIRFIELD, NJ 07004
BRIGHTVIEWENGINEERING, LLC
CERT. OF AUTH. No. 24A0000000

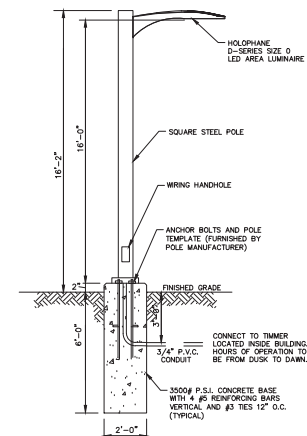
JAMES GERANTINO
N.J. Professional Engineer
Lic. 24G0010400



LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	MOUNTING HEIGHT	LLF
	A	2	DSXO LED P1 30K 700K 700M 145	D=6-SIZES 02 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K C70 OR T1 TYPE C MEDIUM HOUSING, SHIELD	16'	0.91
	B	7	DSXO LED P1 30K 700K 700M 145	D=6-SIZES 02 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K C70 OR T1 TYPE C MEDIUM HOUSING, SHIELD	16'	0.91
	C	3	DSXO LED P1 30K 700K 700M 145	D=6-SIZES 02 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K C70 OR T1 TYPE C MEDIUM HOUSING, SHIELD	16'	0.91
	D	4	DSXO LED P1 30K 700K 700M 145	D=6-SIZES 02 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K C70 OR T1 TYPE C MEDIUM HOUSING, SHIELD	16'	0.91



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



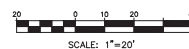
LIGHT POLE DETAIL
N.T.S.

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SEE SHEET 2 OF THIS SET
FOR GENERAL NOTES AND
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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**
11
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
FIRE TRUCK CIRCULATION PLAN
 BLOCK 1806, LOT 13
 TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SHEET No.
TT1
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CERT. OF AUTH. No.: 24GA262.83000


JAMES GIURINTANO
N.J. Professional Engineer
Lic. 24GE04310400

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DATE: 07/15/26
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