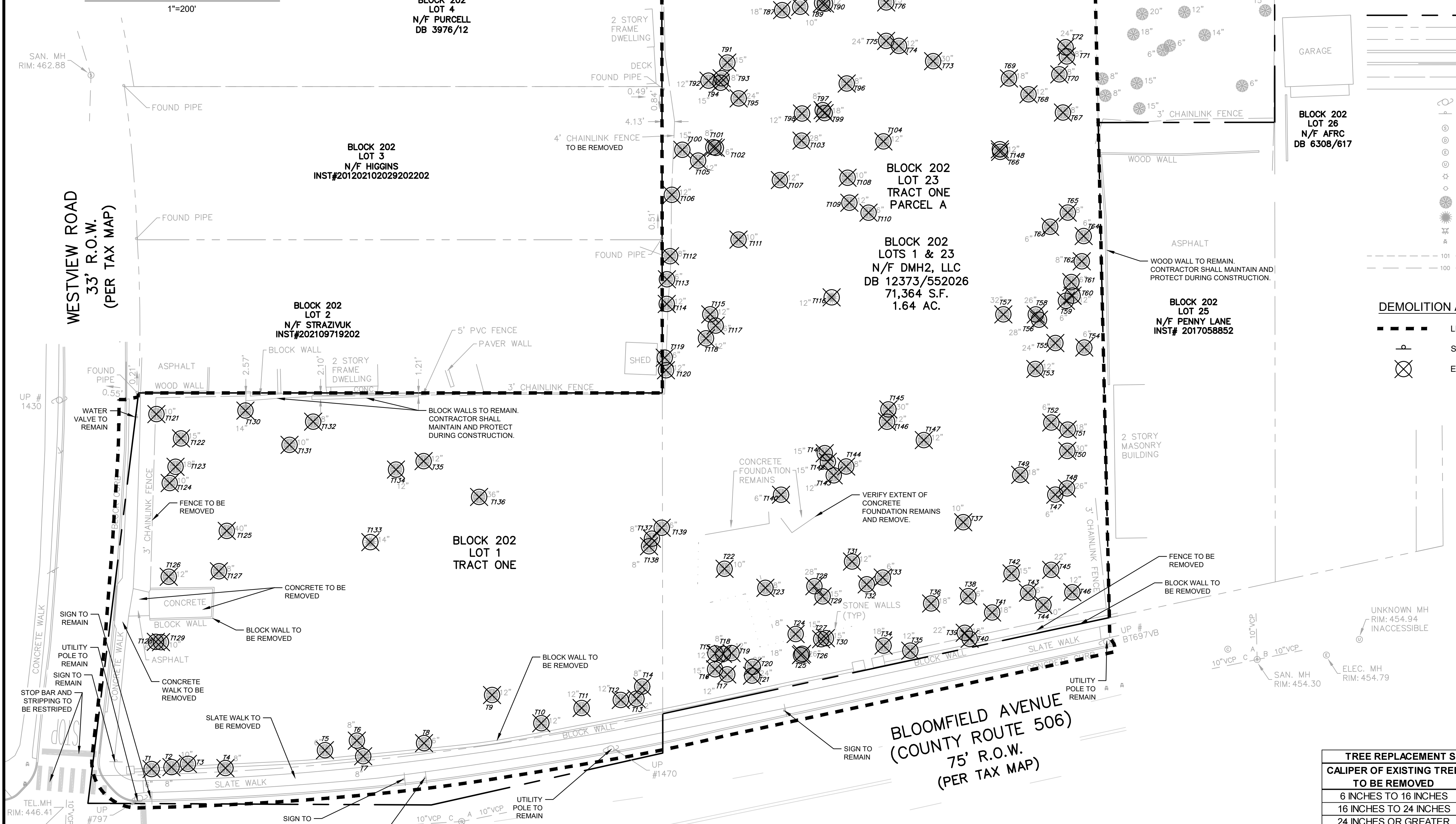


AERIAL LOCATION MAP
1"=200'

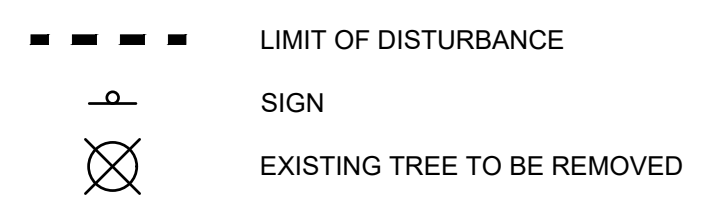


TREE REMOVAL CHART

TREE NUMBER	DBH (INCHES)	TREE NUMBER	DBH (INCHES)
T1	6.0	T75	24.0
T2	8.0	T76	15.0
T3	10.0	T77	18.0
T4	8.0	T78	26.0
T5	6.0	T79	8.0
T6	8.0	T80	6.0
T7	8.0	T81	12.0
T8	6.0	T82	12.0
T9	12.0	T83	8.0
T10	12.0	T84	12.0
T11	12.0	T85	6.0
T12	12.0	T86	30.0
T13	12.0	T87	18.0
T14	8.0	T88	15.0
T15	12.0	T89	10.0
T16	15.0	T90	12.0
T17	12.0	T91	15.0
T18	8.0	T92	12.0
T19	12.0	T93	8.0
T20	28.0	T94	15.0
T21	24.0	T95	24.0
T22	10.0	T96	8.0
T23	8.0	T97	8.0
T24	8.0	T98	12.0
T25	18.0	T99	18.0
T26	26.0	T100	15.0
T27	15.0	T101	8.0
T28	28.0	T102	6.0
T29	15.0	T103	28.0
T30	15.0	T104	12.0
T31	12.0	T105	12.0
T32	24.0	T106	12.0
T33	6.0	T107	12.0
T34	18.0	T108	10.0
T35	12.0	T109	12.0
T36	18.0	T110	6.0
T37	10.0	T111	10.0
T38	6.0	T112	8.0
T39	22.0	T113	6.0
T40	18.0	T114	12.0
T41	18.0	T115	12.0
T42	15.0	T116	12.0
T43	6.0	T117	6.0
T44	10.0	T118	12.0
T45	22.0	T119	6.0
T46	12.0	T120	12.0
T47	6.0	T121	10.0
T48	26.0	T122	15.0
T49	18.0	T123	18.0
T50	30.0	T124	10.0
T51	18.0	T125	40.0
T52	6.0	T126	12.0
T53	12.0	T127	8.0
T54	6.0	T128	6.0
T55	24.0	T129	10.0
T56	28.0	T130	14.0
T57	32.0	T131	10.0
T58	26.0	T132	8.0
T59	6.0	T133	14.0
T60	12.0	T134	12.0
T61	6.0	T135	12.0
T62	8.0	T136	36.0
T63	6.0	T137	8.0
T64	6.0	T138	8.0
T65	8.0	T139	6.0
T66	12.0	T140	6.0
T67	8.0	T141	15.0
T68	12.0	T142	15.0
T69	18.0	T143	12.0
T70	8.0	T144	8.0
T71	8.0	T145	30.0
T72	24.0	T146	12.0
T73	30.0	T147	12.0
T74	12.0	T148	12.0

*CONIFEROUS TREES

DEMOLITION AND CLEARING LEGEND



DEMOLITION/CLEARING NOTES:

- APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES, AS PRESCRIBED ON SHEET CS8001 AND CS8051, SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY SITE WORK ACTIVITIES INCLUDING DEMOLITION/CLEARING AS SHOWN ON THIS PLAN. CONTRACTOR SHALL OBTAIN APPROVAL BY THE TOWNSHIP OF VERONA PRIOR TO ANY TRAFFIC DISRUPTIONS.
- ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 241 AND OSHA STANDARDS.
- CONTRACTOR SHALL REFER TO PROJECT ENVIRONMENTAL DOCUMENTS FOR ENVIRONMENTAL CONCERNS (IF ANY) RELATED TO THE SUBJECT PROPERTY. DEMOLITION/CLEARING MATERIALS SHALL BE DISPOSED IN ACCORDANCE WITH LOCAL, STATE AND OTHER JURISDICTIONAL CODE, RULES AND REGULATIONS.
- EXISTING UTILITY SERVICES SHALL BE PROTECTED DURING DEMOLITION/CLEARING AND CONSTRUCTION UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE EXTREME CARE DURING ANY DEMOLITION AND CLEARING ALONG PROPERTY LINES AND NEIGHBORING PROPERTIES SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES AND THEIR STRUCTURES DURING DEMOLITION/CLEARING AND CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY PROPERTY OWNERS, THE TOWNSHIP OF VERONA, ESSEX COUNTY, OR STATE OF NEW JERSEY OF ANY EXCAVATION THAT AFFECTS THEIR PROPERTY OR INFRASTRUCTURE.
- PRIOR TO REMOVAL OF EXISTING FULL-DEPTH ASPHALTIC AND/OR CONCRETE PAVEMENT, CONTRACTOR SHALL SAWCUT TO FULL DEPTH TO PROVIDE A CLEAN STRAIGHT EDGE. CONCRETE SIDEWALK AND/OR CURB SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.
- THE REMOVAL OF EXISTING GUIDRAILS, BOLLARDS, FENCE POSTS & FOOTINGS SHALL INCLUDE THE PIPE/POST AND CONCRETE FOOTING IN ITS ENTIRETY.
- ALL HOLES AND TRENCH AREAS REMAINING AFTER DEMOLITION SHALL BE BACKFILLED TO MATCH EXISTING GRADE IN ACCORDANCE WITH THE GENERAL NOTES HEREON AND APPLICABLE SPECIFICATIONS.
- ALL EXISTING CATCH BASINS AND MANHOLES SHALL BE FIELD LOCATED PRIOR TO WORK AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PERTAINING TO LOCATIONS SHOWN ON THE CONTRACT DRAWINGS.
- CONTRACTOR SHALL NOTIFY OWNER AND THE ENGINEER (72) HOURS PRIOR TO INITIATING UTILITY ABANDONMENT.

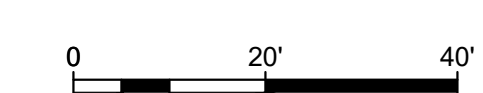
GENERAL NOTES:

- EXISTING BOUNDARY, TOPOGRAPHIC, AND SITE INFORMATION SHOWN HEREIN OBTAINED FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY KENNON SURVEYING SERVICES INC. DATED 04/23/2026. LAST REVISED 05/15/2026. REFER TO EXISTING CONDITIONS PLAN FOR ADDITIONAL NOTES.
- REFER TO SHEET CS1001 FOR ADDITIONAL GENERAL NOTES.

TREE REPLACEMENT SCHEDULE PER § 493-28 OF THE TOWNSHIP OF VERONA TREE REPLACEMENT ORDINANCE			
CALIPER OF EXISTING TREE TO BE REMOVED	NO. OF REPLACEMENT TREES (2" CALIPER)	NO. OF TREES TO BE REMOVED	NO. OF TREES REQUIRED TO BE REPLACED
6 INCHES TO 16 INCHES	1	111	111
16 INCHES TO 24 INCHES	2	14	28
24 INCHES OR GREATER	4	21	84
CONIFEROUS TREE 10FT TO 25FT IN HEIGHT	1	2	2
CONIFEROUS TREE 25 FT OR GREATER IN HEIGHT	2	0	0
TOTAL		148	225*

*SEE LANDSCAPE PLAN
AND DEPOSITED IN THE CONTAINER(S) ON A DAILY BASIS. REFUSE CONTAINER(S) SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM ANY BUILDING, STRUCTURE, LOT LINE OR COMBUSTIBLE MATERIAL STORAGE LOCATION.

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING STRUCTURES AS IDENTIFIED ON THE DEMOLITION AND CLEARING PLAN. THE CONTRACTOR MUST NOTIFY THE ENGINEER IF ANY DAMAGE OCCURS TO THESE ITEMS. THE ENGINEER/OWNER WILL DETERMINE WHETHER THE DAMAGED ITEMS CAN BE REPAIRED, OR SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES/SHRUBS/BRUSH WITHIN THE LIMITS OF DISTURBANCE INDICATED FOR REMOVAL ON CS0501 SHALL BE COMPLETELY REMOVED, INCLUDING GRUBBING UNLESS OTHERWISE NOTED.



NOT FOR CONSTRUCTION

Pennoni
NJ COA GA26033300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

DRAFT
2026-05-20

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK
NJ CERTIFICATE OF AUTHORIZATION NO. 245A26033300

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

DEMOLITION AND CLEARING PLAN

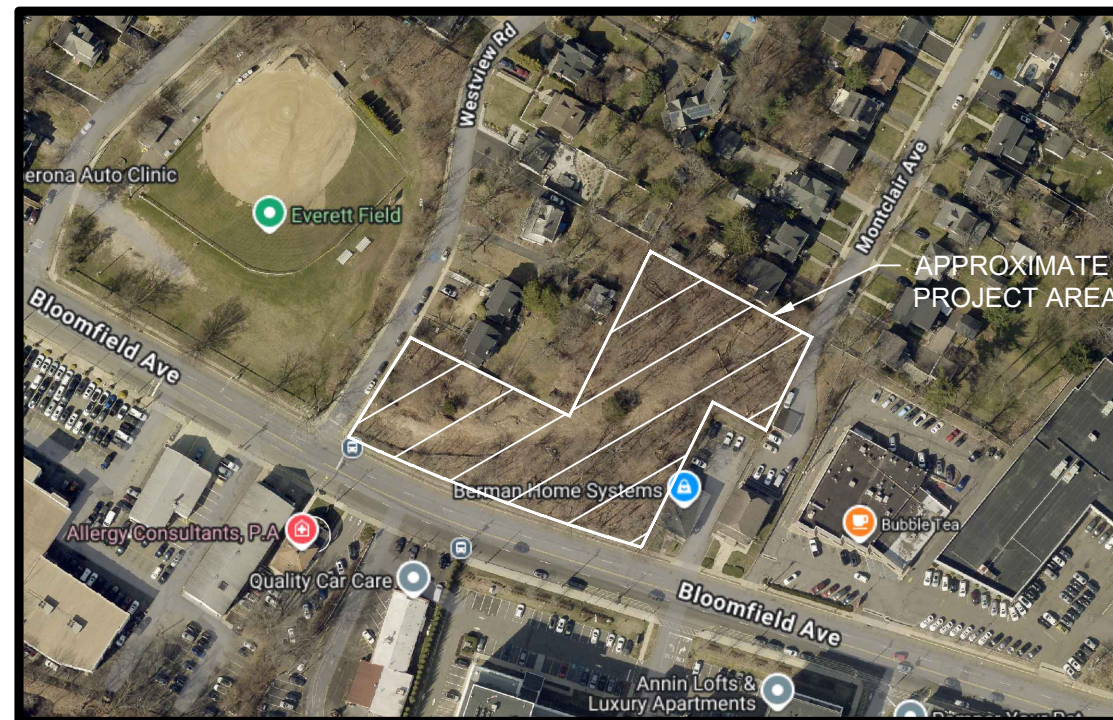
DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVERVILLE, NJ 07834

NO.	DATE	REVISIONS	BY

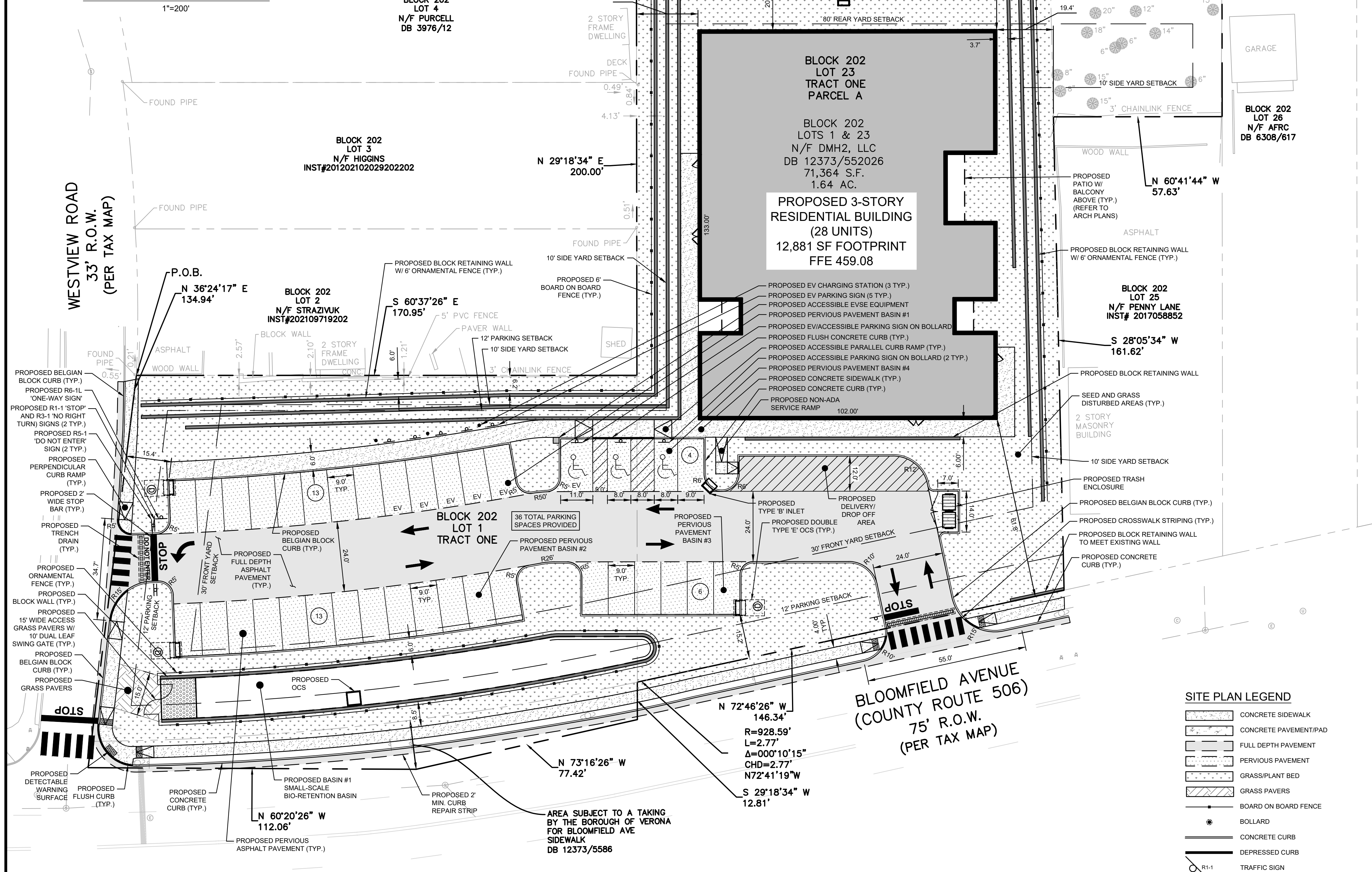
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. OWNER SHALL IDENTIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: **DMH2C26001**
DATE: 2026-05-20
DRAWING SCALE: 1"=20'
DRAWN BY: MS
APPROVED BY: JD

CS0501
SHEET 3 OF 16



AERIAL LOCATION MAP
1"=200'



BLOCK 202 LOT 23 TRACT ONE PARCEL A

BLOCK 202 LOTS 1 & 23 N/F DMH2, LLC DB 12373/552026 71,364 S.F. 1.64 AC.

PROPOSED 3-STORY RESIDENTIAL BUILDING (28 UNITS) 12,881 SF FOOTPRINT FFE 459.08

SITE PLAN LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT/PAD
- FULL DEPTH PAVEMENT
- PERVIOUS PAVEMENT
- GRASS/PLANT BED
- GRASS PAVERS
- BOARD ON BOARD FENCE
- CONCRETE CURB
- DEPRESSED CURB
- TRAFFIC SIGN
- DETECTABLE WARNING SURFACE
- ENTRY/EXIT

GENERAL NOTES:

- EXISTING BOUNDARY, TOPOGRAPHIC, AND SITE INFORMATION SHOWN HEREIN OBTAINED FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY KENNON SURVEYING SERVICES INC. DATED 04/23/2026, LAST REVISED 05/15/2026. REFER TO EXISTING CONDITIONS PLAN FOR ADDITIONAL NOTES.
- BUILDING FOOTPRINT BASED ON ARCHITECTURAL DRAWINGS PREPARED BY GUZZO ARCHITECTS DATED JULY 8, 2025, PROVIDED TO PENNONI AS DIGITAL FILES ON APRIL 29, 2026.
- THE CONTRACTOR SHALL REFER TO PLANS THROUGHOUT THE DRAWING SET AND SPECIFICATIONS, IF ANY, FOR ACTUAL LOCATIONS OF ALL SITE FEATURES, AND SHALL COORDINATE THE INSTALLATION OF THESE ELEMENTS WITH THE SITE LAYOUT PRIOR TO INSTALLATION.
- THESE PLANS REPRESENT OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE WORK TO BE PERFORMED IS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH THE PROJECT CONTRACT SPECIFICATIONS, IF ANY. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT ALL SPECIFIC SITE DETAILS OF INSTALLATION REQUIRED FOR SITEWORK CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL IMPROVEMENTS REQUIRED TO ACHIEVE CONSTRUCTION DEPICTED ON THESE PLANS.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND OWNER'S ENGINEER PRIOR TO COMMENCEMENT OF WORK. THIS INCLUDES A TOPOGRAPHIC SURVEY OF ALL AREAS THE CONTRACTOR REQUIRES ADDITIONAL TOPOGRAPHIC INFORMATION. ANY CONDITIONS THAT DIFFER FROM THE SURVEY SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND OWNER'S ENGINEER PRIOR TO THE START OF WORK.
- INFORMATION RELATED TO ELEVATIONS AND NEW UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION ON THE DRAWINGS. CONTRACTOR SHALL REVIEW ALL PLANS, PROFILES AND ANY INFORMATION/DATA TABLES FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER PRIOR TO THE START OF WORK.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED ON SHEETS THROUGHOUT THE PLAN SET AND REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL APPLICABLE REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ANY STREET SIGNAGE, UTILITY, CURB, LANDSCAPING, OR SIDEWALK DISTURBED OR DAMAGED DURING CONSTRUCTION TO THE ORIGINAL CONDITION AND SATISFACTION OF THE OWNER. COORDINATE WITH THE TOWNSHIP OF VERONA AND ADJACENT PROPERTY OWNERS.
- THE CONTRACTOR IS REQUIRED TO OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO INSPECT, TEST, AND CERTIFY TO THE COMPACTION OF ALL LOAD BEARING FILLS.
- THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED, OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SECTIONS. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, AND THE CONSTRUCTION MANAGER, AND SHALL PROMPTLY NOTIFY THE CONSTRUCTION MANAGER AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
- CONTRACTOR IS REQUIRED TO FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AREA AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
- ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION. SIGN POSTS SHALL BE GALVANIZED STEEL AND ALL SIGN MATERIALS SHALL BE MADE OF REFLECTIVE SHEETING ON ALUMINUM BLANKS IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS.
- UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019, AS AMENDED AND SUPPLEMENTED TO DATE.
- SHOP DRAWINGS FOR NEW CAST-IN-PLACE AND/OR PRECAST CONCRETE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OR PROCUREMENT.
- THE CONTRACTOR SHALL NOTIFY THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT A MINIMUM OF 72 HOURS BEFORE THE BEGINNING OF CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
- UPON COMPLETION OF THE WORK, REMOVE ALL DEBRIS, EQUIPMENT AND UNUSED MATERIALS FROM OWNER PROPERTY AND RESTORE THE AREAS TO THEIR ORIGINAL CONDITION, AS APPROVED BY THE ENGINEER.
- SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, AND THE CONSTRUCTION MANAGER, AND SHALL PROMPTLY NOTIFY THE CONTRACTOR MANAGER AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY ALL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS IN ADVANCE OF ANY WORK.
- ALL MATERIAL BROUGHT ON SITE SHALL BE CLEAN FILL, SAMPLED, AND ANALYZED IN ACCORDANCE WITH STANDARD NJDEP QUALITY ASSURANCE STANDARDS AND PRACTICES AT A MINIMUM, AS SPECIFIED IN N.J.A.C. 7:29E, TO FULLY CHARACTERIZE THE CONTAMINANTS IN THE LATEST SOIL CLEANUP CRITERIA (SCC). THE CONTRACTOR SHALL SUBMIT TO THE OWNER WRITTEN DOCUMENTATION FROM A LABORATORY CERTIFIED IN NEW JERSEY ENVIRONMENTAL LABORATORY CERTIFICATION PROGRAM (ELCP) AND IN ACCORDANCE WITH N.J.A.C. 7:18 PRIOR TO PLACEMENT OF THE MATERIAL ON SITE. THE MATERIAL MUST NOT CONTAIN CONTAMINANTS ABOVE THE MOST RESTRICTIVE DIRECT CONTACT OR IMPACT TO GROUNDWATER (IGW) SCC. COORDINATE WITH THE SITE LSRP OF RECORD OR PROJECT ENVIRONMENTAL CONSULTANT.
- COORDINATE ALL WORK AND REVIEW WITH PROJECT ENVIRONMENTAL CONSULTANT.
- COORDINATE ALL CONDUIT AND WIRING REQUIREMENTS WITH MEP ENGINEER.

FENCE DESIGN STANDARDS:

THE FOLLOWING FENCE DESIGN STANDARDS ARE WITHIN THE SUSTAINABLE DEVELOPMENT STANDARDS AND PRACTICES THAT ARE NOT MANDATORY BUT ARE STRONGLY ENCOURAGED IN THE REDEVELOPMENT AREA UNDER SECTION 4.10(4) OF THE 176-200 BLOOMFIELD AVENUE REDEVELOPMENT PLAN.

- FENCES MAY BE NO MORE THAN SIX (6') FEET IN HEIGHT AND SHALL BE BOARD ON BOARD. ANY 6-FOOT FENCE MUST BE IN THE SIDE AND REAR YARDS.

RETAINING WALL DESIGN STANDARDS:

THE FOLLOWING RETAINING WALL REQUIREMENTS ARE WITHIN § 150-7.12 OF THE TOWNSHIP OF VERONA ZONING ORDINANCE.

- NO RETAINING WALL SHALL EXCEED FOUR FEET IN HEIGHT IN THE MINIMUM FRONT YARD SETBACK AND SIX FEET IN HEIGHT ELSEWHERE.
- MULTIPLE RETAINING WALLS.
 - WHEN MULTIPLE RETAINING WALLS ARE PROPOSED, THERE SHALL BE A THREE-FOOT SPACING BETWEEN THE TOP OF ONE RETAINING WALL AND THE BOTTOM OF ANOTHER.
 - A MAXIMUM OF THREE RETAINING WALLS SHALL BE PERMITTED WHEN SAID RETAINING WALLS ARE PROPOSED TO RETAIN THE SAME SOIL.
- WHEN A SINGLE OR ANY COMBINATION OF MULTIPLE RETAINING WALLS ARE UTILIZED WHEREIN THE MEASUREMENT FROM THE BOTTOM OF THE LOWEST RETAINING WALL TO THE TOP OF THE HIGHEST RETAINING WALL EXCEEDS 10 FEET OVER A FIVE-FOOT HORIZONTAL MEASUREMENT, A FENCE MUST BE PLACED UPON THE LAND BEHIND THE HIGHEST RETAINING WALL.
- ALL RETAINING WALLS MUST BE DESIGNED NOT ONLY TO RETAIN THE SOIL BEHIND SAID WALL BUT ALSO CONTAIN STRUCTURES TO ENSURE ADEQUATE GROUNDWATER DRAINAGE.

TRASH/TRASH ENCLOSURES/RECYCLING DESIGN STANDARDS:

THE FOLLOWING TRASH/TRASH ENCLOSURES/RECYCLING DESIGN STANDARDS ARE UNDER SECTION 4.7 OF THE 176-200 BLOOMFIELD AVENUE REDEVELOPMENT PLAN.

- ALL TRASH ENCLOSURES SHALL FOLLOW ALL REGULATIONS SET FORTH BY SECTION 446-9 OF THE MUNICIPAL CODE.
- ALL OUTDOOR CONTAINERS SHALL BE VISUALLY SCREENED WITHIN A DURABLE, NONCOMBUSTIBLE ENCLOSURE, SO AS NOT TO BE VISIBLE FROM ADJACENT LOTS OR SITES, NEIGHBORING PROPERTIES OR STREETS. NO COLLECTION AREAS SHALL BE PERMITTED BETWEEN A STREET AND THE FRONT OF A BUILDING. CHAIN-LINK FENCING OR WIRE-MESH SCREENING IS NOT PERMITTED.
- COLLECTION AREAS SHALL BE EFFECTIVELY DESIGNED TO CONTAIN ALL MATERIAL GENERATED ON SITE AND DEPOSITED BETWEEN COLLECTIONS. DEPOSITED MATERIALS SHOULD NOT BE VISIBLE FROM OUTSIDE THE ENCLOSURE.
- COLLECTION ENCLOSURES SHALL BE DESIGNED OF DURABLE MATERIALS WITH FINISHES AND COLORS WHICH ARE UNIFIED AND HARMONIOUS WITH THE OVERALL ARCHITECTURAL THEME.
- COLLECTION AREAS SHALL BE LOCATED UPON THE SITE SO AS TO PROVIDE CLEAR AND CONVENIENT ACCESS TO COLLECTION VEHICLES. REFUSE COLLECTION AND RECYCLING AREAS SHALL NOT BE LOCATED WITHIN REQUIRED LANDSCAPED YARDS AND BUFFERS.

- AN OPTION TO REDUCE THE VISUAL IMPACT OF THE COLLECTION CONTAINERS IS TO STORE AND COMPACT MATERIAL INSIDE THE BUILDING, THUS ELIMINATING THE NEED TO SCREEN OUTSIDE CONTAINERS.
- DELIVERY, LOADING, TRASH REMOVAL OR COMPACTION, OR OTHER SUCH OPERATIONS MAY BE LIMITED BY THE TOWNSHIP DURING CERTAIN HOURS WHERE NOISE IMPACTS AT THE LOT LINE OF ANY ADJOINING RESIDENTIAL PROPERTY OR DISTRICT SHALL BE REQUIRED TO MEET TOWNSHIP AND STATE REQUIREMENTS. ALSO, THE APPLICANT SHALL PROVIDE AN EFFECTIVE LITTER MANAGEMENT PLAN, SUBJECT TO THE TOWNSHIP'S APPROVAL. SUCH A MANAGEMENT PLAN SHALL BE SUBMITTED WITH AN APPLICATION FOR FINAL SITE PLAN APPROVAL.
- ANY INTERNAL COLLECTION AND STORAGE OF TRASH OR RECYCLING WITHIN THE BUILDING SHALL BE IN AN AREA EASILY ACCESSIBLE BY RESIDENTS AND SHALL BE MAINTAINED TO PREVENT ANY FOUL ODORS OR SPILLAGE AND TO PREVENT ANY CONDITION WHICH MAY POSE A HAZARD TO LIFE, HEALTH AND SAFETY. A REFUSE COLLECTION ROOM SHALL BE PROVIDED AT THE CELLAR OR LOWEST STORY TO RECEIVE THE REFUSE. SUCH ROOMS SHALL BE ENCLOSED WITH WALLS AND ROOFS CONSTRUCTED OF MATERIAL HAVING A MINIMUM FIRE RESISTIVE RATING OF THREE HOURS, EXCEPT THAT GYPSUM MASONRY MAY NOT BE USED FOR SUCH ENCLOSURE WALLS. OPENINGS TO SUCH ROOMS SHALL BE PROVIDED WITH FIREPROOF, SELF-CLOSING DOORS HAVING A MINIMUM FIRE RESISTIVE RATING OF ONE AND ONE-HALF HOURS.

- TRASH AND RECYCLING COLLECTION SHALL BE THROUGH A PRIVATE SERVICE TO BE PAID BY RESIDENTS AND NOT BY THE GENERAL REVENUE OR TAX COLLECTIONS OF TOWNSHIP OF VERONA. A RECYCLING AND TRASH PICKUP PLAN SHALL BE SUBMITTED. THE OWNER SHALL BE RESPONSIBLE FOR REMOVING OR MAKING ARRANGEMENTS FOR THE REMOVAL OF GARBAGE AND RECYCLABLE ITEMS, SUCH REMOVAL TO BE MADE REGULARLY SCHEDULED INTERVALS, NOT LESS THAN ONCE A WEEK. THE OWNER SHALL BE PROVIDED WITH CREDIT IN ACCORDANCE WITH THE LAW.
- ALL BULK CONTAINERS USED SHALL AT ALL TIMES BE KEPT IN GOOD REPAIR, BE STRUCTURALLY SOUND AND LEAK-PROOF AND CONSTRUCTED TO STAND FIRMLY UPRIGHT AND SHALL BE EQUIPPED WITH A COVER WHICH IS SECURED TO THE UNIT OR ABLE TO BE SECURED. NO BULK CONTAINER SHALL BE FILLED IN EXCESS OF ITS STATED CAPACITY, CAUSING OVERFLOW AND UNSANITARY CONDITIONS. ALL USERS OF BULK CONTAINERS SHALL ENSURE THAT SUCH CONTAINERS ARE EMPTIED PROMPTLY, NOT LESS THAN ONCE A WEEK. ALL BULK CONTAINERS SHALL BE MAINTAINED TO PREVENT ANY FOUL ODORS OR SPILLAGE AND TO PREVENT ANY CONDITION WHICH MAY POSE A HAZARD TO LIFE, HEALTH AND SAFETY.



NOT FOR CONSTRUCTION

Pennoni
NJ COA 042603300

PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

DRAFT
2026-05-20

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SITE PLAN

DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVER, NJ 07834

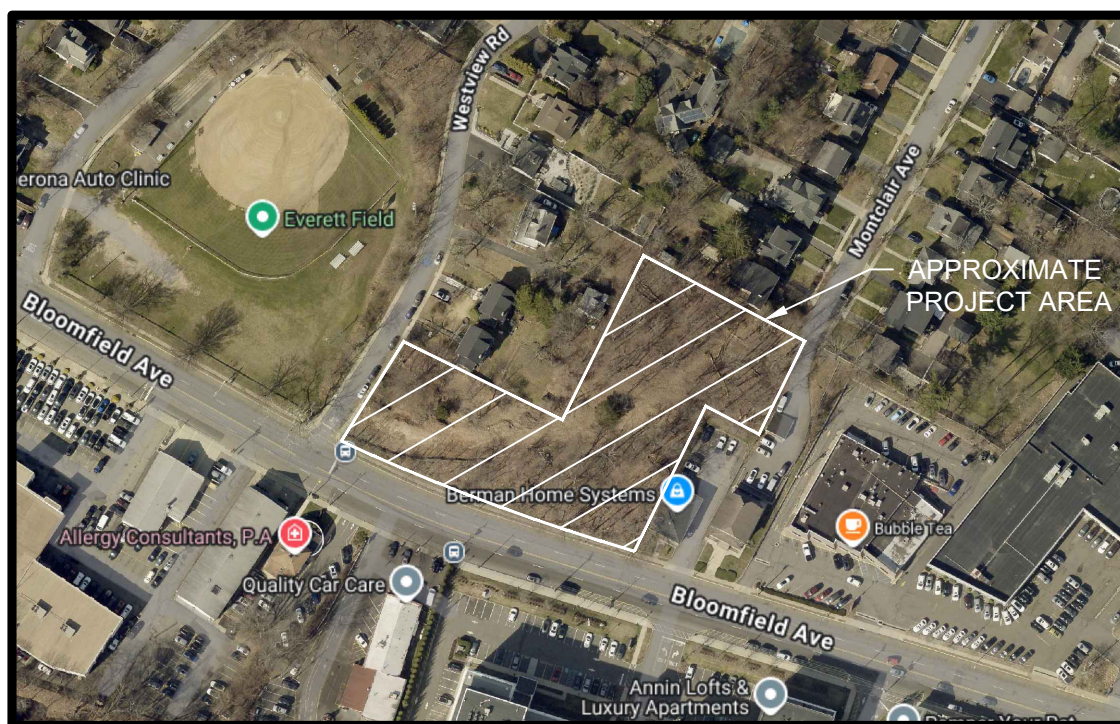
NO.	DATE	REVISIONS	BY

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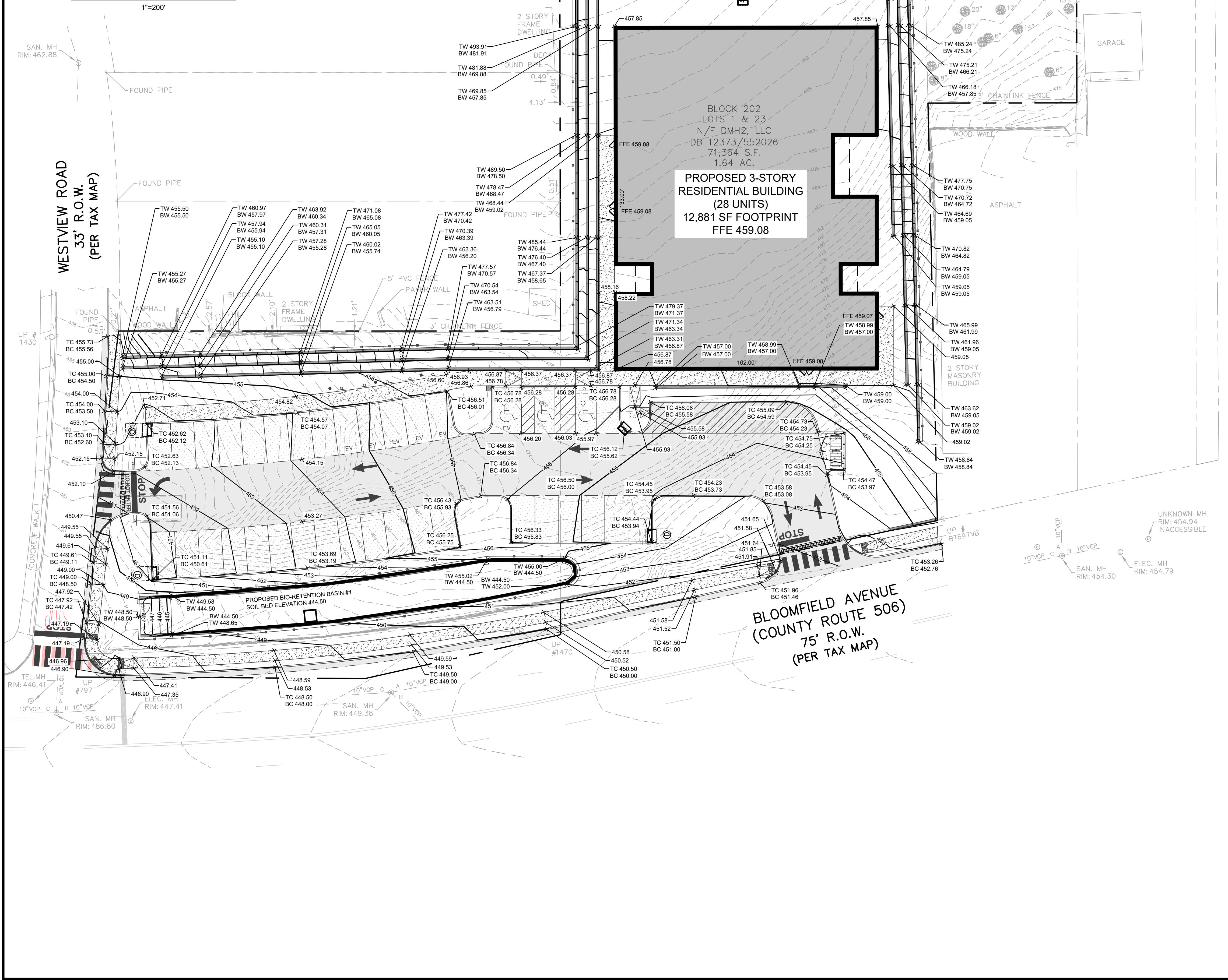
PROJECT: **DMH2C26001**
DATE: 2026-05-20
DRAWING SCALE: 1"=20'
DRAWN BY: JD
APPROVED BY: JD

CS1001

SHEET 4 OF 16



AERIAL LOCATION MAP
1"=200'



GENERAL NOTES:

- EXISTING BOUNDARY, TOPOGRAPHIC, AND SITE INFORMATION SHOWN HEREIN OBTAINED FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY KENNON SURVEYING SERVICES INC. DATED 04/23/2026, LAST REVISED 05/15/2026. REFER TO EXISTING CONDITIONS PLAN FOR ADDITIONAL NOTES.
- REFER TO SHEET CS1001 FOR ADDITIONAL GENERAL NOTES

GRADING NOTES:

- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- CONTRACTOR SHALL ADJUST AND CUT EXISTING PAVEMENT AS NEEDED TO ASSURE SMOOTH FIT AND CONTINUOUS GRADE.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE AND THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS.

ADA INSTRUCTIONS TO CONTRACTORS

- CONTRACTORS SHALL UTILIZE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ANY ADA ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE NJ UNIFORM CONSTRUCTION CODE SUBCHAPTER 7 BARRIER FREE ACCESS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PARKING SPACES AND PARKING AISLES- SLOPE SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
 - CURB RAMPS - SLOPE SHALL NOT EXCEED 8.33%.
 - LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS. SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 2.00% CROSS SLOPE IN ANY DIRECTION.
 - PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - PROVIDE A 36 INCH MINIMUM UNOBSTRUCTED WIDTH OF TRAVEL. (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 5.00% IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2.00% IN CROSS SLOPE.
 - WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.00%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 8.33% SHALL BE PROVIDED.
 - DOORWAYS SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 2.00% FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCES INCORPORATED BY CODE).

GRADING LEGEND

- 84 — PROPOSED CONTOUR
- - - - - EXISTING CONTOUR
- X 84.00 SPOT ELEVATION
- STORM INLET
- ⊕ STORM MANHOLE
- TC/BC TOP OF CURB / BOTTOM OF CURB
- TS/BS TOP OF STEP / BOTTOM OF STEP
- TW/BW TOP OF WALL / BOTTOM OF WALL
- RM/GR RIM / GRATE ELEVATION
- INV INVERT
- DMH-1 DRAINAGE MANHOLE
- I-1 INLET
- FFE FINISHED FLOOR ELEVATION
- RD ROOF DRAIN

Pennoni
NJ COA GA26033300
PENNONI ASSOCIATES INC.
1085 Raymond Boulevard, Suite 2102
Newark, NJ 07102
T 973.265.9775 F 973.265.9774

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK
NJ CERTIFICATE OF AUTHORIZATION NO. 245A26033300
DRAFT
2026-05-20

PROPOSED RESIDENTIAL DEVELOPMENT
176-200 BLOOMFIELD AVENUE (BLOCK 202, LOTS 1 & 23)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY
GRADING PLAN

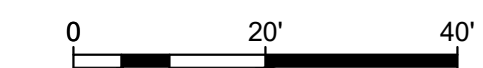
DMH2, LLC
3155 ROUTE 10 EAST - SUITE 214
DENVER, NJ 07834

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PROJECT	DMH2C26001
DATE	2026-05-20
DRAWING SCALE	1"=20'
DRAWN BY	JD
APPROVED BY	JD

CS1501
SHEET 5 OF 16



NOT FOR CONSTRUCTION

PLOTFILE: Pennoni\KCS48
 PLOTED: 4/20/2024 10:29 AM BY: John DeMartino
 I:\Accounting\DMH2\CS1501\176-200 Bloomfield Ave. Verona\CS1501_SHEET\CS1501.dwg