Town of Dover

Engineering Department
37 North Sussex Street
Dover, NJ 07801
(973) 366-2200 ext. 152/154

The following is a list of Properties within 200 feet of: First Street
Block 1703 Lot 7

Per Tax Records in Tax Assessor's Office as of March 2, 2026

Paula Vandenbroek — Administrative Officer — 3/2/26 Date

Block	Lot	Unit ID	Owner	Owner Address	Owner City State	Owner Zip
1702	6		MULVANY, WILLIE O	26 SECOND ST	DOVER NJ	07801
1702	7		ORDONEZ, RICHARD/MANZANAREZ, JOHANA	24 SECOND ST	DOVER NJ	07801
1702	8		BURGOS JAVIER	22 SECOND ST	DOVER NJ	07801
1702	9		RODRIGUEZ ERNESTO	18 SECOND ST	DOVER NJ	07801
1702	9.01		ANDERSON, JEROME M/ERICA I	20 SECOND ST	DOVER NJ	07801
1702	12.03		SANCHEZ FELIX & ESTHER	109 W CHRYSTAL ST	DOVER NJ	07801
1702	12.04		GUERRERO JHONSER	12 SECOND ST	DOVER NJ	07801
1702	12.05		VERA ANA	14 SECOND ST	DOVER NJ	07801
1702	13		KOO, JOHN & REBECCA	16 SECOND ST	DOVER NJ	07801
1703	1		MOLINA, GEOVANNI TRIANA / ET ALTS	42 PENN AVE	DOVER NJ	07801
1703	2		ROMAN, EDVIN & ROSSANA D	187 BERKSHIRE VALLEY RD	KENVIL NJ	07847
1703	3		ESPINOZA JAIME E	34-36 PENN AVE	DOVER NJ	07801
1703	4		MATOS OLGA & CHACON VICTOR	43 FIRST ST	DOVER NJ	07801
1703	5		SANCHEZ MONSERRATE &GUILLERMO A	41 FIRST ST	DOVER NJ	07801
1703	6		ALVARADO ELVA & CLAUDIO	39 FIRST ST	DOVER NJ	07801
1703	6.01		ROJAS, JAIRO A	37 1/2 FIRST ST	DOVER NJ	07801
1703	8		31 1ST LLC	8 MANOR DRIVE	HILLSBOROUGH, NJ	08844

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Block	Lot	Unit ID	Owner	Owner Address	Owner City State	Owner Zip
1703	9		SHALOM ELIAHU & GILA	471 LINCOLN BLVD	LONG BEACH NY	11561
1703	10		SANCHEZ, ANGEL E & MILMARI	19 FIRST ST	DOVER NJ	07801
1703	11		PEREZ DEIVI	71 W CHRYSTAL ST	DOVER NJ	07801
1703	12		WALDRON ANN KAY	87 W CHRYSTAL ST	DOVER NJ	07801
1703	13		LEBRON LUCY	7 SECOND ST	DOVER NJ	07801
1703	13.01		OCAMPO JAIRO W	11 2ND ST	DOVER NJ	07801
1703	14		REY, MARIA VICTORIA CORREA / ET ALTS	15 SECOND ST	DOVER, NJ	07801
1703	14.01		ROA, MANUEL A/RIVAS, LUISA F GUZMAN	17 SECOND ST	DOVER NJ	07801
1703	15		VALLEJO, WILFRIDO/RODRIGUEZ, AIDA	21 SECOND ST	DOVER NJ	07801
1703	16		GARCIA,JOSE/ANSELMA/AGUILAR,STEPHAN	23 SECOND ST	DOVER, NJ	07801
1703	17		MARKOSKI/ PERKALIS, MICHAEL/CHRISTINE	27 SECOND ST	DOVER NJ	07801
1704	3		MENA JUAN A & MADRIGAL LUCIA D	201 S MORRIS ST	DOVER NJ	07801
1704	4		AGUDELO, JULIAN	207-209 S MORRIS ST	DOVER NJ	07801
1704	5		VEGA, CHRISTIAN/GRETCHEN	15 JAMES CT	ROCKAWAY, NJ	07866
1704	8		PONCE JESUS & GUILLERMINA CEJA	51 W CHRYSTAL ST	DOVER NJ	07801
1704	9		SOLORZANO MIGUEL	61 W CHRISTAL ST	DOVER NJ	07801
1704	11		TORRES ELSA A & CARLOS H	63 W CHRYSTAL ST	DOVER NJ	07801
1704	13		VOLKER ELIZABETH A	8 FIRST ST	DOVER NJ	07801
1704	14		GARDEN STATE PROPERTY MGT VIII, LLC	PO BOX 334	BASKING RIDGE NJ	07920
1704	15		SERNA, VIVIANA	20 FIRST ST	DOVER NJ	07801
1704	16		CONORAN, MICHEAL E / LISA M	28 FIRST ST	DOVER NJ	07801
1704	17		CERU PETER	32 FIRST ST	DOVER NJ	07801
1704	18		SANTANA AUREA	40 FIRST ST	DOVER NJ	07801
1704	21		EYTAN REAL ESTATE LLC	PO BOX 1601	LIVINGSTON, NJ	07039-7201
1704	22		CARMONA WILLY M & LUIS SR/DELIA	26 PENN AVE	DOVER NJ	07801
1704	23		SIANIPAR HALASHON	22 PENN AVE	DOVER NJ	07801
1705	28		PAVLOVICH, MARIA D/ MORAN, CRISTIAN	86 W CHRYSTAL ST	DOVER NJ	07801
1705	28.01		PORTAL INVESTMENT LLC	57 WEST MUNSON AVE	DOVER, NJ	07801
1705	28.02		BERGER, RODNEY	80 W CHRYSTAL ST	DOVER NJ	07801

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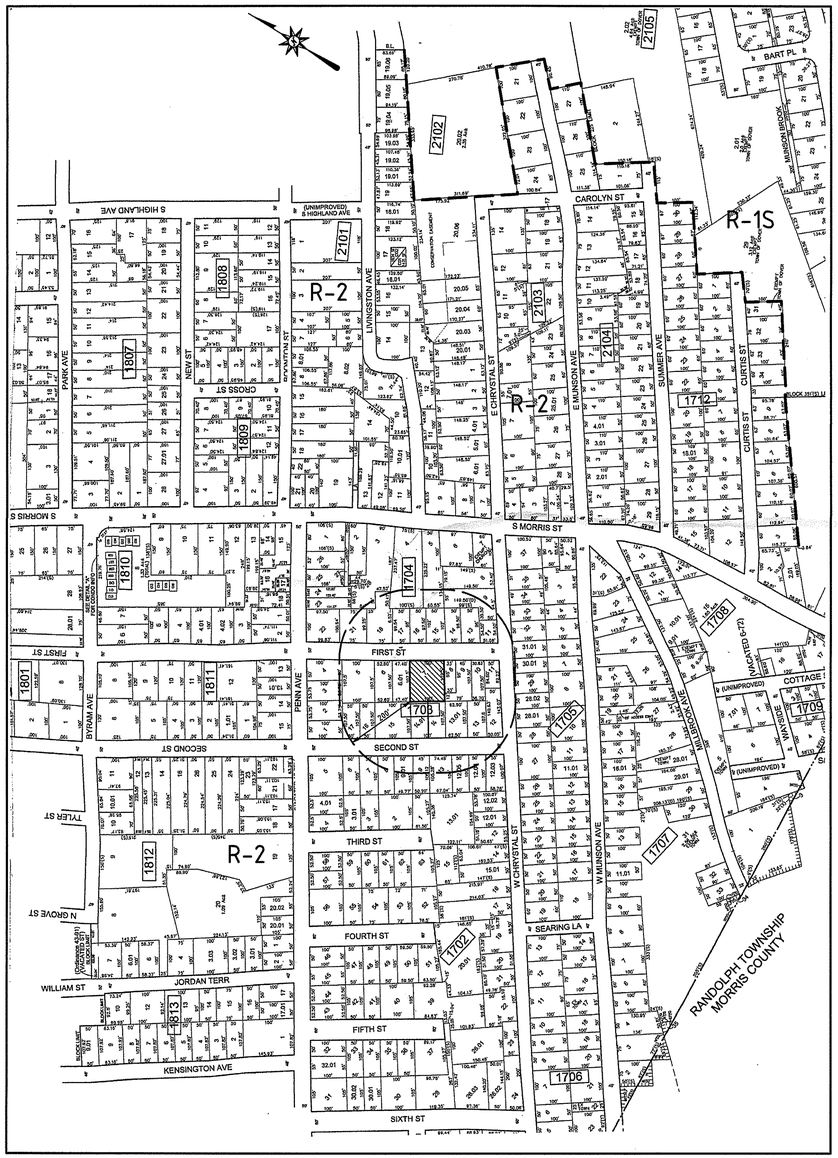
Block	Lot	Unit ID	Owner	Owner Address	Owner City State	Owner Zip
1705	29		CORDERO ANGEL & NEREIDA	76 W CHRYSTAL ST	DOVER NJ	07801
1705	30.01		CUELLAR ELSA	72 W CHRYSTAL ST	DOVER NJ	07801
1705	31.01		ZIBIT JEAN MARIE	68 W CHRYSTAL ST	DOVER NJ	07801
1705	32		FONDA LINDA C	64 W CHRYSTAL ST	DOVER NJ	07801
1705	33		HULSMAN FRANK G & ANITA L	58 W CHRYSTAL ST	DOVER NJ	07801

In addition, the following property owners checked-off below must be notified:

- ☐ Commissioner of New Jersey Department of Transportation, 1035 Parkway Ave., Trenton, NJ 08650
- ☐ Morris County Planning Board, CN 900, Morristown, NJ 07960
- ☐ New Jersey Transit, One Penn Plaza East, Newark, NJ 07105-2246
- ☐ Municipal Clerk Town of Dover, 37 North Sussex Street, Dover, NJ 07801
- ☐ Municipal Clerk Township of Rockaway, 65 Mount Hope Road, Rockaway, NJ 07866
- ☐ Municipal Clerk Township of Randolph, 502 Millbrook Ave., Randolph, NJ 07869
- ☐ Municipal Clerk Borough of Wharton, 10 Robert Street, Wharton, NJ 07885
- ☐ Municipal Clerk Borough of Victory Gardens, 337 South Salem Street, Dover, NJ 07801
- ☐ Municipal Clerk Township of Mine Hill, 10 Baker Street, Mine Hill, NJ 07866
- ☐ Properties within 200 feet that exist in Rockaway Twp. (contact that Municipality)
- ☐ Properties within 200 feet that exist in Randolph Twp. (contact that Municipality)
- ☐ Properties within 200 feet that exist in Wharton Boro (contact that Municipality)
- ☐ Properties within 200 feet that exist in Victory Gardens (contact that Municipality)
- ☐ Properties within 200 feet that exist in Mine Hill (contact that Municipality)

3/2/2026 Page 3



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SOIL EROSION & SEDIMENT CONTROL PLAN	SHEET 4
DETAILS	SHEET 5

NOTES
1. Applicant & Owner
   MLM 1st Street QOZB LLC
   28 First Street
   Dover, NJ 07801
   (973) 985-8472
2. Tract Area = 10,750 Sq. Ft.
3. The address of the property is 37 First Street
4. This tract is located in the R-2 Residential Zone in the Town of Dover
   R-2 Requirements:
   Minimum Lot Area = 5,000 Sq. Ft.
   Minimum Setbacks
   Front = 20 Feet
   Rear = 30 Feet
   Side = 7 Feet Min/15 Feet Total built before 4/28/98
   Side = 10 Feet Min/17 Feet Total built after 4/28/98
   Minimum Lot Width = 50 Feet
   At Street Line
   Maximum Building Coverage = 25%
   Maximum Lot Coverage = 65%/4,300 Sq. Ft.
   (% / SF whichever is smaller)
   Maximum Building Height = 30 Feet/ 2 1/2 Stories
5. This plan is based on a boundary survey prepared by Jaman Engineering Associates, Steven I. Smith L.S. No. 29357, dated October 25, 2025.
6. This plan is based on a topographic survey prepared by Jaman Engineering Associates, Steven I. Smith L.S. No. 29357, dated October 25, 2025.. The topography is in an assumed datum.
7. The existing dwelling is serviced by public water and sewer. The proposed dwelling will be serviced by public water and sewer.
8. House numbers shall be placed on homes so that emergency personnel can locate dwellings.
9. Prior to start of construction the contractor shall verify the location and depth of all utilities.
10. There are no wetlands located on this property or on adjacent properties that would affect the development of this property based on the New Jersey GeoWeb.
11. All public improvements shall be constucted in accordance with town of dover standards.

APPROVED BY THE TOWN OF DOVER PLANNING BOARD

Chairman Date

Secretary Date

APPROVED BY THE TOWN OF DOVER ENGINEER

Engineer Date

GRAPHIC SCALE 1"=200'

0 200 400 600

KEY SHEET

DESCRIPTION OF REVISION	DATE	DRN. BY

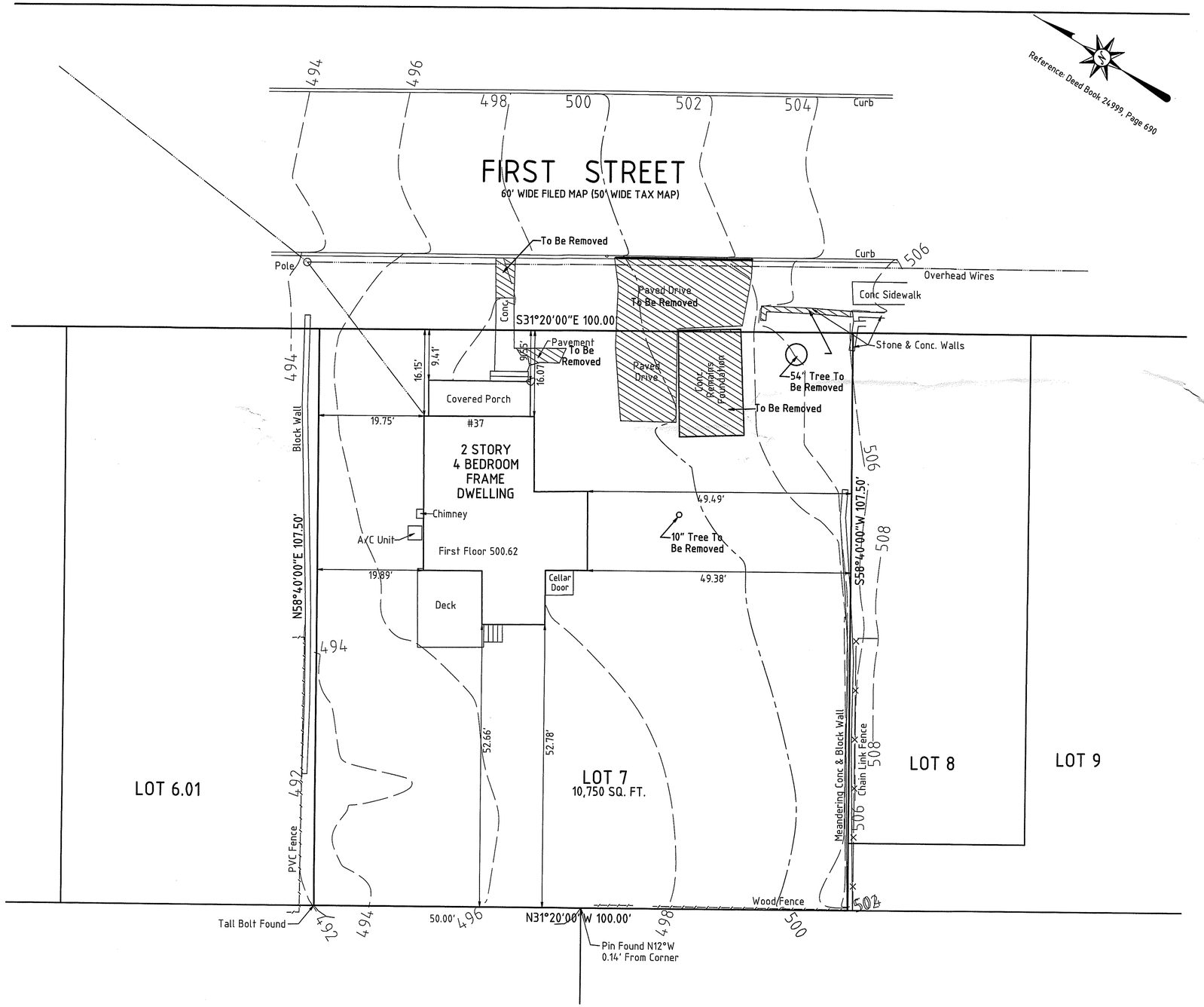
MINOR SUBDIVISION
TOWN OF DOVER
MORRIS COUNTY, NEW JERSEY
TAX MAP SHEET 17, BLOCK 1703, LOT 7

NORMAN A. SMITH Professional Engineer & Land Surveyor No. 10077, Professional Planner No. 129
STEVEN I. SMITH Professional Land Surveyor No. 29357, Professional Planner No. 3201
JOHN E. GRIBBIN Professional Engineer No. 24292
JAMAN ENGINEERING ASSOCIATES
ENGINEERS, SURVEYORS & PLANNERS
320 ROUTE 10 WEST, RANDOLPH, NEW JERSEY 07869
(973) 366-6277

1

DRN. BY	DATE	SCALE	JOB NO.
S.I.S.	FEBRUARY 26, 2026	1" = 200'	J 25-26

NOTES
1. This plan is based on a boundary survey of Lot 7 prepared by Jaman Engineering Associates, Steven I. Smith L.S. No. 29357, dated October 25, 2025.
2. This plan is based on a topographic survey of Lot 7 prepared by Jaman Engineering Associates, Steven I. Smith L.S. No. 29357, dated October 25, 2025. The topography is in an assumed datum.



GRAPHIC SCALE 1"=10'
0 10 20 30

EXISTING CONDITIONS & DEMOLITION PLAN

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MORRIS COUNTY, NEW JERSEY
TAX MAP SHEET 17, BLOCK 1703, LOT 7

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DRN. BY	DATE	SCALE	JOB NO.
S.I.S.	FEBRUARY 26, 2026	1" = 10'	J 25-26

ZONING TABLE FOR PROPOSED LOTS

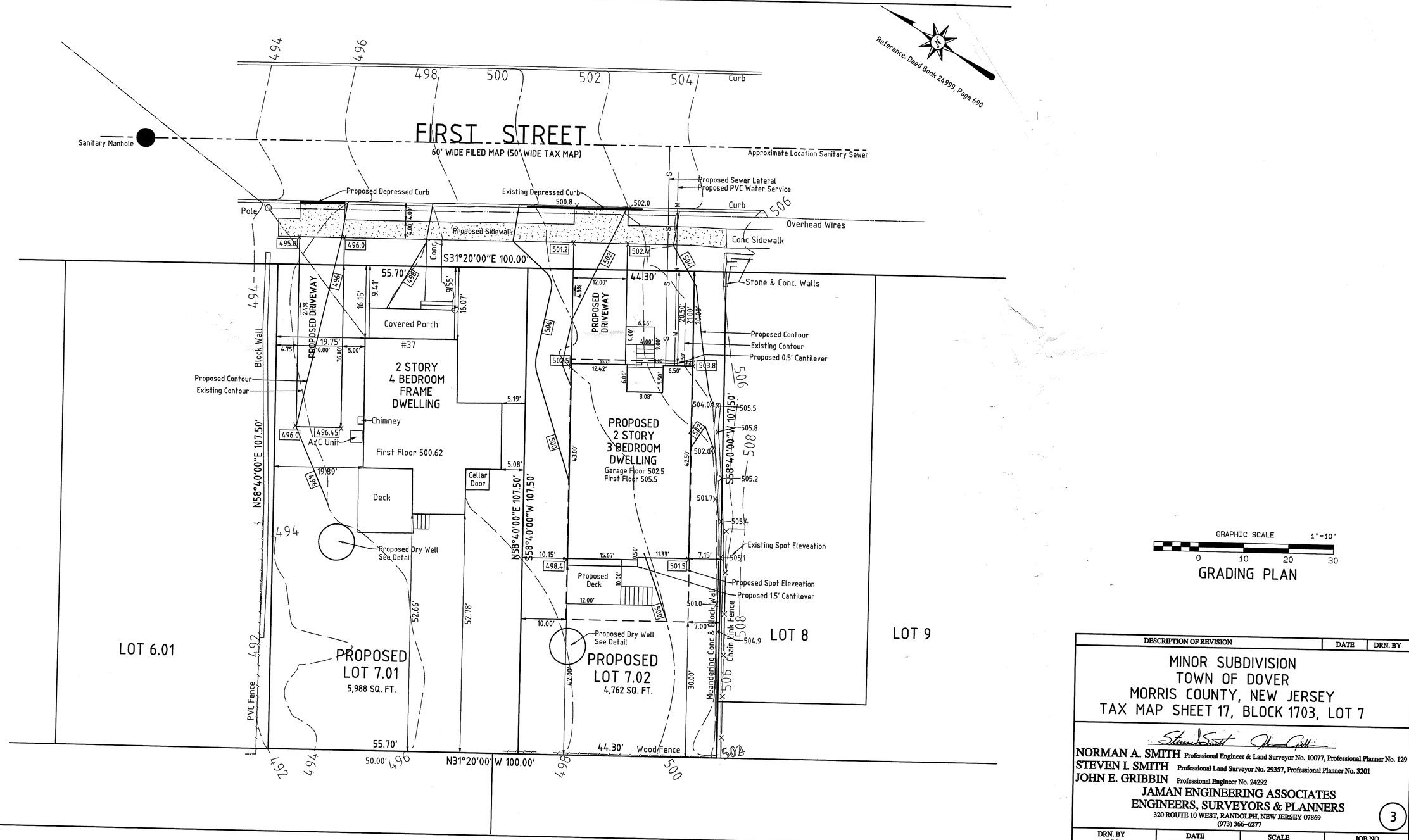
R-2 Residential Zone-Single Family	Proposed Lot 7.01
Minimum Area = 5,000 Sq. Ft.	5,988 Sq. Ft
Minimum Setbacks = Front = 20 Feet	9.41 Feet×
Rear = 30 Feet	52.66 Feet
Side = 7 Feet	5.08 Feet××
15 Feet Total	24.53 Feet Total
Built Prior To 4/28/98	
Minimum Width At Street Line = 50 Feet	55.70 Feet
Maximum Building = 25% Coverage	16.42%
Maximum Lot Coverage = 65% / 4,300 (% / SF - whichever is smaller)	26.94% / 1,613 SF
Maximum Building = 30/2½ Height(feet/stories)	Existing 2 Story

× Pre-Existing Non-Conforming
××Variance Requested

ZONING TABLE FOR PROPOSED LOTS

R-2 Residential Zone-Single Family	Proposed Lot 7.02
Minimum Area = 5,000 Sq. Ft.	4,762 Sq. Ft××
Minimum Setbacks = Front = 20 Feet	20.50 Feet
Rear = 30 Feet	52.66 Feet
Side = 10 Feet	10.15 Feet
17 Feet Total	17.30 Feet Total
Built After 4/28/98	
Minimum Width At Street Line = 50 Feet	44.30 Feet××
Maximum Building = 25% Coverage	24.84%
Maximum Lot Coverage = 65% / 4,300 (% / SF - whichever is smaller)	33.75% / 1,607 SF
Maximum Building = 30/2½ Height(feet/stories)	27.24 Feet/ 2 Story

××Variance Requested



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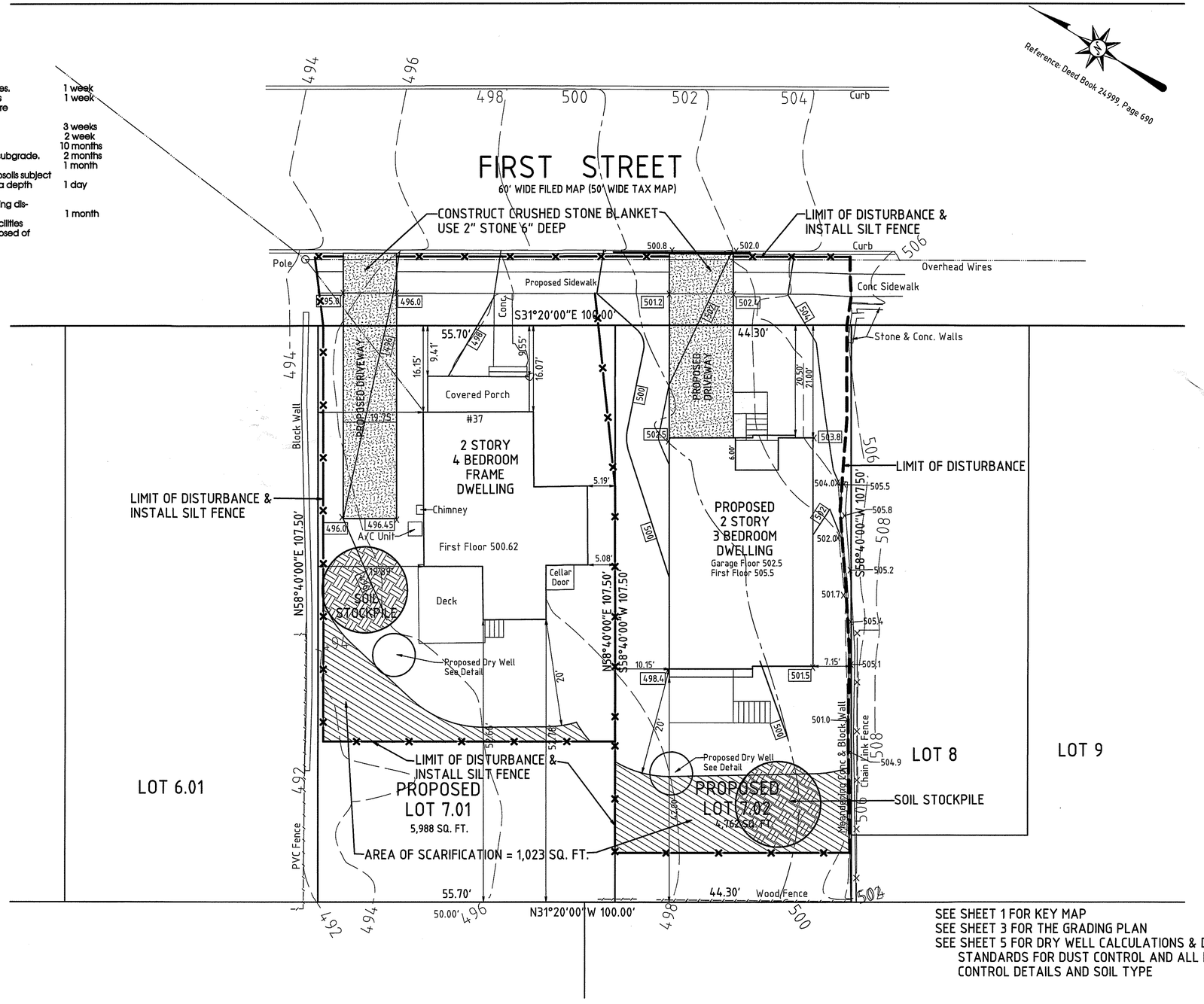
Existing Impervious Coverage = 1,273 sq. ft.
Proposed Impervious Coverage = 3,220 sq. ft.
Increase In Impervious Coverage = 1,947 sq. ft.

Proposed Area Of Disturbance = 8,580 sq. ft.

SPECIFIC SEQUENCE OF CONSTRUCTION

A.	Construct all erosion control measures.	1 week
B.	Install snow fence at dripline of trees 8-inches in diameter or larger that are to be saved.	1 week
C.	Clear site	3 weeks
D.	Stabilize proposed driveway	2 week
E.	Construct proposed dwelling	10 months
F.	Grade site to approximate finished subgrade.	2 months
G.	Install utilities.	1 month
H.	Prior to final landscaping, scarify subsoils subject to de-compaction requirements to a depth of 6"	1 day
I.	Perform final landscaping of remaining disturbed areas.	1 month
J.	Soil erosion and sediment control facilities shall be removed and properly disposed of following final acceptance.	



SEE SHEET 1 FOR KEY MAP
SEE SHEET 3 FOR THE GRADING PLAN
SEE SHEET 5 FOR DRY WELL CALCULATIONS & DETAILS, STANDARDS FOR DUST CONTROL AND ALL EROSION CONTROL DETAILS AND SOIL TYPE

Morris County Soil Conservation District
Soil Erosion and Sediment Control Notes

1. All Soil Erosion and Sediment Control Practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey, and will be in place prior to any major soil disturbance, or in their proper sequence and maintained until permanent protection is established.
2. Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding. If the season prohibits temporary seeding, the disturbed areas will be mulched with straw or hay and tacked in accordance with the New Jersey Standards. See Note 21 below.
3. Permanent vegetation is to be established on exposed areas within ten (10) days after final grading. Mulch is to be used for protection until vegetation is established. See Note 22 below.
4. Immediately following initial disturbance or rough grading, All critical areas (steep slopes, sandy soils, wet conditions) subject to erosion will receive a temporary seeding in accordance with Note 21 below.
5. Temporary Diversion Berms are to be installed on all cleared roadways and easement areas. See the Diversion Detail.
6. Permanent Seeding and stabilization to be in accordance with the .Standards for Permanent Vegetative Cover for Soil Stabilization Cover.. Specified rates and locations shall be on the approved Soil Erosion and Sediment Control Plan.
7. The site shall at all times be graded and maintained so that all stormwater runoff is diverted to Soil Erosion and Sediment Control facilities.
8. All sedimentation structures (silt fence, inlet filters, and sediment basins) will be inspected and maintained daily.
9. Stockpiles shall not be located within 50. of a floodplain, slope, drainage facility, or roadway. All stockpiles bases shall have a silt fence properly entrenched at the toe of slope.
10. A Stabilized Construction Access will be installed, whenever an earthen road intersects with a paved road. See the Stabilized Construction Access detail and chart for dimensions.
11. All new roadways will be treated with suitable subbase upon establishment of final grade elevations.
12. Paved roadways must be kept clean at all times.
13. Before discharge points become operational, all storm drainage outlets will be stabilized as required.
14. All dewatering operations must be discharged directly into a sediment filter area. The filter should be composed of a fabric or approved material. See the Dewatering detail.
15. All sediment basins will be cleaned when the capacity has been reduced by 50%. A clean out elevation will
16. During and after construction, the applicant will be responsible for the maintenance and upkeep of the drainage structures, vegetation cover, and any other measures deemed appropriate by the District. Said responsibility will end when completed work is approved by the Morris County Soil Conservation District.
17. All trees outside the disturbance limit indicated on the subject plan or those trees within the disturbance area which are designated to remain after construction are to be protected with tree protection devices. See the Tree Protection detail.
18. The Morris County Soil Conservation District may request additional measures to minimize on site or off site erosion problems during construction.
19. The Morris County Soil Conservation District must be notified, in writing, at least 48 hours prior to any land disturbance, and a pre-construction meeting held.
20. Contractor to set up a meeting with the inspector for periodic inspections of the Temporary Sediment Basin prior to and during its construction.
21. Topsoil Stockpile Protection
    a) Apply Ground Limestone at a rate of 90 lbs per 1000 sq. ft.
    b) Apply fertilizer (10-20-10) at a rate of 11 lbs. per 1000 sq. ft.
    c) Apply Perennial Ryegrass seed at 1 lb. per 1000 sq. ft. and Annual Ryegrass at 1 lb. per 1000 sq. ft.
    d) Mulch stockpile with straw or hay at a rate of 90 lbs. per 1000 sq. ft.
    e) Apply a liquid mulch binder or tack to straw or hay mulch.
    f) Property entrench a silt fence at the bottom of the stockpile.
22. Temporary Stabilization Specifications
    a) Apply Ground Limestone at a rate of 90 lbs per 1000 sq. ft.
    b) Apply fertilizer (10-20-10) at a rate of 11 lbs. per 1000 sq. ft.
    c) Apply Perennial Ryegrass seed at 1 lb. per 1000 sq. ft. and Annual Ryegrass at 1 lb. per 1000 sq. ft.
    d) Mulch stockpile with straw or hay at a rate of 90 lbs. per 1000 sq. ft.
    e) Apply a liquid mulch binder or tack to straw or hay mulch.
23. Permanent Stabilization Specifications
    a) Apply topsoil to a depth of 5 inches (unsettled).
    b) Apply Ground Limestone at a rate of 90 lbs per 1000 sq. ft. and work four inches into soil.
    c) Apply fertilizer (10-20-10) at a of rate 11 lbs. per 1000 sq. ft.
    d) Apply Hard Fescue seed at 2.7 lbs. per 1000 sq. ft. and Creeping Red Fescue seed at 0.7 lbs per 1000 sq. ft. and Perennial Ryegrass seed at 0.25 lbs per 1000 sq. ft.
    e) Mulch stockpile with straw or hay at a rate of 90 lbs. per 1000 sq. ft.
    f) Apply a liquid mulch binder or tack to straw or hay mulch.

*NOTE: 48 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.

GRAPHIC SCALE 1"=10'
0 10 20 30

SOIL EROSION & SEDIMENT CONTROL PLAN

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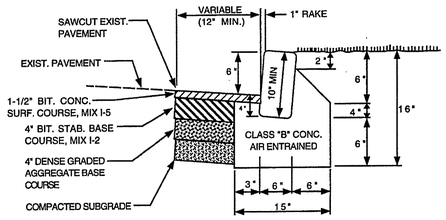
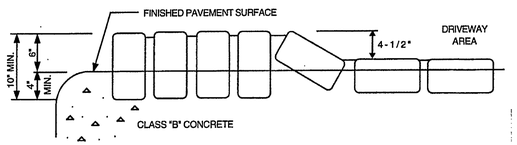
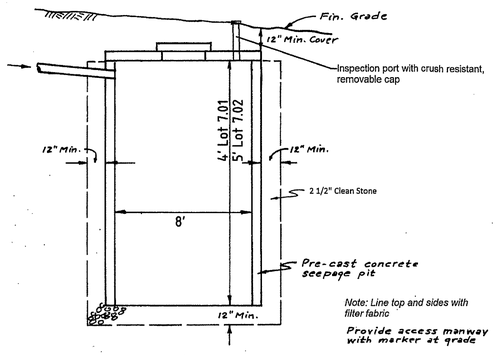


NOTES:

1. DENSE GRADED AGGREGATE BASE COURSE SHALL BE USED IF REQUIRED TO MAKE ANY GRADE ADJUSTMENTS.
2. JOINTS ARE TO BE 3/4" WIDE AND POINTED WITH 1:2 MIX CEMENT MORTAR. JOINTS TO BE CLEANED PRIOR TO POINTING.



GRANITE BLOCK CURB / PAVEMENT RESTORATION



DRY WELL

DRY WELL CALCULATIONS

The soil series based on the "Soil Survey of Morris County" is Ue, Urban

The total increase in impervious coverege for the project is 1,947 sq. ft. The required storage volume of the dry wells for the increase in impervious coverage of 1,947 sq. ft. using a rainfall of 3 inches is 486.75 cubic feet (1,947 sq. ft. X 3.0 inches/12inches = 486.75 cu. ft.)

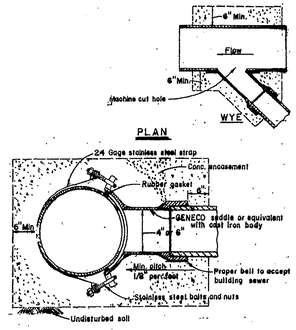
Connect the roof leaders from the two dwellings to the dry wells. Proposed Lot 7.01 has a roof area of 858 sq. ft. excluding the covered front porch. Proposed Lot 7.02 has a roof area of 1183 sq. ft.

Proposed dry well Lot 7.01
Use one dry well with a diameter of 8 feet and a depth of 4 feet. The required depth of the dry well for a dwelling with a roof area of 858 square feet using a rainfall of 3 inches is 214.5 cubic feet (858 sq. ft. X 3.0 inches/12inches = 214.50 cu. ft.) One dry well 8 feet in diameter and 4.0 feet deep including 12 inches of crushed stone around the perimeter and 12 inches of crushed stone below the bottom (based on 40% voids) will contain 277.69 cu. ft.

Proposed dry well Lot 7.02
Use one dry well with a diameter of 8 feet and a depth of 5 feet. The required depth of the dry well for a dwelling with a roof area of 1,183 square feet using a rainfall of 3 inches is 295.75 cubic feet (1,183 sq. ft. X 3.0 inches/12inches = 295.75 cu. ft.) One dry well 8 feet in diameter and 5.0 feet deep including 12 inches of crushed stone around the perimeter and 12 inches of crushed stone below the bottom (based on 40% voids) will contain 339.26 cu. ft.

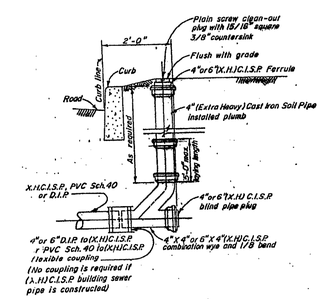
The two proposed dry wells will contain 616.95 cu.ft. (277.69 + 339.26 = 616.95). The flow to the two proposed dry wells is 510.25 cu.ft. (214.50 + 295.75 = 510.25). This exceedes the required 486.75 cubic feet of storage.

Notes:
1. Connect the roof leaders from the proposed dwelling to the proposed dry wells. Connection shall be made with 6" PVC Pipe. Use 2% minimum slope.
2. Stone around dry well shall be 1½" to 2" crushed stone.
3. Construct the proposed dry wells from an 8 foot diameter precast concrete seepage pits.

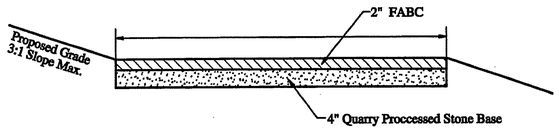


STRAP TYPE SECTION

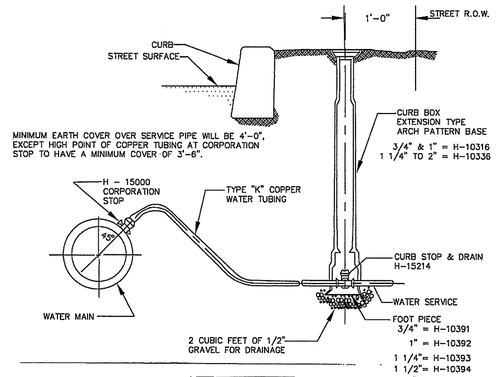
TYPICAL DETAIL OF SADDLE CONNECTION



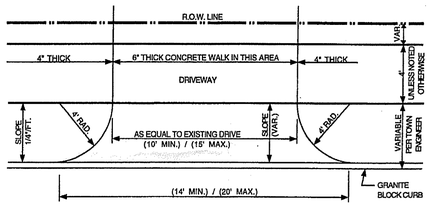
ELEVATION



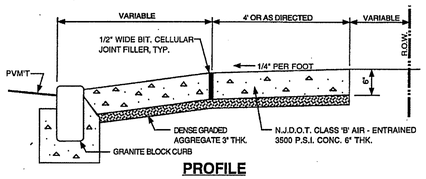
PAVED DRIVEWAY CROSS-SECTION



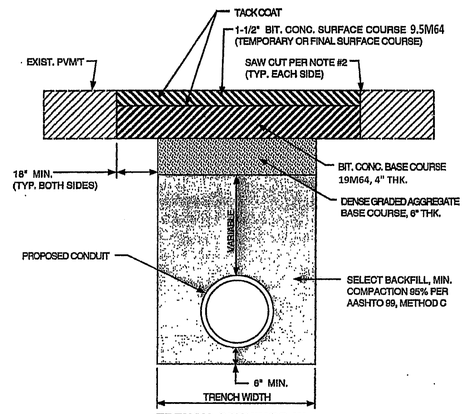
WATER SERVICE CONNECTION DETAIL



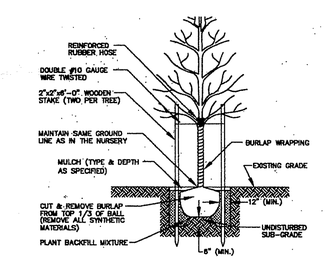
PLAN
CONC. DRIVEWAY WITH BLOCK CURB



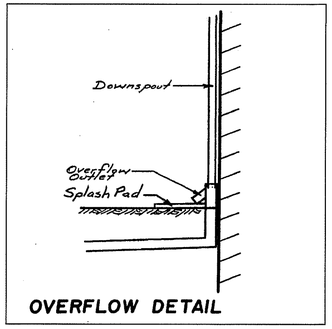
PROFILE



TRENCH OPENINGS IN FLEXIBLE PAVEMENT ROADWAYS

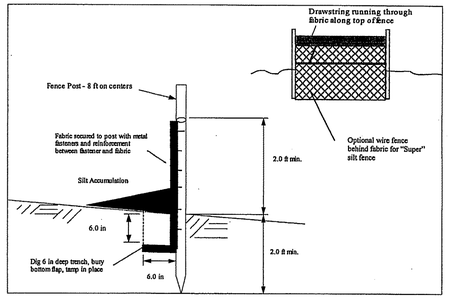


DECIDUOUS TREE PLANTING DETAIL
N.T.S.



OVERFLOW DETAIL

Silt Fence construction and installation detail



Requirements for silt fence:

1. Fence posts shall be spaced 8 feet center-to-center or closer. They shall extend at least 2 feet into the ground and extend at least 2 feet above ground (Fig. 23-2). Posts shall be constructed of hardwood with a minimum diameter thickness of 1 ½ inches.
2. **"Super" silt fence** - A metal fence with 6 inch or smaller mesh openings and at least 2 feet high may be utilized, fastened to the fence posts, to provide reinforcement and support to the geotextile fabric. Posts may be spaced less than 8 feet on center and may be constructed of heavier wood or metal as needed to withstand heavier sediment loading. This practice is appropriate where space for other practices is limited and heavy sediment loading is expected. "Super" silt fence is not to be used in place of properly designed diversions (pg. 15-1) which may be needed to control surface runoff rates and velocities.
3. A geotextile fabric, recommended for such use by the manufacturer, shall be buried at least 6 inches deep in the ground. The fabric shall extend at least 2 feet above the ground. The fabric must be securely fastened to the posts using a system consisting of metal fasteners (nails or staples) and a high strength reinforcement material (nylon webbing, grommets, washers etc.) placed between the fastener and the geotextile fabric. The fastening system shall resist tearing away from the post. The fabric shall incorporate a drawstring in the top portion of the fence for added strength.

STANDARD FOR DUST CONTROL
Planning Criteria

The following methods should be considered for controlling dust:

Mulches - See Standard of Stabilization with Mulches Only, pg. 5-1

Vegetative Cover - See Standard for: Temporary Vegetative Cover, pg. 7-1, Permanent Vegetative Cover for Soil Stabilization pg. 4-1, and Permanent Stabilization with Sod, pg. 6-1

Spray-On Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.

Dust Control Materials

MATERIAL	WATER DILUTION	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 spread	Apply according to manufacturer's instructions. May also be used as an additive to sediment basins to flocculate and precipitate suspended colloids. See Sediment Basin standard, p. 26-1		
Acidulated Soy Bean Soap Stick	None	Coarse Spray	1200

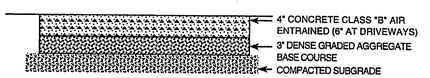
Tillage - To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce the desired effect.

Sprinkling - Site is sprinkled until the surface is wet.

Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and 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.



GENERAL NOTES:

1. SUBBASE SHALL BE COMPACTED TO THE SATISFACTION OF THE ENGINEER.
2. EXPANSION JOINTS OF 1/2" WIDE BITUMINOUS CELLULAR TYPE JOINT FILLER WILL BE ROVIDED EVERY 12'.
3. LONGITUDINAL JOINTS, 1/4" WIDE, SHALL BE PROVIDED BETWEEN CURBS AND ABUTTING SIDEWALKS AND SHALL BE FILLED WITH PREMOLDED BITUMINOUS TYPE JOINT FILLER.
4. TRANSVERSE SURFACE GROOVES SHALL BE CUT IN SIDEWALKS BETWEEN EXPANSION JOINTS AT INTERVALS EQUAL TO THE SIDEWALK WIDTH.
5. ALL CONCRETE SHALL BE CLASS "B" AIR ENTRAINED.
6. ALL JOINTS AND EDGES ARE TO TOOLED.
7. SURFACE SHALL BE BRUSHED TRANSVERSELY TO A NEAT FINISH.
8. STANDARD CONCRETE SIDEWALK MEETS N.J.D.O.T. STANDARDS.

STANDARD CONCRETE SIDEWALK

Stabilized Construction Access

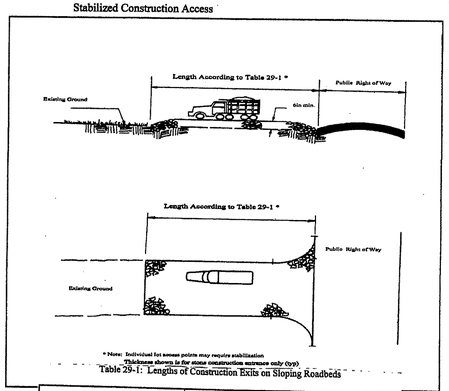


Table 29-1: Lengths of Construction Exits on Sloping Roadbeds

Percent Slope of Roadway	Length of Stone Required	
	Coarse 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]	

STANDARD FOR STABILIZED CONSTRUCTION ACCESS

Definition

A stabilized pad of clean crushed stone located at points where traffic will be accessing a construction site.

Purpose

The purpose of a stabilized construction access is to reduce the tracking or flowing of sediment onto paved roadways (or other impervious surfaces).

Conditions Where Practice Applies

A stabilized construction exit applies to points of construction ingress and egress where sediment may be tracked, or flow off, the construction site. *

* Needed at all points where construction vehicles access paved roadways from unpaved areas of the site.

Water Quality Enhancement

In addition to minimizing sediments which can be tracked directly onto pavement during construction, oils, greases and diesel fuels which become mixed with sediment during construction may also migrate into the offsite drainage system where they may enter directly into a waterway. By preventing or minimizing the tracking of sediments onto paved areas, a significant reduction in construction related hydrocarbon pollution will also be controlled.

Maintenance

The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto roadways. This may require periodic top dressing with additional stone or additional length as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto roadways (public or private) or other impervious surfaces must be removed immediately.

Where accumulation of dust/sediment is inadequately cleaned or removed by conventional methods, a power broom or street sweeper will be required to clean paved or impervious surfaces. All other access points which are not stabilized shall be blocked off.

DETAILS

DESCRIPTION OF REVISION	DATE	DRN. BY

MINOR SUBDIVISION
TOWN OF DOVER
MORRIS COUNTY, NEW JERSEY
TAX MAP SHEET 17, BLOCK 1703, LOT 7

NORMAN A. SMITH Professional Engineer & Land Surveyor No. 10077, Professional Planner No. 129
STEVEN I. SMITH Professional Land Surveyor No. 29357, Professional Planner No. 3201
JOHN E. GRIBBIN Professional Engineer No. 24292
JAMAN ENGINEERING ASSOCIATES
ENGINEERS, SURVEYORS & PLANNERS
320 ROUTE 10 WEST, RANDOLPH, NEW JERSEY 07869
(973) 366-6277

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DRN. BY	DATE	SCALE	JOB NO.
S.I.S.	FEBRUARY 26, 2026	1" = 10'	J 25-26