
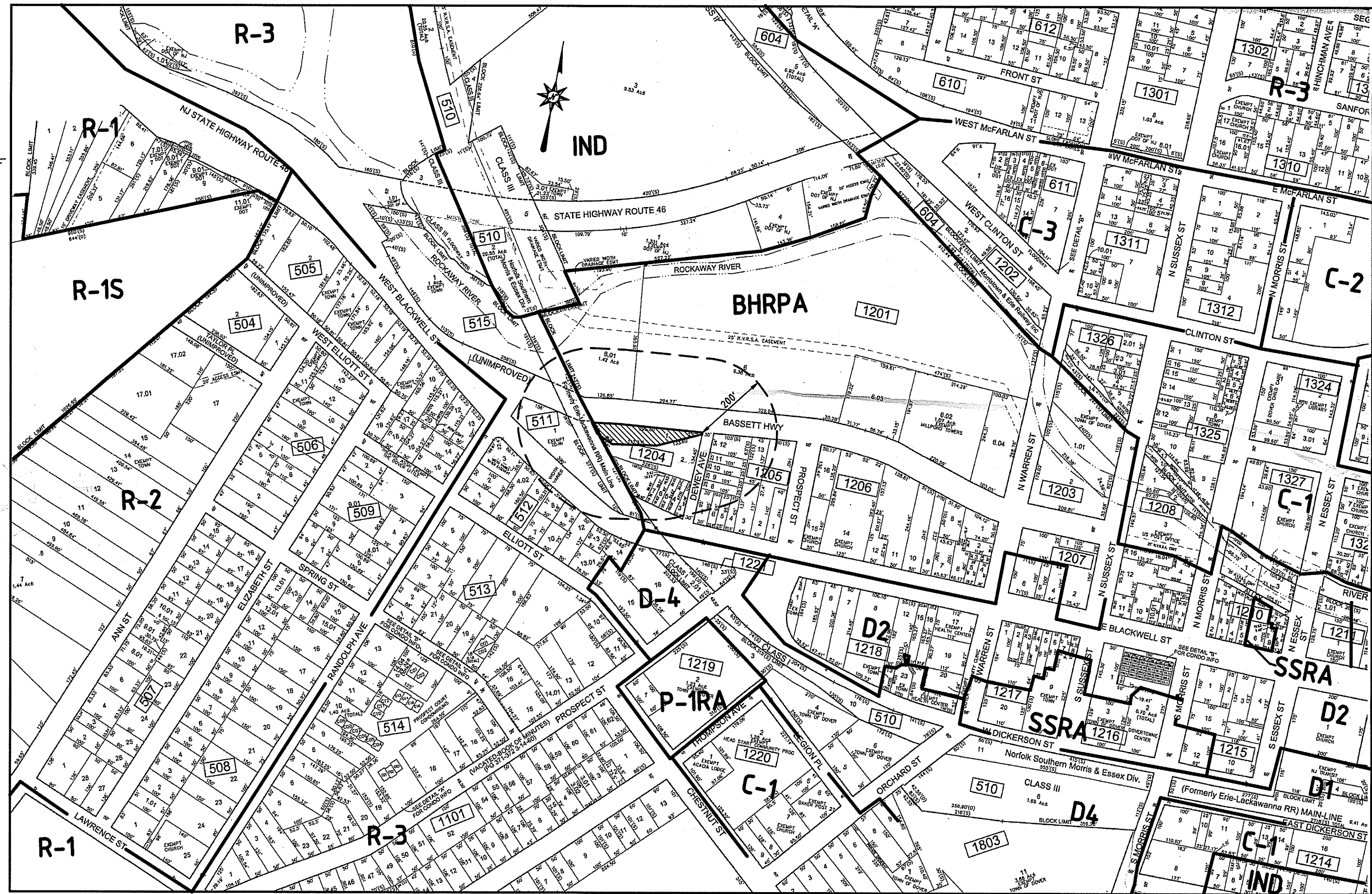


The following is a list of Properties within 200 feet of: Block 1204 Lot 1
Bassett Hwy Dover NJ

Per Tax Records in Tax Assessor's Office as of February 14, 2022


Administrative Officer 2/14/22
Date

<u>Block</u>	<u>Lat</u>	<u>Unit ID</u>	<u>Owner</u>	<u>Owner Address</u>	<u>Owner City/State</u>	<u>Owner Zip</u>
515	1		TOWN OF DOVER	37 N SUSSEX ST	DOVER, NJ	07801
511	1		TOWN OF DOVER	37 N SUSSEX ST	DOVER, NJ	07801
512	3		TENOCO, JOHN DANIEL ESTRERA	2 RANDOLPH AVE	DOVER, NJ	07801
512	5		MCARDLE, KEVIN / SCRIVANI, TIMOTHY	92 RUFFLEWOOD DR	LAKI HOPATCONG NJ	07849
512	8		SOTO JULIO	100 W BLACKWELL ST	DOVER, NJ	07801
512	9		LADDO ALBERT & ROSE	538 RIDGEDALE AVE	HANOVER, NJ	07936
512	12		OCHOA, BORIS	36 CROWN VIEW CT	SPARK NJ	07871
512	13		W W REALTY HOLDINGS LLC	90 1/2 W BLACKWELL ST	DOVER, NJ	07801
1201	6.01		WEST MORRIS OZF PROPERTY DEVELOPMENT	37 NOLAN POINT PARK ROAD	LAKE HOPATCONG, NJ	07849
1205	1		LOORY MELVYN & BARBARA	P O BOX 630	DOVER NJ	07801
1205	2		LOORY MELVYN A & BARBARA	P O BOX 630	DOVER NJ	07801
1205	3		MARIN IVAN & ROSA	7 LAFAYETTE ST	WHAKONT NJ	07885
1205	4		MC CALL CATHERINE A & CURTIS S	69 W BLACKWELL ST A/B	DOVER, NJ	07801
1205	5		TAM, CHUNG & YUEN, NGAR C	37 ERBE AVE	ROCKAWAY, NJ	07866
1205	6		GONZALEZ, REGILA C	105 MAPLE AVE	ROCKAWAY, NJ	07866
1205	7		VARELA FRANK	19 ROOSEVELT AVE	OAK RIDGE NJ	07438
1205	8		48-49 COLLIDGE LLC	43 W BLACKWELL ST	DOVER, NJ	07801
1205	9		CASTANDEA, ANDRUS	5 DEWEY ST	DOVER, NJ	07801
1205	10		JM BUTLER HOLDINGS LLC	503 BENDERMERSE AVE	INTERLAKEN NJ	07712
1205	11		LOORY MELVYN A & BARBARA	PO BOX 630	DOVER, NJ	07801
1205	12		JM BUTLER HOLDINGS LLC	503 BENDERMERSE AVE	INTERLAKEN NJ	07712
1205	13		JM BUTLER HOLDINGS LLC	503 BENDERMERSE AVE	INTERLAKEN NJ	07712
510	2		N J TRANSIT CORP	1 PENN PLAZA EAST	NEWARK, NJ	07105-2246
512	4.02		CATIZONE CSRARE R	24 CALAIS RD	RANDOLPH NJ	07869



NOTES

1. Owner & Applicant
Village Development LLC
34 East Blackwell Street
Dover, NJ 07801
(973) 714-6102
2. Tract Area = 9,656 Sq. Ft.
3. The address of the property is 90 Bassett Highway
4. This tract is located in the BHRPA Bassett Highway Redeployment Plan Area Zone
5. This plan is based on a boundary and topographic survey prepared by Dykstra Walker Design Group, dated November 30, 2021. The topography is in NAVD 88 vertical datum.
6. The existing building is serviced by public water and sewer. The proposed dwellings will be serviced by public water and sewer.
7. House numbers shall be placed on homes so that emergency personnel can locate dwellings.
8. Prior to start of construction the contractor shall verify the location and depth of all utilities.

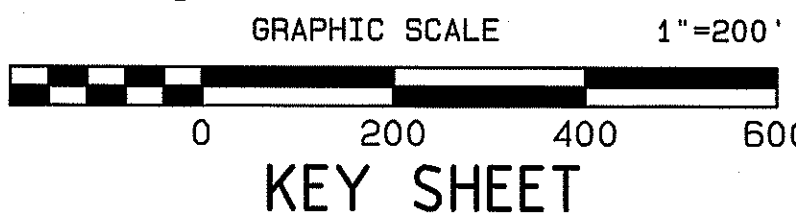
APPROVED BY THE TOWN OF
DOVER PLANNING BOARD

Chairman _____ Date _____

Secretary	Date
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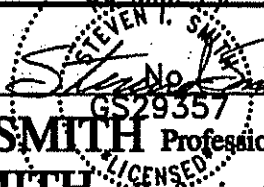
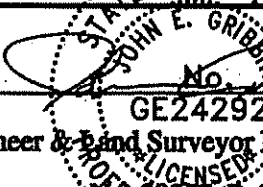
APPROVED BY THE TOWN OF
DOVER ENGINEER

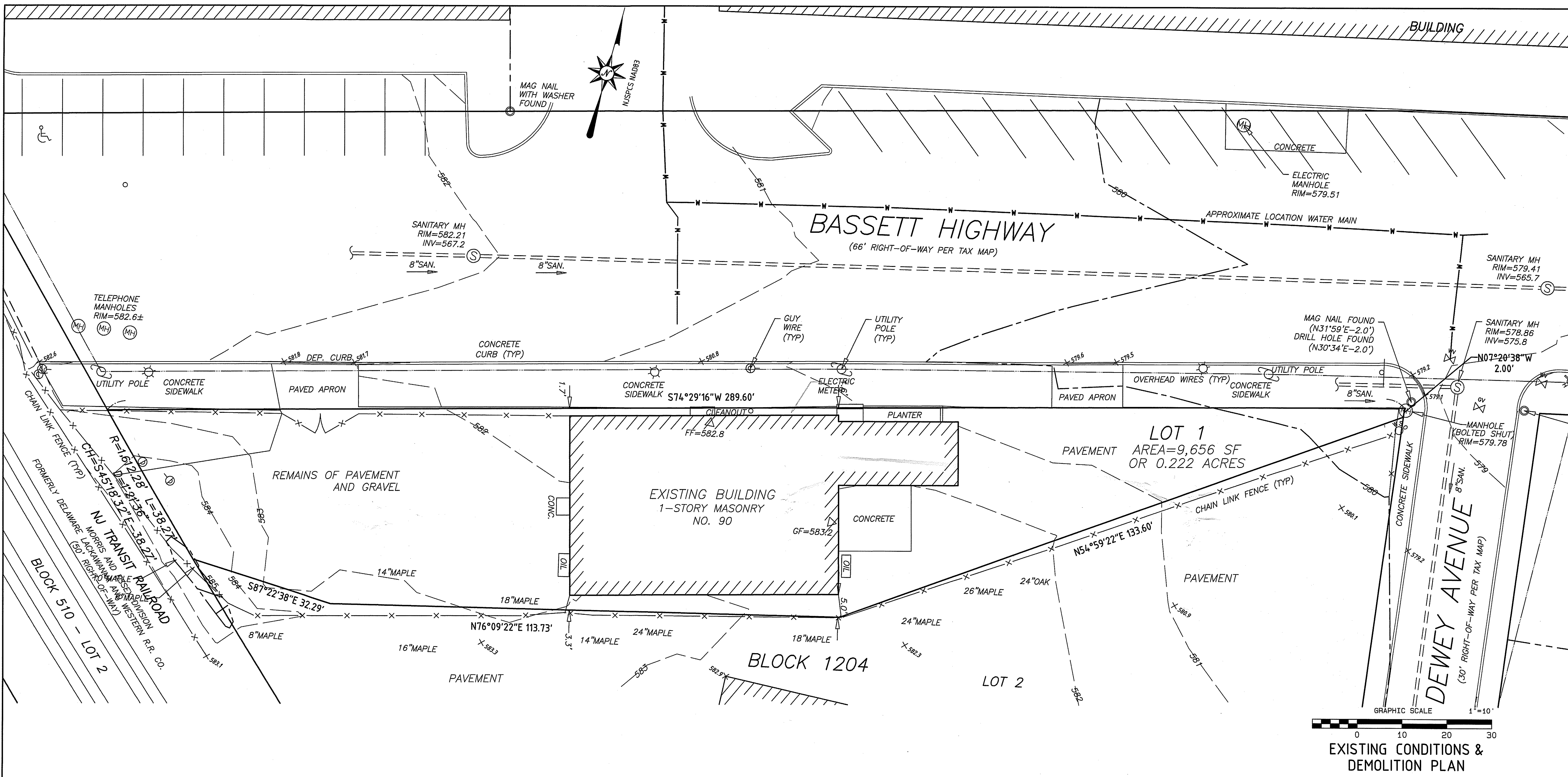
Engineer _____ Date _____



INDEX	
KEY SHEET	SHEET 1
EXISTING CONDITIONS & DEMOLITION PLAN	SHEET 2
SUBDIVISION GEOMETRY PLAN	SHEET 3
GRADING PLAN	SHEET 4
SOIL EROSION & SEDIMENT CONTROL PLAN	SHEET 5
DETAILS	SHEET 6
DETAILS	SHEET 7

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DESCRIPTION OF REVISION		DATE	DRN. BY
<p align="center"> SUBDIVISION & SITE PLAN TOWN OF DOVER MORRIS COUNTY, NEW JERSEY TAX MAP SHEET 12, BLOCK 1204, LOT 1 </p>			
<p align="center">   </p> <p> NORMAN A. SMITH Professional Engineer & Land Surveyor No. 129 STEVEN I. SMITH Professional Land Surveyor No. 129 JOHN E. GRIBBIN Professional Engineer No. 24292 </p> <p align="center"> JAMAN ENGINEERING ASSOCIATES ENGINEERS, SURVEYORS & PLANNERS 320 ROUTE 10 WEST, RANDOLPH, NEW JERSEY 07869 (973) 366-6277 </p>			
DRN. BY S.I.S.	DATE FEBRUARY 16, 2022	SCALE 1" = 200'	JOB NO. J 21-28

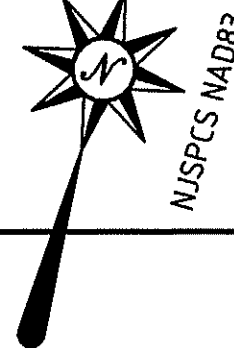


NOTES
1. This plan is based on a boundary and topographic survey prepared by Dykstra Walker Design Group, dated November 30, 2021. The topography is in NAVD 88 vertical datum.
2. All existing structures, concrete, pavement, walks and driveways shall be removed.

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DESCRIPTION OF REVISION		DATE	DRN. BY
SUBDIVISION & SITE PLAN TOWN OF DOVER MORRIS COUNTY, NEW JERSEY TAX MAP SHEET 12, BLOCK 1204, LOT 1			
NORMAN A. SMITH Professional Engineer & Land Surveyor No. 24292, Professional Planner No. 129 STEVEN I. SMITH Professional Land Surveyor No. 24297, 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			
DRN. BY S.I.S.	DATE FEBRUARY 16, 2022	SCALE 1" = 10'	JOB NO. 121-28

BUILDING



CONCRETE

ELECTRIC
MANHOLE
RIM=579.51

BASSETT HIGHWAY

(66' RIGHT-OF-WAY PER TAX MAP)

TELEPHONE
MANHOLES
RIM=582.6±

UTILITY
POLE
(TYP)

UTILITY POLE

OVERHEAD WIRES (TYP)

UTILITY POLE

N07°20'38"W
2.00'

MANHOLE
(BOLTED SHUT)
RIM=579.78

DEWEY AVENUE
(30' RIGHT-OF-WAY PER TAX MAP)

GRAPHIC SCALE 1"=10'

SUBDIVISION GEOMETRY PLAN

S74°29'16"W 289.60'

PROPOSED
LOT 1.01
1,424.23 SF

PROPOSED
LOT 1.02
672.96 SF

PROPOSED
LOT 1.03
680.33 SF

PROPOSED
LOT 1.04
687.33 SF

PROPOSED
LOT 1.05
694.33 SF

PROPOSED
LOT 1.06
701.32 SF

PROPOSED
LOT 1.07
708.32 SF

PROPOSED
LOT 1.08
715.32 SF

PROPOSED
LOT 1.09
836.50 SF

PROPOSED
LOT 1.10
966.42 SF

PROPOSED
LOT 1.11
1,568.54 SF

PAVEMENT

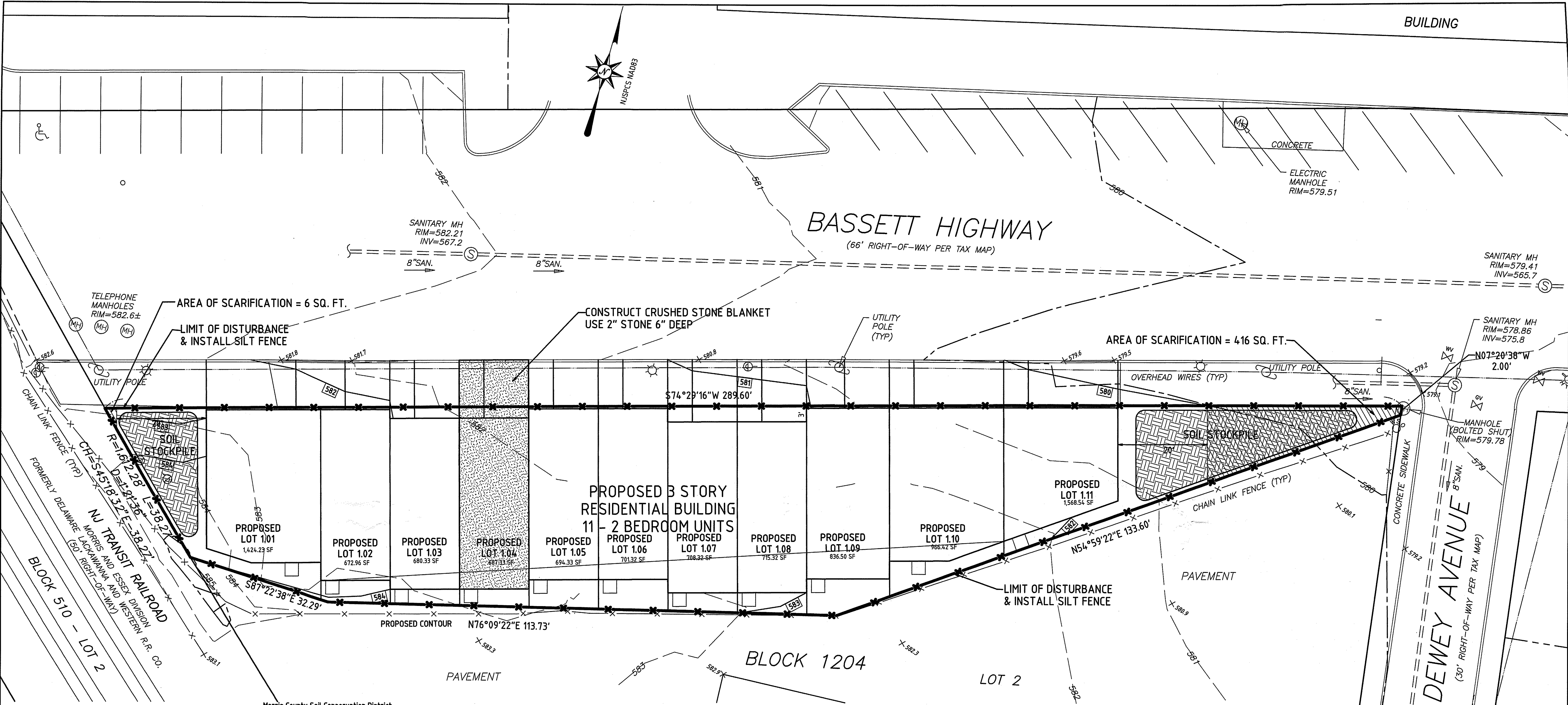
BLOCK 1204

LOT 2

CHAIN LINK FENCE (TYP)
FORMERLY DELAWARE
NJ TRANSIT RAILROAD
MORRIS AND ESSEX DIVISION
LOCKHART AND WESTERN R.R. CO.
BLOCK 510 - LOT 2

NOTES
1. This plan is based on a boundary and topographic survey prepared by Dykstra Walker Design Group, dated November 30, 2021. The topography is in NAVD 88 vertical datum.

DESCRIPTION OF REVISION	DATE	DRN. BY
SUBDIVISION & SITE PLAN TOWN OF DOVER MORRIS COUNTY, NEW JERSEY TAX MAP SHEET 12, BLOCK 1204, LOT 1		
NORMAN A. SMITH Professional Engineer & Land Surveyor No. 14037, Professional Planner No. 129 STEVEN I. SMITH Professional Land Surveyor No. 24292, 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		
DRN. BY S.I.S.	DATE FEBRUARY 16, 2022	SCALE 1" = 10'
		JOB NO. J 21-28



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 & perform demolition	3 weeks
D. Stabilize proposed driveways	3 weeks
E. Construct proposed dwelling units	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.	

There is no proposed drainage for the project. Therefore there are no proposed discharge points that need to be stabilized.

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

- Apply Ground Limestone at a rate of 90 lbs per 1000 sq. ft.
- Apply fertilizer (10-20-10) at a rate of 11 lbs. per 1000 sq. ft.
- Apply Perennial Ryegrass seed at 1 lb. per 1000 sq. ft. and Annual Ryegrass at 1 lb. per 1000 sq. ft.
- Mulch stockpile with straw or hay at a rate of 90 lbs. per 1000 sq. ft.
- Apply a liquid mulch binder or tack to straw or hay mulch.
- Property entrench a silt fence at the bottom of the stockpile.

22. Temporary Stabilization Specifications

- Apply Ground Limestone at a rate of 90 lbs per 1000 sq. ft.
- Apply fertilizer (10-20-10) at a rate of 11 lbs. per 1000 sq. ft.
- Apply Perennial Ryegrass seed at 1 lb. per 1000 sq. ft. and Annual Ryegrass at 1 lb. per 1000 sq. ft.
- Mulch stockpile with straw or hay at a rate of 90 lbs. per 1000 sq. ft.
- Apply a liquid mulch binder or tack to straw or hay mulch.

23. Permanent Stabilization Specifications

- Apply topsoil to a depth of 5 inches (unsettled).
- Apply Ground Limestone at a rate of 90 lbs per 1000 sq. ft. and work four inches into soil.
- Apply fertilizer (10-20-10) at a rate of 11 lbs. per 1000 sq. ft.
- 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.
- Mulch stockpile with straw or hay at a rate of 90 lbs. per 1000 sq. ft.
- 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.

TOTAL AREA OF DISURBANCE IS 9,656 SQ. FT.

EXISTING IMPERVIOUS COVERAGE = 9,656 SQ. FT.

PROPOSED IMPERVIOUS COVERAGE = 7,515 SQ. FT.

NET DECREASE IN IMPERVIOUS COVERAGE = 2,141 SQ. FT.

SOIL EROSION & SEDIMENT CONTROL PLAN

DESCRIPTION OF REVISION	DATE	DRN. BY
SUBDIVISION & SITE PLAN TOWN OF DOVER MORRIS COUNTY, NEW JERSEY TAX MAP SHEET 12, BLOCK 1204, LOT 1		
NORMAN A. SMITH Professional Engineer & Land Surveyor No. 10009 Professional Planner No. 129 STEVEN I. SMITH Professional Land Surveyor No. 20736 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		
DRN. BY S.I.S.	DATE FEBRUARY 16, 2022	SCALE 1" = 10'
		JOB NO. J21-28

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/ACR E
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 rough 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.

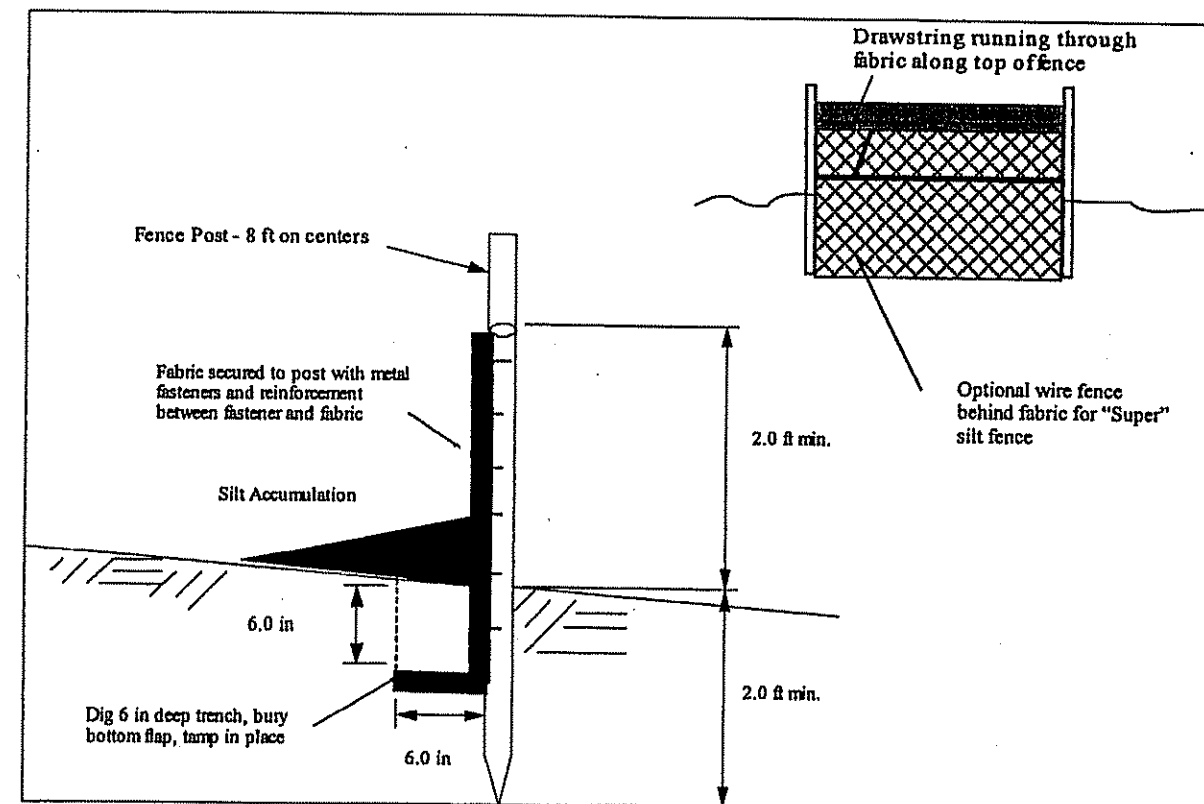
Sprinkling - Site is sprinkled until the surface is wet.

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.

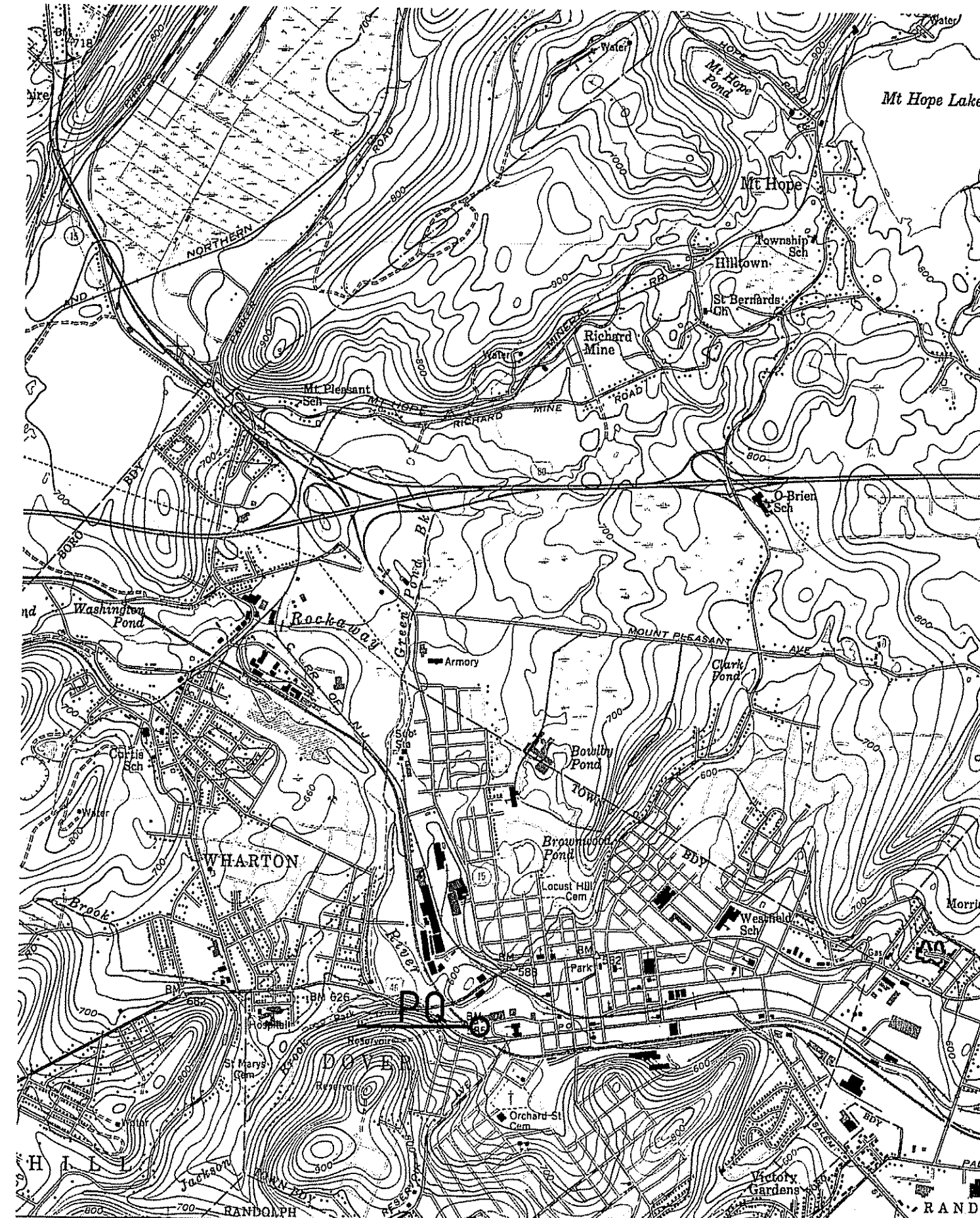
Stone - Cover surface with crushed stone or coarse gravel.

Silt Fence construction and installation detail



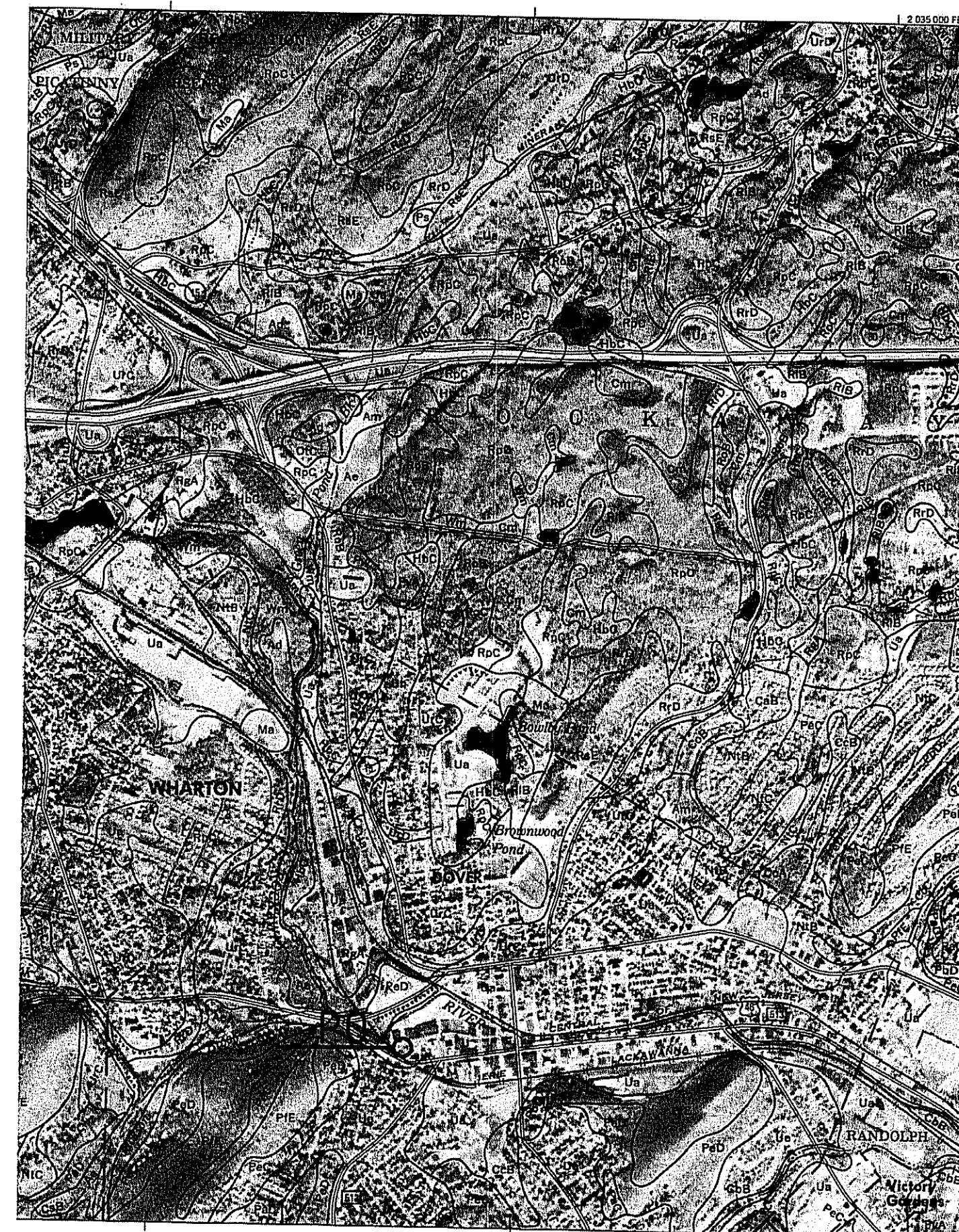
Requirements for silt fence:

- 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 1/4 inches.
- "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.
- 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.



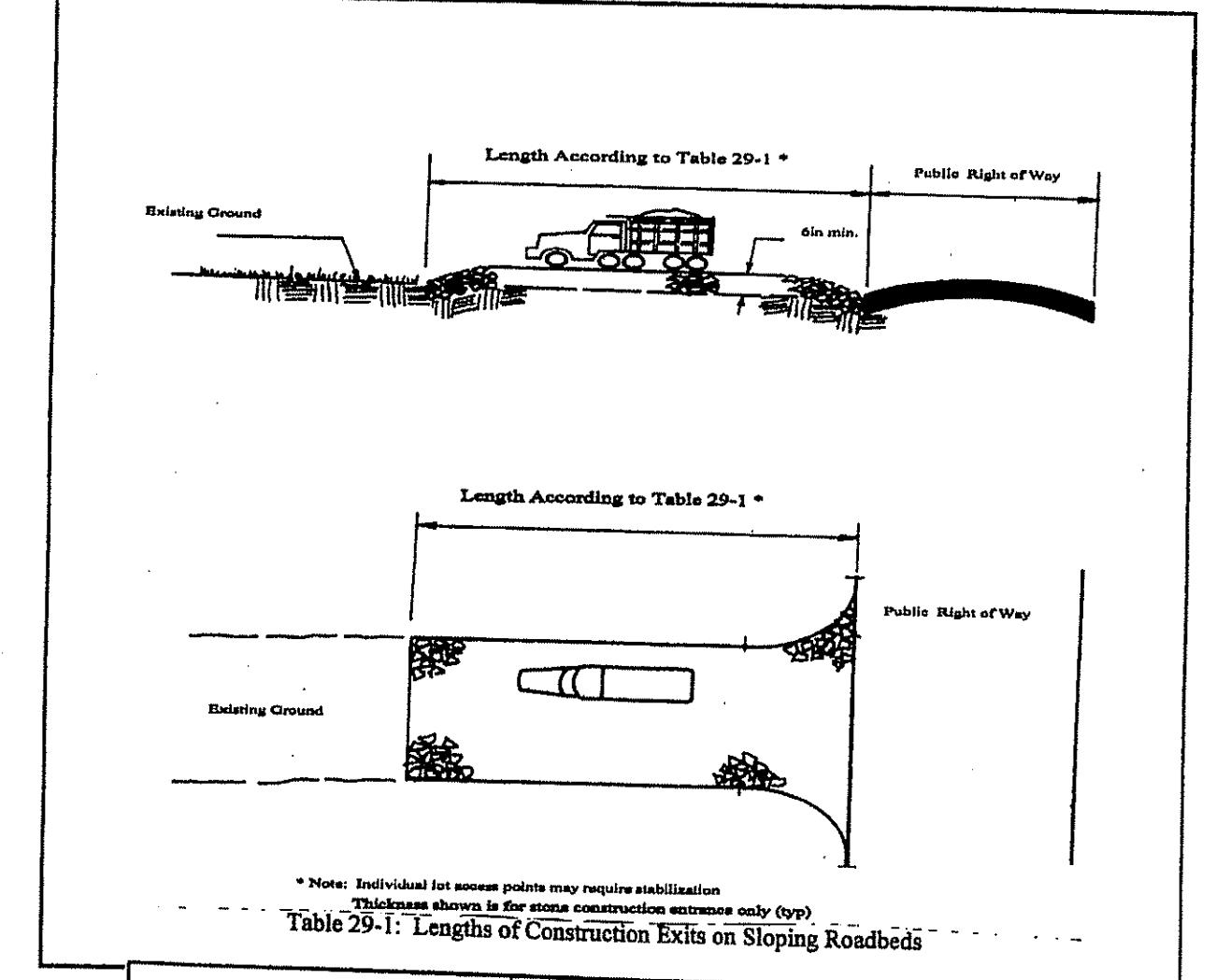
DOVER QUADRANGLE

JERSEY — SHEET NUMBER 14



SOIL SURVEY OF MORRIS COUNTY

Stabilized Construction Access



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!	

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.

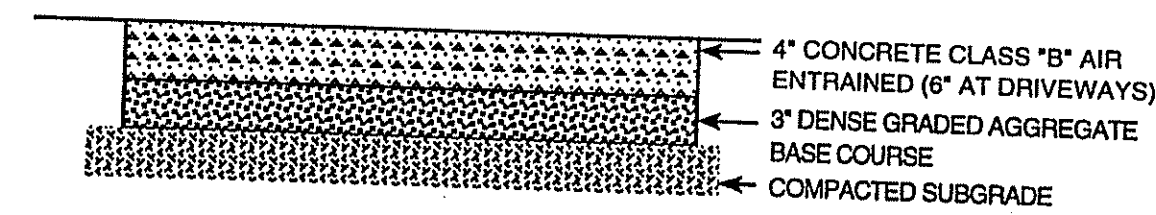
Maintenance

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.

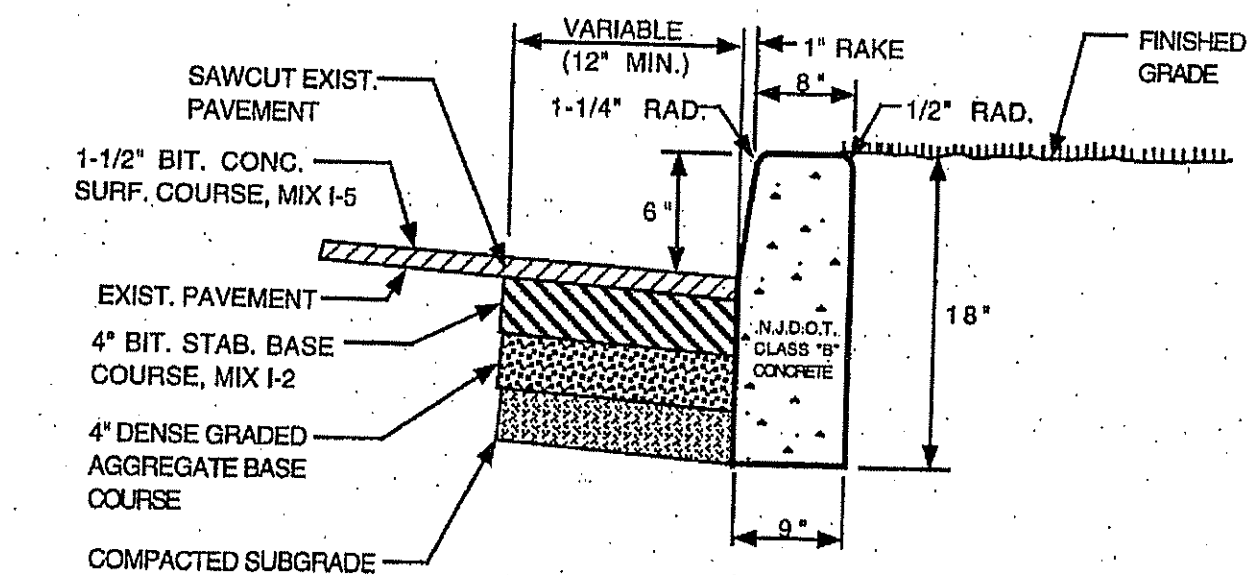
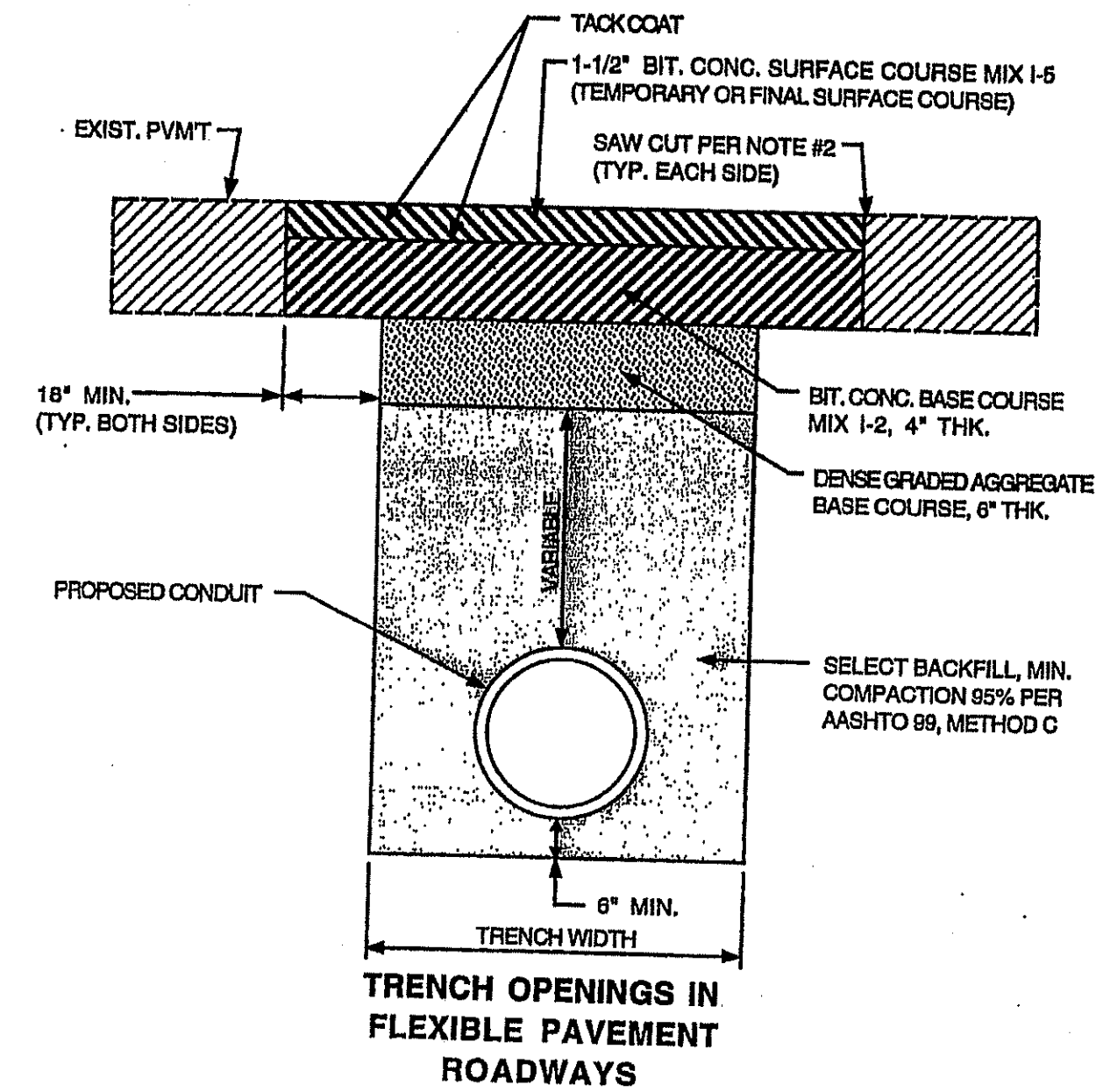
DETAILS

DESCRIPTION OF REVISION	DATE	DRN. BY
SUBDIVISION & SITE PLAN TOWN OF DOVER MORRIS COUNTY, NEW JERSEY TAX MAP SHEET 12, BLOCK 1204, LOT 1		
NORMAN A. SMITH Professional Engineer & Land Surveyor No. 10077, Professional Planner No. 129 STEVEN I. SMITH Professional Land Surveyor No. 10077, 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		
DRN. BY S.I.S.	DATE FEBRUARY 16, 2022	SCALE JOB NO. J 21-28

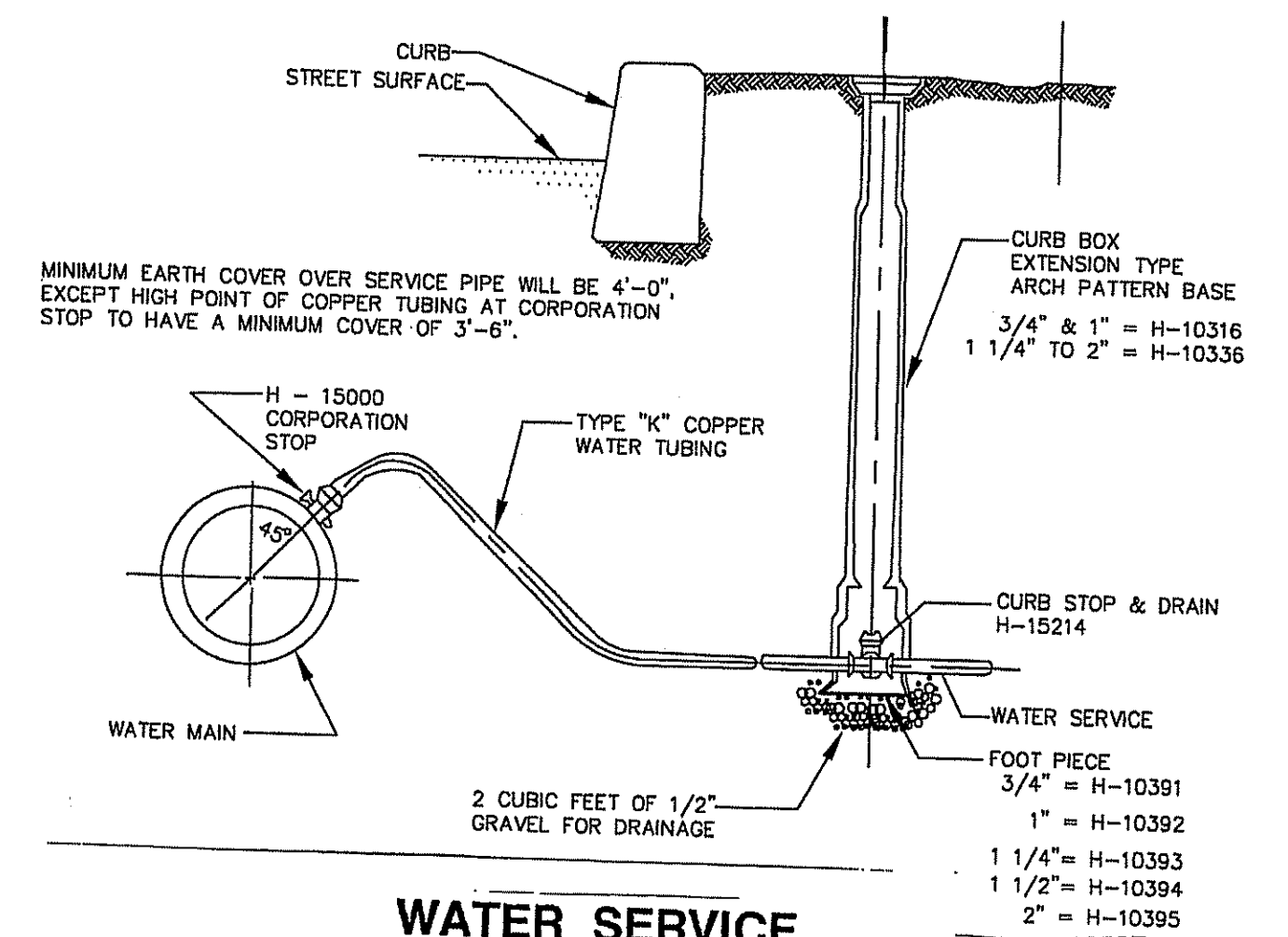
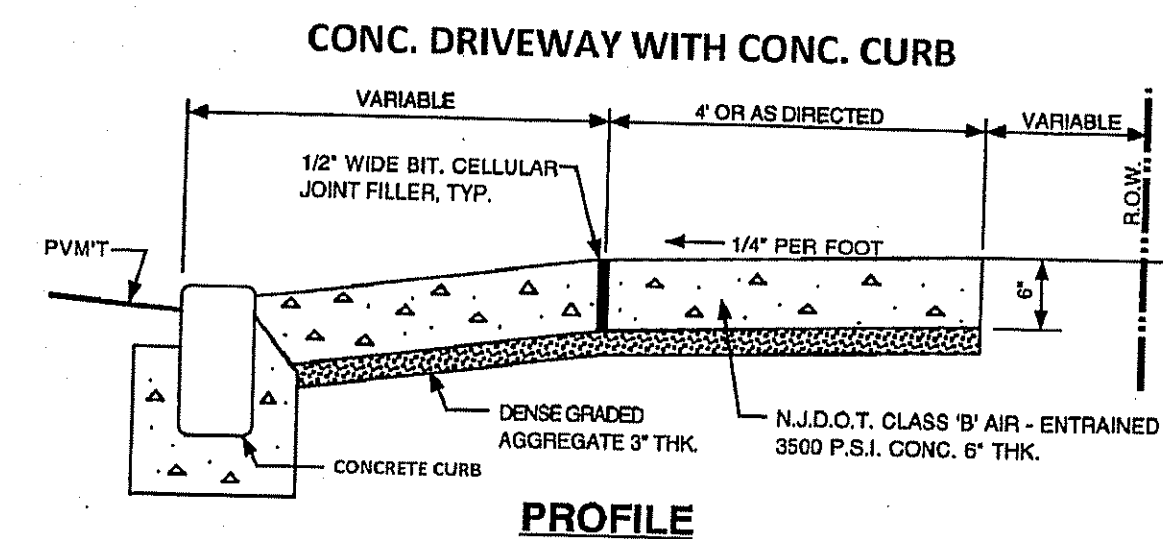
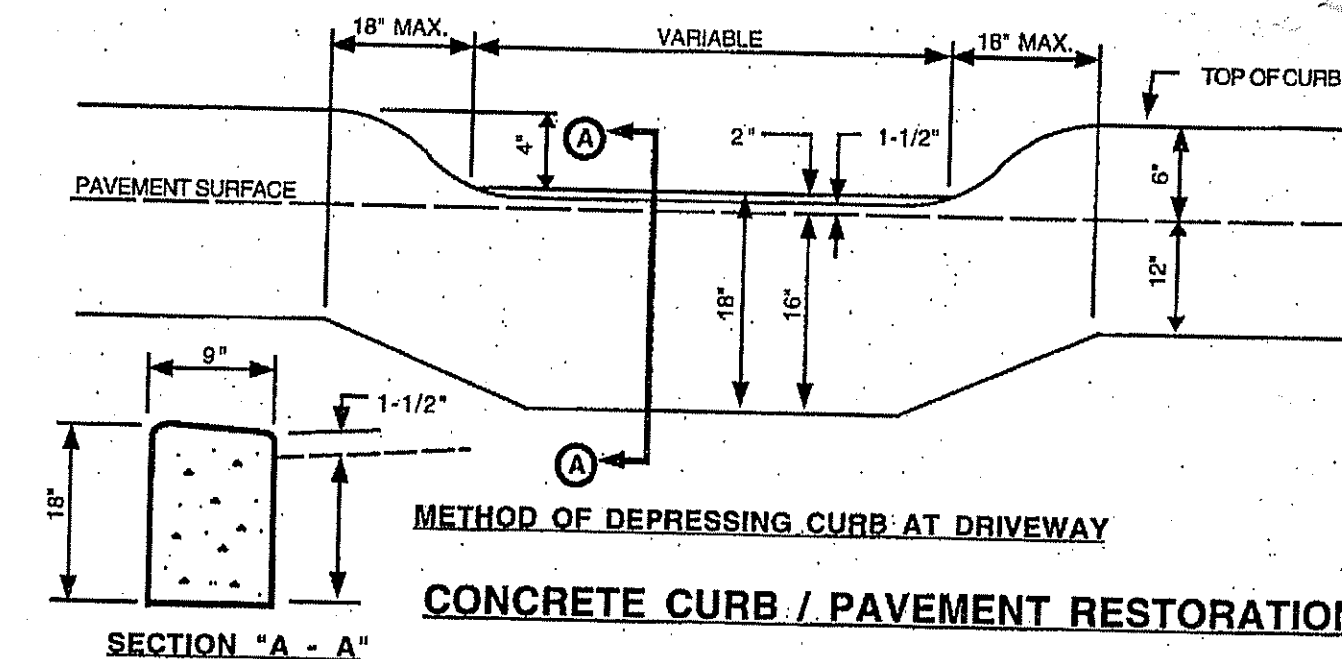


- GENERAL NOTES:**
- SUBBASE SHALL BE COMPACTED TO THE SATISFACTION OF THE ENGINEER.
 - EXPANSION JOINTS OF 1/2" WIDE BITUMINOUS CELLULAR TYPE JOINT FILLER WILL BE PROVIDED EVERY 12'.
 - LONGITUDINAL JOINTS, 1/4" WIDE, SHALL BE PROVIDED BETWEEN CURBS AND ABUTTING SIDEWALKS AND SHALL BE FILLED WITH PREMOLDED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

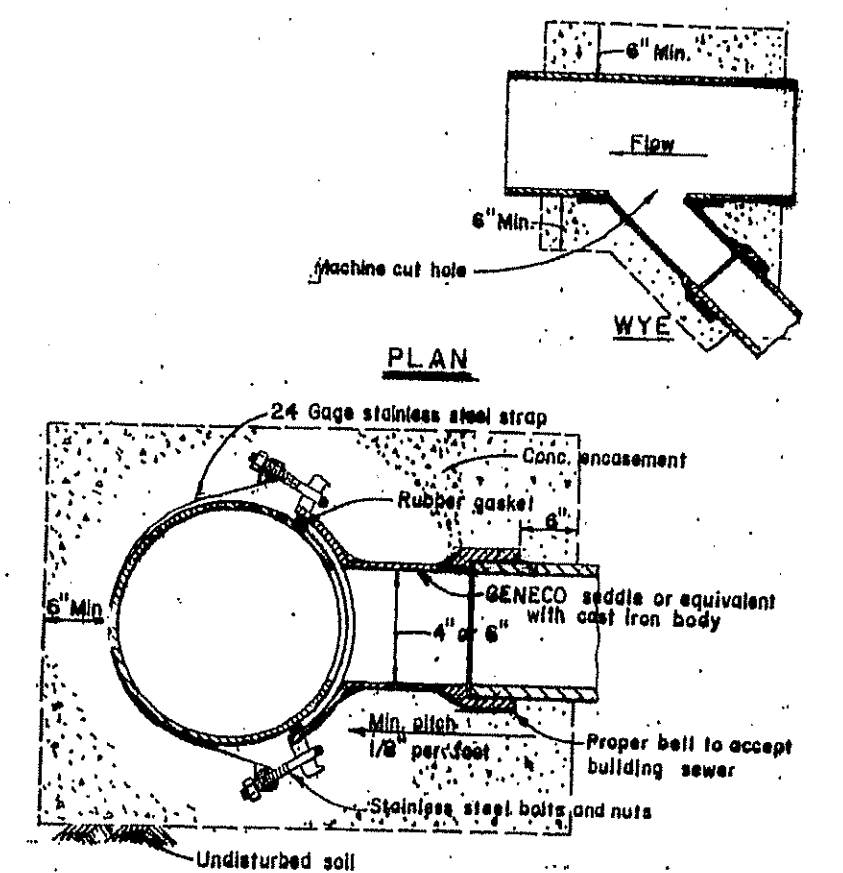
STANDARD CONCRETE SIDEWALK



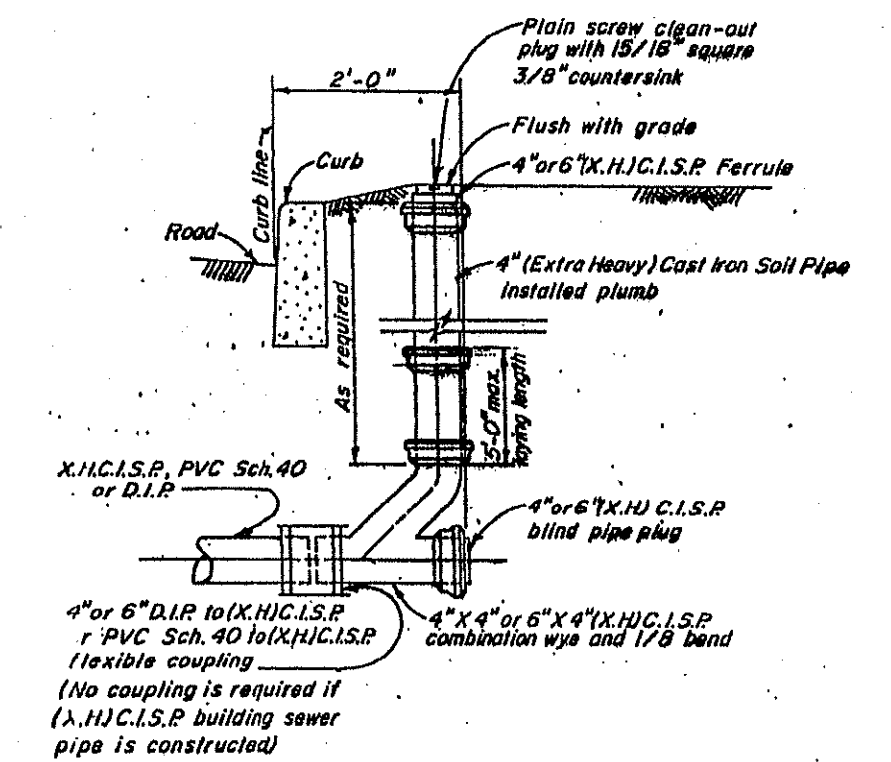
- NOTES:**
- TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.O. SPEC. M-213, RECESSED 1/4" IN FROM THE FRONT FACE AND TOP OF CURB.



WATER SERVICE CONNECTION DETAIL



TYPICAL DETAIL OF SADDLE CONNECTION



ELEVATION

DETAILS

DESCRIPTION OF REVISION	DATE	DRN. BY
SUBDIVISION & SITE PLAN TOWN OF DOVER MORRIS COUNTY, NEW JERSEY TAX MAP SHEET 12, BLOCK 1204, LOT 1		
<p>NORMAN A. SMITH Professional Engineer & Land Surveyor No. 10087 / Professional Planner No. 129</p> <p>STEVEN I. SMITH Professional Land Surveyor No. 24292 / Professional Planner No. 3201</p> <p>JOHN E. GRIBBIN Professional Engineer No. 24292</p> <p>JAMAN ENGINEERING ASSOCIATES ENGINEERS, SURVEYORS & PLANNERS 320 ROUTE 10 WEST, RANDOLPH, NEW JERSEY 07869 (973) 366-6277</p>		
DRN. BY S.I.S.	DATE FEBRUARY 16, 2022	SCALE 1" = 10'
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