

# **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: Block 2011, Lot 1

105-107 Oak Street, Dover NJ

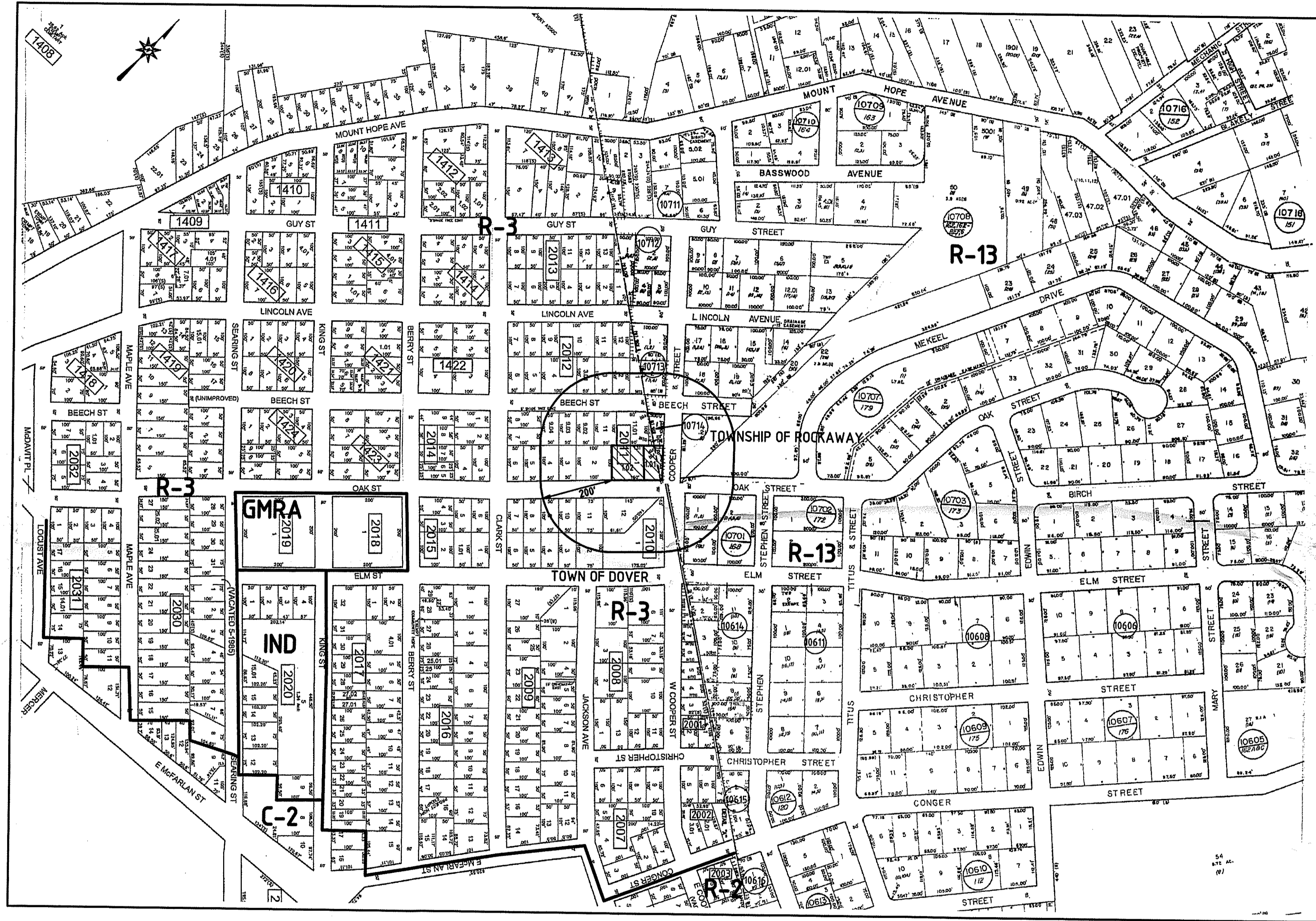
Per Tax Records in Tax Assessor's Office as of February 14, 2022

*Administrative Officer* 2/14/22 Date

Block	Lot	Unit ID	Owner	Owner Address	Owner City State	Owner Zip
2010	1		KLEIN, ROBIN R & LINDA	49 JACKSON AVE	DOVER NJ	07801
2010	2		SPEROPoulos MARC LANGIOS & KATHY	21 CASTLE CT	RANDOLPH, NJ	07869
2010	3		MARTINEZ JOSE & VIRGINIA A	91 ELM ST	DOVER NJ	07801
2010	4		SUAREZ VIRGILIO	89 ELM ST	DOVER NJ	07801
2010	8		BEH, MARY J	15619 CERCA CROSSING DR	LITMIA, IL	07801
2010	9		ROTHS, DEMETRIOS P & ROSA D	92 OAK ST A&B	DOVER, NJ	33547
2010	10		PICCOLO PIETRO PAOLO	16 E LOGAN RD	RANDOLPH, NJ	07869
2010	11		DEMAIS JAMES	98 OAK ST	DOVER NJ	07801
2010	12		BEATTY GEORGE N & PALMOMA M	104 OAK ST	DOVER NJ	07801
2011	2		GYURE ROSEMARY BOCCINO CARMELLA	52 HURD ST	MINI HILL, NJ	07803
2011	3		VEGA, CHRISTIAN	56-57 OAK ST	DOVER, NJ	07801
2011	4		VALLE HECTOR	17 JACOSTYN RD	DOVER, NJ	07801
2011	5		JIMENEZ OTTO W KLUMANN	89 OAK STREET	RANDOLPH NJ	07869
2011	7		OROZCO JAVIER & EHLBRECHT JAVIER	55 CLARK ST	DOVER NJ	07801
2011	8		DAQUILA, HUGH ROY THAMIS IRETEL	84 BEECH ST	DOVER NJ	07801
2011	9.00		QUINTANA LUIS A & SONIA B	92 BEECH ST	DOVER NJ	07801
2011	9.05		CASANO, MAURICIO & LOPEZ, LELIA	90 BEECH ST	DOVER NJ	07801
2011	9.04		MAULANO JOSEPH	88 BEECH ST	DOVER NJ	07801
2011	11		BUSTAMANTE, JORGE	94 BEECH ST	DOVER NJ	07801
2011	11.01		TODD MICHAEL & KIMBERLY	102 BEECH ST	DOVER NJ	07801
2011	12		KAYALL, CECILIA	106 BEECH ST	ROCKAWAY, NJ	07866
2012	1		GILBERT KATHI J	105 BEECH ST	DOVER NJ	07801
2012	2		VELLAMA FRANKLIN & KANNY	99 BEECH ST	DOVER NJ	07801
2012	3		ACRYTOS ENRIQUE	95 BEECH ST	DOVER NJ	07801
2012	3.01		CHERRY SEARON	93 BEECH ST	DOVER NJ	07801
2012	4		VALLE, RICARDO A & ANDY A VALLE-MIRON	91 BEECH ST	DOVER NJ	07801

## **OWNER & ADDRESS REPORT**

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
10701	1		2	INAGUASO, GLORIA & CABRERA, ANTONIO 19 COOPER ST DOVER, NJ	07801	
10701	2		1	INAGUASO, GLORIA & CABRERA, ANTONIO STEPHEN ST DOVER, NJ	07801	
10701	3		2	WEISFELD, ROBERT MARIE DOVER, NJ	07801	17 E COOPER ST
10708	18		2	TUSHINSKI, CAROL DOVER, NJ	07801	107 BEECH ST
10708	21		2	LEBRON, ELIZABETH DOVER, NJ	07801	108 BEECH ST
10708	22		1	CRAIG, DAVID & PETER HOWELL, NJ	07731	MEKEEL DR
10713	2		1	NIEVES, JOANNA DOVER, NJ	07801	152 LINCOLN AVE
10714	1		2	KAYALL, CECILIA DOVER, NJ	07801	106 BEECH ST



INDEX	
KEY SHEET	SHEET 1
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GRADING PLAN	SHEET 4
SOIL EROSION & SEDIMENT CONTROL PLAN	SHEET 5
DETAILS	SHEET 6
DETAILS	SHEET 7

- NOTES**
- Owner: Christian Vega, 15 James Court, Rockaway, NJ 07866, (201) 919-1329
  - Applicant: Village Development LLC, 34 East Blackwell Street, Dover, NJ 07801, (973) 714-6102
  - Total Tract Area = 15,000 Sq. Ft.  
Area Lot 1.01 = 5,000 Sq. Ft. (Includes Lot 2 Rockaway Township)  
Area Lot 1.02 10,000 Sq. Ft.
  - The address of the property is 105 & 107 Oak Street
  - This tract is located in the R-3 Residential Zone in the Town of Dover
- R-3 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 =** At Street Line
- Minimum Lot Depth =** 100 Feet
- Maximum Building Coverage =** 25%
- Maximum Floor Area Ratio =** N/A
- Maximum Lot Coverage =** 65%/4,300 Sq. Ft. (% / SF whichever is smaller)
- Maximum Building Height =** 30 Feet / 2 1/2 Stories
- This plan is based on a boundary survey prepared by Jaman Engineering Associates, dated July 11, 2020.
  - This plan is based on a topographic survey prepared by Jaman Engineering Associates, dated July 11, 2020. The topography is in an assumed datum.
  - The existing dwelling is serviced by public water and sewer. The proposed dwellings will be serviced by public water and sewer.
  - House numbers shall be placed on homes so that emergency personnel can locate dwellings.
  - Prior to start of construction the contractor shall verify the location and depth of all utilities.
  - There are wetlands on the northeastern side of Cooper Street. A permit has been obtained from the New Jersey Department of Environmental Protection for a Special Activity Transition Area Waiver - Redevelopment Permit.

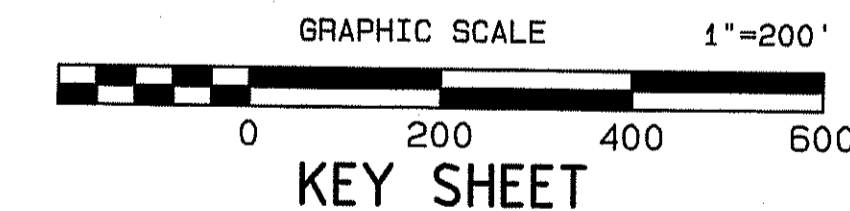
APPROVED BY THE TOWN OF  
DOVER ZONING BOARD OF  
ADJUSTMENT

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Secretary \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY THE TOWN OF  
DOVER ENGINEER

Engineer \_\_\_\_\_ Date \_\_\_\_\_



DESCRIPTION OF REVISION	DATE	DRN. BY
SUBDIVISION & SITE PLAN TOWN OF DOVER TAX MAP SHEET 20, BLOCK 2011, LOTS 1.01 & 1.02 TOWNSHIP OF ROCKAWAY TAX MAP SHEET 107, BLOCK 10714, LOT 2 MORRIS COUNTY, NEW JERSEY		
<i>Norman A. Smith</i> NORMAN A. SMITH Professional Engineer & Land Surveyor No. 10077, Professional Planner No. 129		
<i>Steven I. Smith</i> STEVEN I. SMITH Professional Land Surveyor No. 29357, Professional Planner No. 3201		
<i>John E. Gribbin</i> 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 10, 2022	SCALE 1" = 200'
		JOB NO. J20-11-2

1



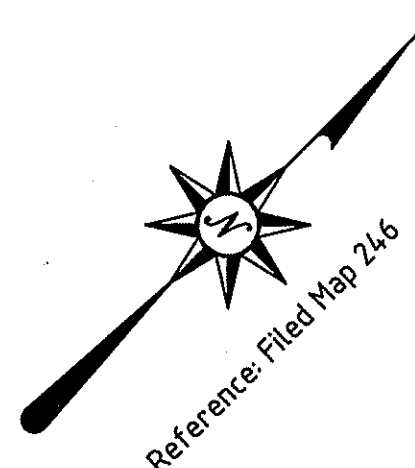
COPYRIGHT 2022 BY JAMAN ENGINEERING ASSOCIATES. THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR REPRESENTING JAMAN ENGINEERING ASSOCIATES

LOT 11

LOT 11.01

LOT 12

BLOCK 2011



Approximate Town Line  
As Per Dover Tax Map

10' Wide Access Easement

Chain Link Fence

N45°00'00"E 150.00'

LOT 2

PROPOSED  
LOT 1.08  
3,500 SQ. FT.

PROPOSED  
LOT 1.07  
2,000 SQ. FT.

PROPOSED  
LOT 1.06  
2,000 SQ. FT.

PROPOSED  
LOT 1.05  
2,000 SQ. FT.

PROPOSED  
LOT 1.04  
2,000 SQ. FT.

PROPOSED  
LOT 1.03  
3,500 SQ. FT.

10' Wide Access Easement

N45°00'00"W 100.00'

PROPOSED LOT LINE

N45°00'00"W 100.00'

PROPOSED LOT LINE

N45°00'00"W 100.00'

PROPOSED LOT LINE

N45°00'00"W 100.00'

PROPOSED LOT LINE

N45°00'00"W 100.00'

PROPOSED LOT LINE

N45°00'00"W 100.00'

BLOCK 10714  
LOT 2

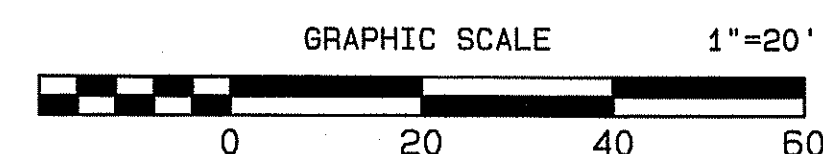
COOPER STREET  
50' Wide

Township Of Rockaway  
Town Of Dover

INDICATES WETLANDS AS DELINEATED IN THE FIELD BY ENVIRONMENTAL TECHNOLOGY INC. AND LOCATED BY SURVEY IN THE FIELD BY JAMAN ENGINEERING ASSOCIATES ON JULY 25, 2020. NJDEP PERMIT NUMBER 1400-20-0004.1, LUP 200001

WETLANDS

WETLANDS

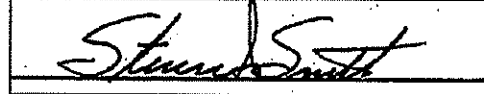
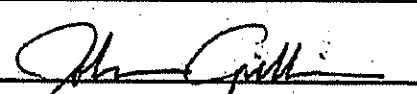


SUBDIVISION GEOMETRY PLAN

OAK STREET  
50' Wide

Granite Block Curb

Granite Block Curb

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 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		
DRN. BY S.I.S.	DATE FEBRUARY 10, 2022	SCALE 1" = 10'
		JOB NO. J 20-11-2

3

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LOT 11

LOT 11.01

LOT 12

BLOCK 2011



Approximate Town Line  
As Per Dover Tax Map

LOT 2  
Proposed Dry Well (Typical)  
See Detail Sheet  
Rear Half Of Units Will Drain  
Into Dry Wells.

PROPOSED  
LOT 1.08  
3,500 SQ. FT.

PROPOSED  
LOT 1.07  
2,000 SQ. FT.

PROPOSED  
LOT 1.06  
2,000 SQ. FT.

PROPOSED  
LOT 1.05  
2,000 SQ. FT.

PROPOSED  
LOT 1.04  
2,000 SQ. FT.

PROPOSED  
LOT 1.03  
3,500 SQ. FT.

BLOCK 10714  
LOT 2

INDICATES WETLANDS AS DELINEATED IN THE FIELD BY  
ENVIRONMENTAL TECHNOLOGY INC. AND LOCATED BY  
SURVEY IN THE FIELD BY JAMAN ENGINEERING ASSOCIATES  
ON JULY 25, 2020.  
NJDEP PERMIT NUMBER 1400-20-0004.1, LUP 200001

Proposed Spot Elevation

10' Wide Access Easement

N45°00'00"W 100.00'

PROPOSED 3 STORY  
6-3 BEDROOM UNIT  
RESIDENTIAL BUILDING

First Floor 496.30  
Garage Floor 495.30

First Floor 496.30  
Garage Floor 495.30

First Floor 496.30  
Garage Floor 495.30

First Floor 496.30  
Garage Floor 495.30

First Floor 496.30  
Garage Floor 495.30

First Floor 496.30  
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First Floor 496.30  
Garage Floor 495.30

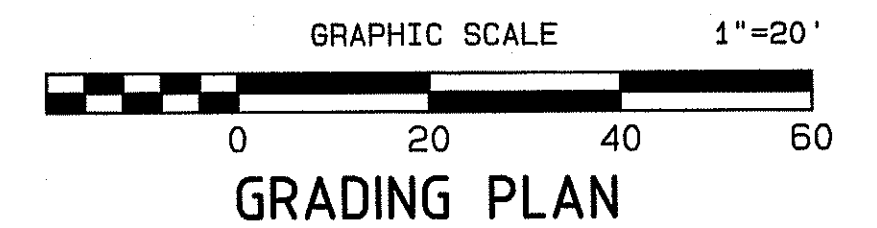
COOPER STREET  
50' Wide

WETLANDS

WETLANDS

Plant 3 Black Gum (Nyssa sylvatica) 1" to 1 1/2" Or  
Approved Equal As Per Approved NJDEP Plan

Second Floor  
Proposed Covered Stoop (Typical)  
Proposed Walk (Typical)



Meet Existing Walk  
Proposed Walk  
Granite Block Curb  
Proposed Depressed Curb (Typical)  
Proposed 4" PVC Sewer Lateral  
Typical Per Unit  
Proposed 3/4" Plastic Water Service  
Typical Per Unit  
Approximate Location Water Main

Proposed Dry Well (Typical)  
See Detail Sheet  
Front Half Of Units On Lots 1.07 & 1.08  
Will Drain Into Dry Wells. Front Half Of  
Units On Lots 1.03, 1.04, 1.05 & 1.06  
Will Drain Towards Oak Street.

OAK STREET  
50' Wide

Manhole

Water Valve

Manhole

Manhole

Manhole

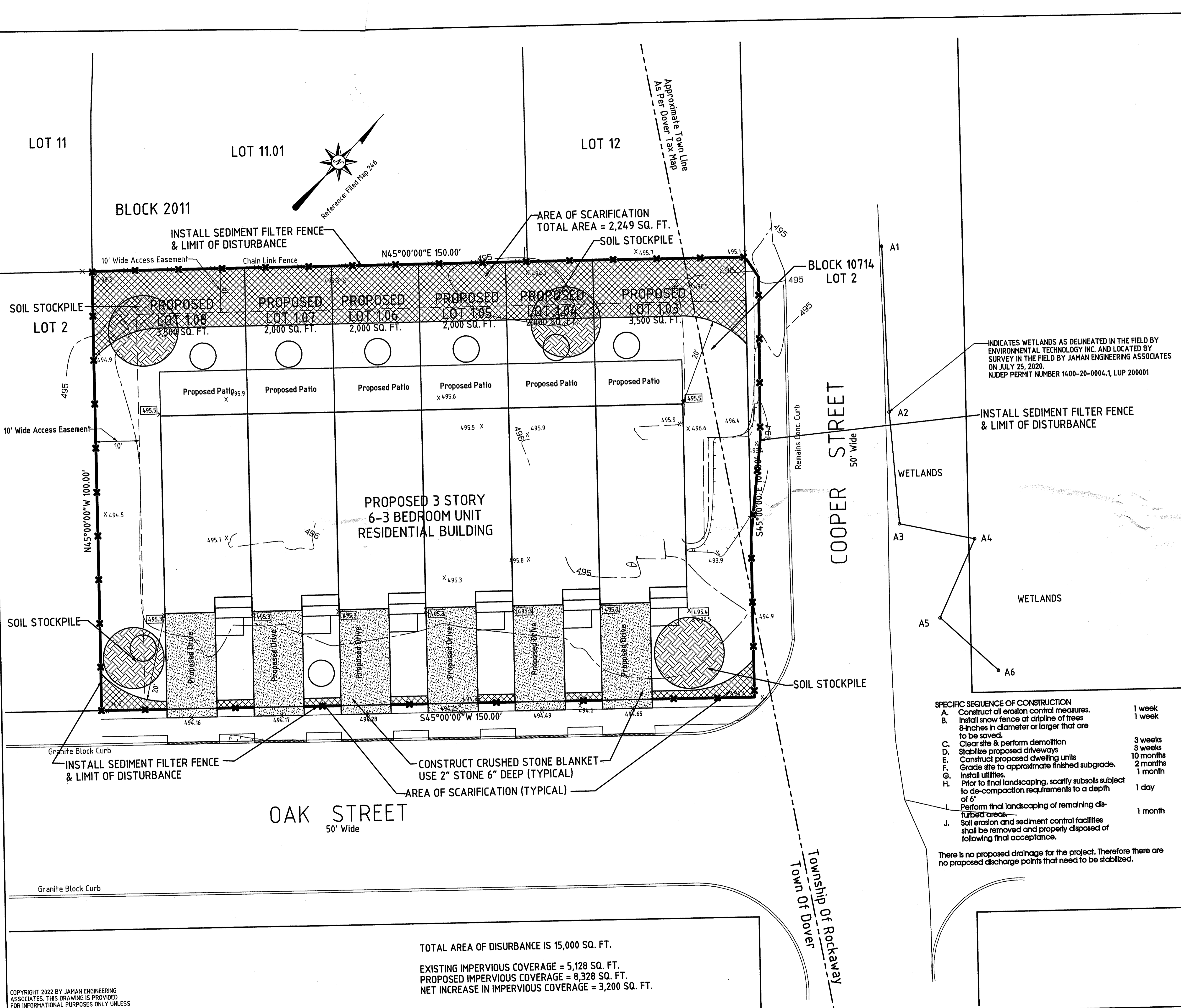
Pole

ZONING TABLE FOR PROPOSED LOTS

Pole	Proposed Lot 1.03 3,500 Sq. Ft.x	Proposed Lot 1.04 2,000 Sq. Ft.x	Proposed Lot 1.05 2,000 Sq. Ft.x	Proposed Lot 1.06 2,000 Sq. Ft.x	Proposed Lot 1.07 2,000 Sq. Ft.x	Proposed Lot 1.08 3,500 Sq. Ft.x
R-3 Residential Zone-Single Family Minimum Area = 5,000 Sq. Ft.						
Minimum Setbacks =						
Front = 20 Feet	20.50 Feet	20.50 Feet	20.50 Feet	20.50 Feet	20.50 Feet	20.50 Feet
Rear = 30 Feet	33.17 Feet	33.17 Feet	33.17 Feet	33.17 Feet	33.17 Feet	33.17 Feet
Side = 10 Feet	0.00 Feetx	0.00 Feetx	0.00 Feetx	0.00 Feetx	0.00 Feetx	0.00 Feetx
17 Feet Total	15.00 Feet Total	0.00 Feet Totalx	0.00 Feet Totalx	0.00 Feet Totalx	0.00 Feet Totalx	15.00 Feet Totalx
Minimum Width At						
Street Line = 50 Feet	35.00 Feetx	20.00 Feetx	20.00 Feetx	20.00 Feetx	20.00 Feetx	35.00 Feetx
Maximum Building = 25% Coverage	26.04%x	45.57%x	45.57%x	45.57%x	45.57%x	26.04%x
Maximum Floor Area Ratio = N/A	75.83%	132.70%	132.70%	132.70%	132.70%	75.83%
Maximum Lot Coverage = 65% / 4,300 % / SF - whichever is smaller	39.66% / 1,388 SF	69.40% / 1,388 SFx	69.40% / 1,388 SFx	69.40% / 1,388 SFx	69.40% / 1,388 SFx	39.66% / 1,388 SF
Maximum Building = 35/2% Height(feet/stories)	33.83 Feet/3 Storiesx	33.83 Feet/3 Storiesx	33.83 Feet/3 Storiesx	33.83 Feet/3 Storiesx	33.83 Feet/3 Storiesx	33.83 Feet/3 Storiesx

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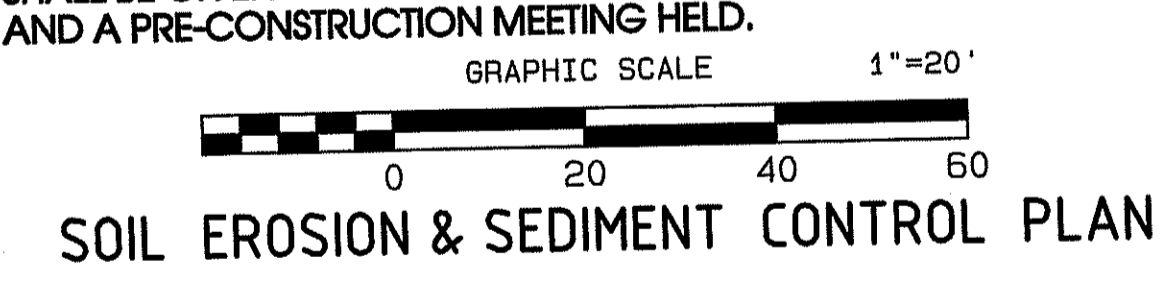
4



- 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) Properly 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 rate of 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.
- INDICATES WETLANDS AS DELINEATED IN THE FIELD BY ENVIRONMENTAL TECHNOLOGY INC. AND LOCATED BY SURVEY IN THE FIELD BY JAMAN ENGINEERING ASSOCIATES ON JULY 25, 2020. NJDEP PERMIT NUMBER 1400-20-0004.1, LUP 200001
- 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.

SPECIFIC SEQUENCE OF CONSTRUCTION		
A.	Construct all erosion control measures.	1 week
B.	Install snow fence at dipline 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.	

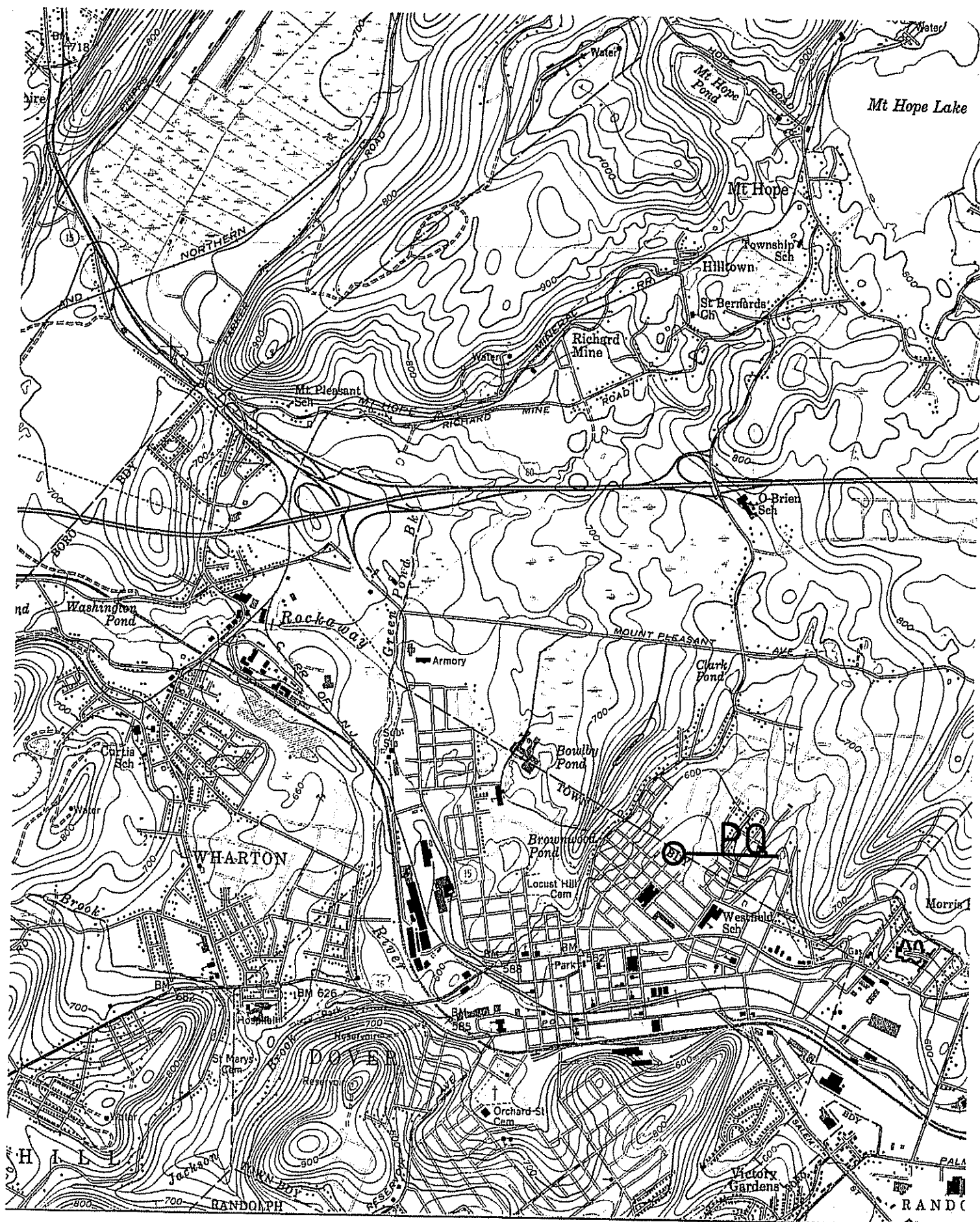
There is no proposed drainage for the project. Therefore there are no proposed discharge points that need to be stabilized.



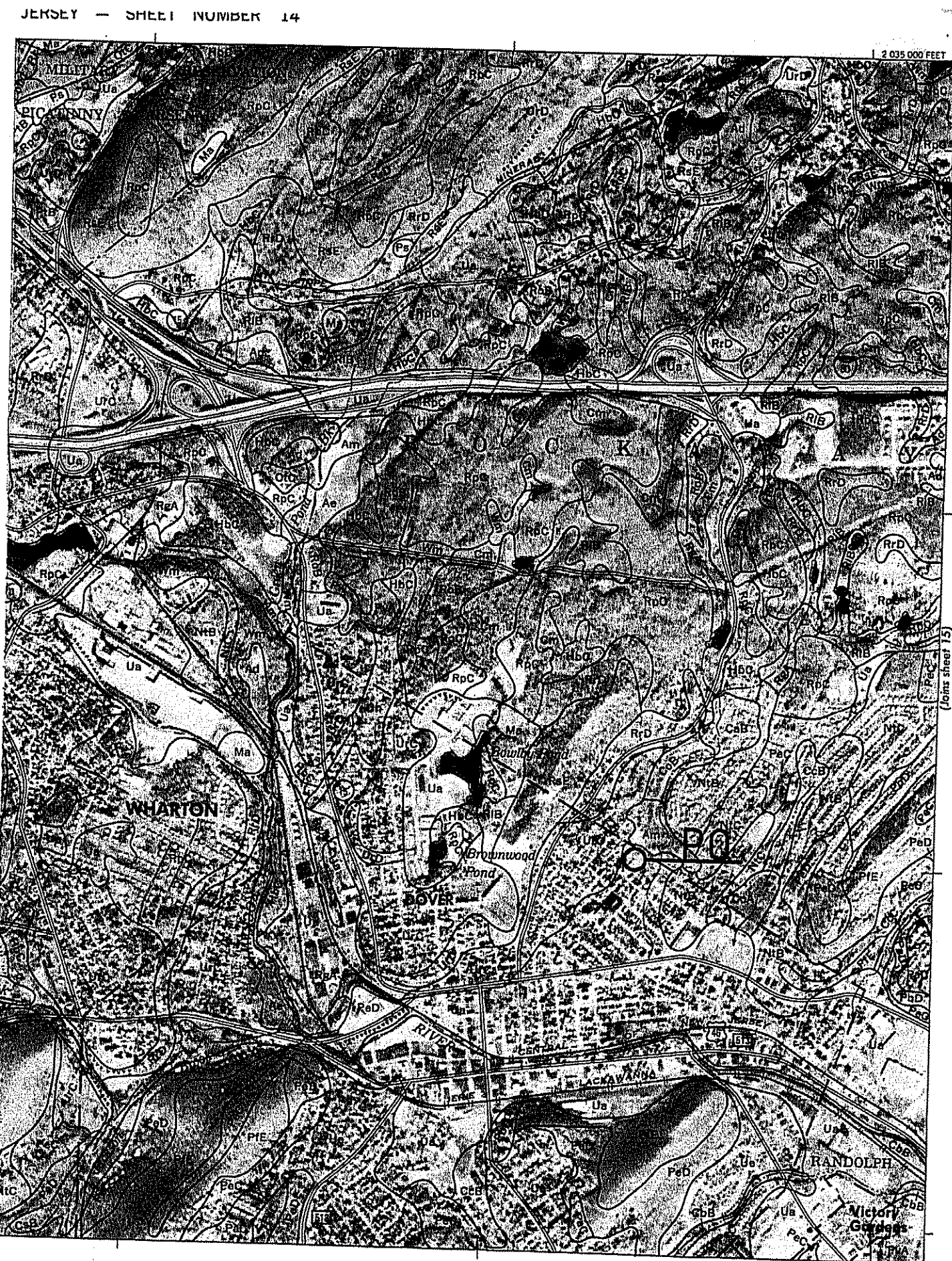
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SUBDIVISION & SITE PLAN			
TOWN OF DOVER			
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TOWNSHIP OF ROCKAWAY			
TAX MAP SHEET 107, BLOCK 10714, LOT 2			
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320 ROUTE 10 WEST, RANDOLPH, NEW JERSEY 07869			
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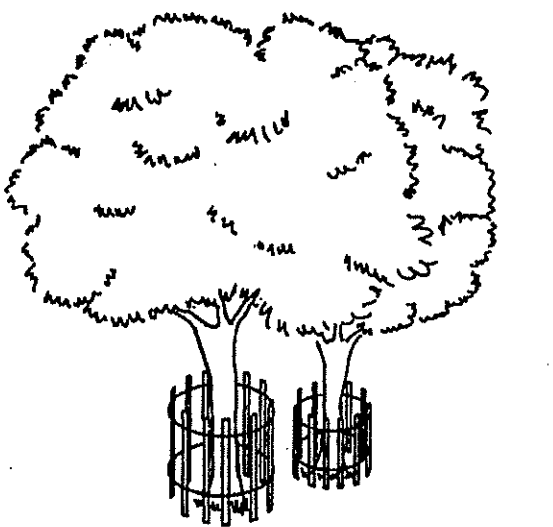
TOTAL AREA OF DISURBANCE IS 15,000 SQ. FT.  
EXISTING IMPERVIOUS COVERAGE = 5,128 SQ. FT.  
PROPOSED IMPERVIOUS COVERAGE = 8,328 SQ. FT.  
NET INCREASE IN IMPERVIOUS COVERAGE = 3,200 SQ. FT.



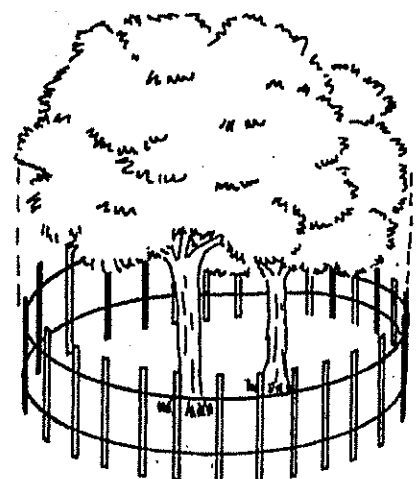
DOVER QUADRANGLE



MORRIS COUNTY SOIL SURVEY

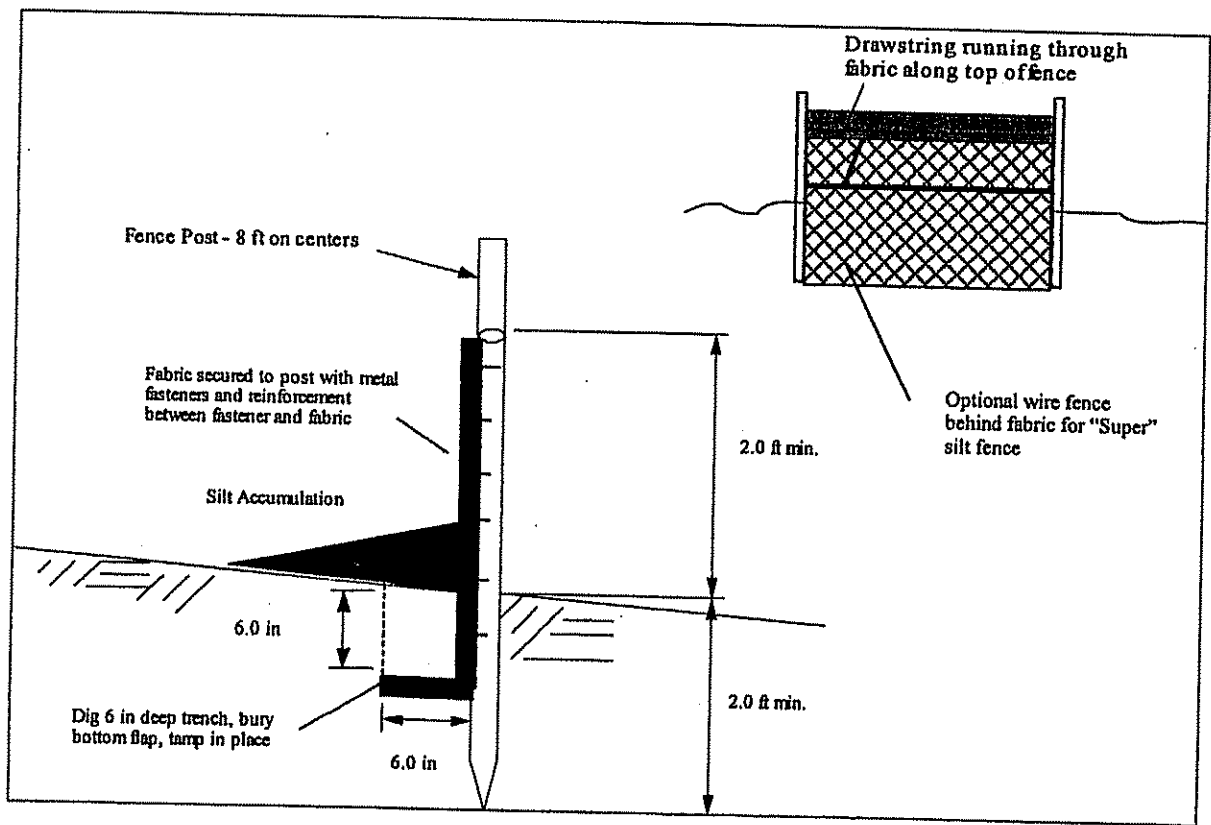


Incorrect fencing for tree protection



Correct fencing for tree protection

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.

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 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.

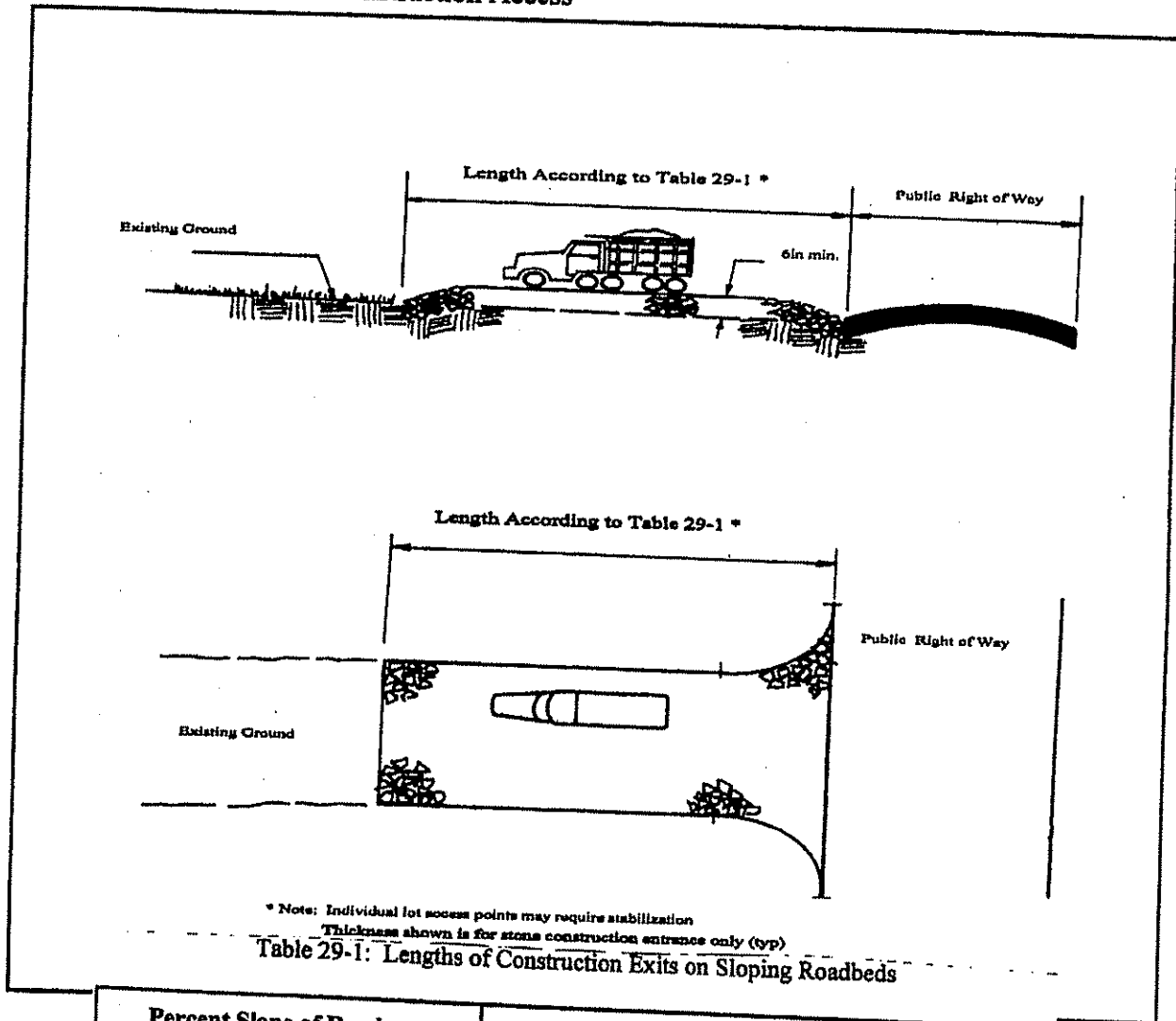
**Sprinkling** - Site is sprinkled until the surface is wet.

**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.

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 <sup>1</sup>	

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

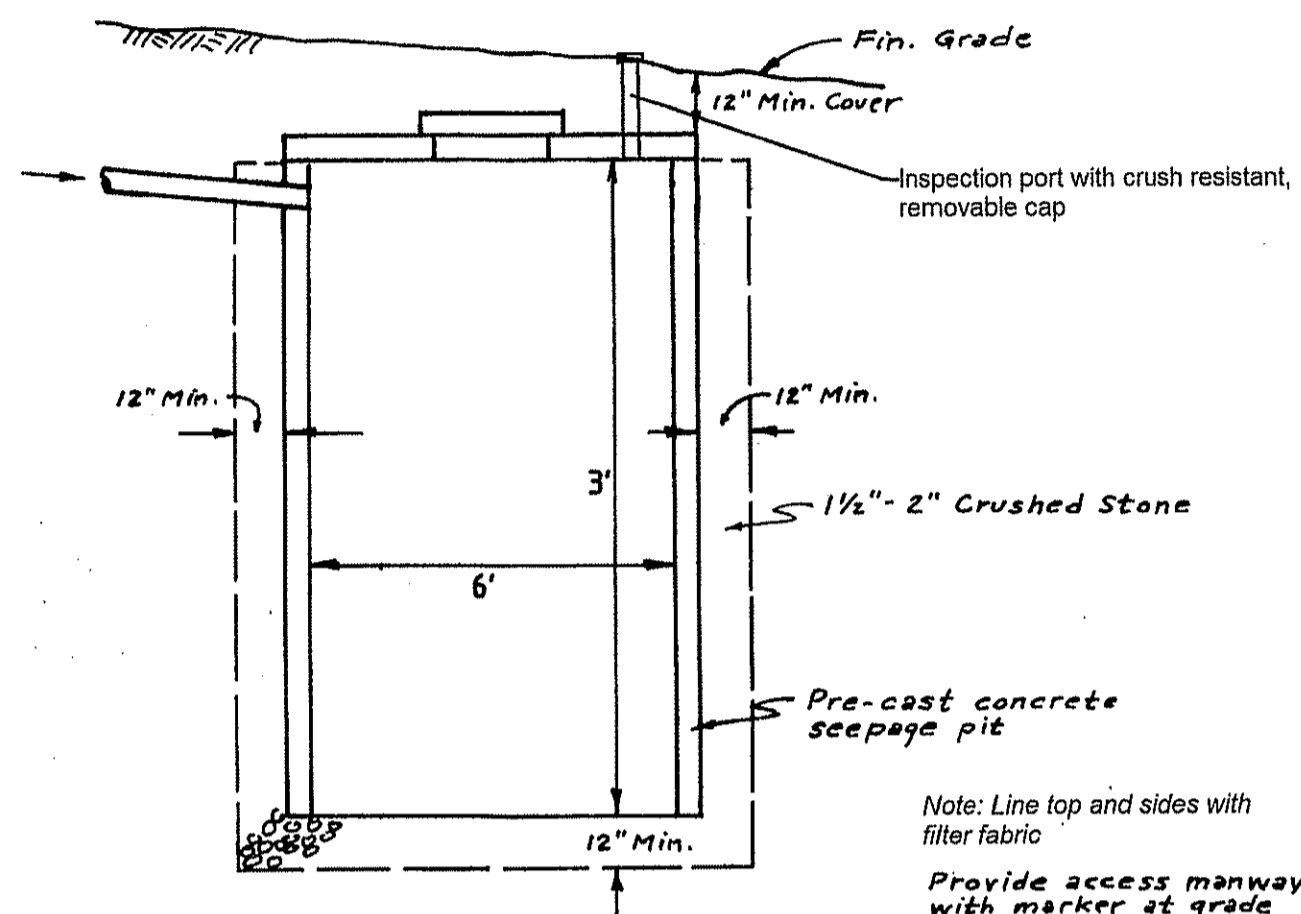
The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto roadways. This may require periodic top dressing with additional stone or additional length as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, 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 TAX MAP SHEET 20, BLOCK 2011, LOTS 1.01 & 1.02 TOWNSHIP OF ROCKAWAY TAX MAP SHEET 107, BLOCK 10714, LOT 2 MORRIS COUNTY, NEW JERSEY		
 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		
DRN. BY S.I.S.	DATE FEBRUARY 10, 2022	SCALE JOB NO. J 20-11-2

OVERFLOW DETAIL



DRY WELL

#### DRY WELL CALCULATIONS

The soil series in the area of the proposed dry well, based on the "Soil Survey of Morris County", is Ua, Urban.

The total increase in impervious coverage for the six lots is 3,200 sq. ft. Connect the roof leaders from the rear half of all of the proposed dwellings to the dry wells. Connect the roof leaders from the front half of the proposed dwellings on Lots 1.07 & 1.08 to the dry wells. The front half of the proposed dwellings on Lots 1.03, 1.04, 1.05 & 1.06 will drain towards Oak Street. Use a dry well with a diameter of 6 feet and a depth of 3 feet for each dry well. The required depth of each dry well for a dwelling with a roof area of 450 square feet using a rainfall of 3 inches is computed below. This storm would require 112.5 cubic feet of storage in the each of the proposed dry wells.

Total flow to proposed dry wells required  
3,200 sq. ft. X 3.0 inches/12inches = 800.0 cu. ft.

Flow to proposed dry wells for rear half of proposed dwellings  
450 sq. ft. X 3.0 inches/12inches = 112.5 cu. ft. per dwelling  
6 x 112.5 cu. ft. = 675 cu. ft.

Flow to proposed dry wells for front half of proposed dwellings on Lots 1.07 & 1.08  
450 sq. ft. X 3.0 inches/12inches = 112.5 cu. ft. per dwelling  
2 x 112.5 cu. ft. = 225.0 cu. ft.

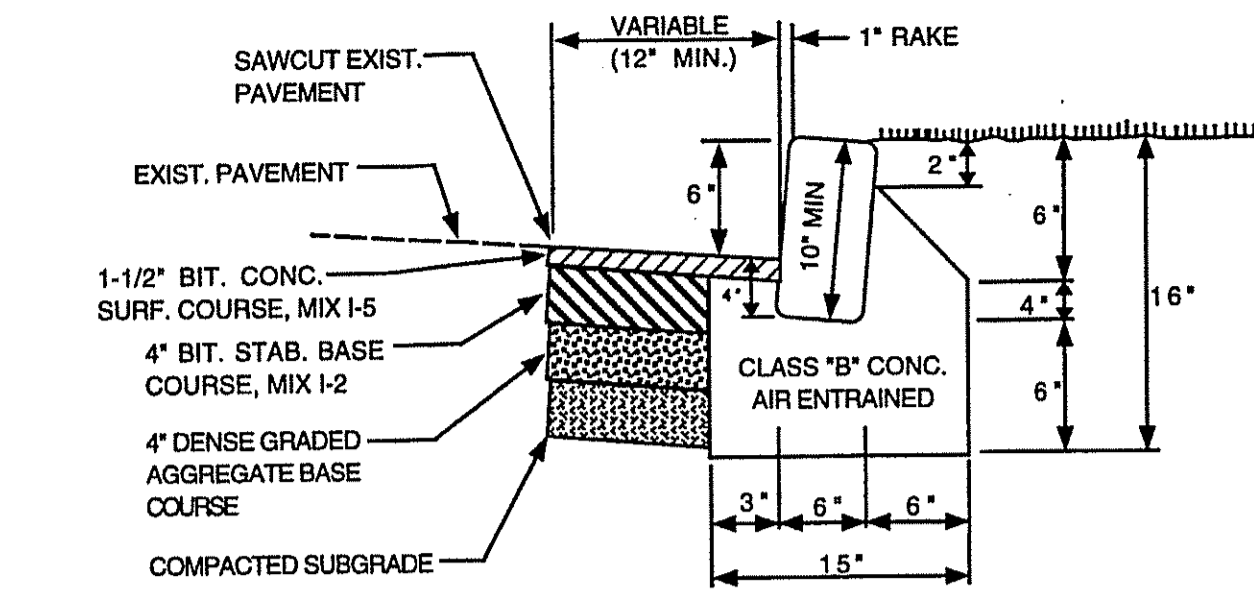
Total Flow to 8 dry wells is 900 cu. ft.

One dry well 6 feet in diameter and 3.0 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 131.31 cu. ft. The 8 proposed dry wells will contain 1050.48 cu. ft.

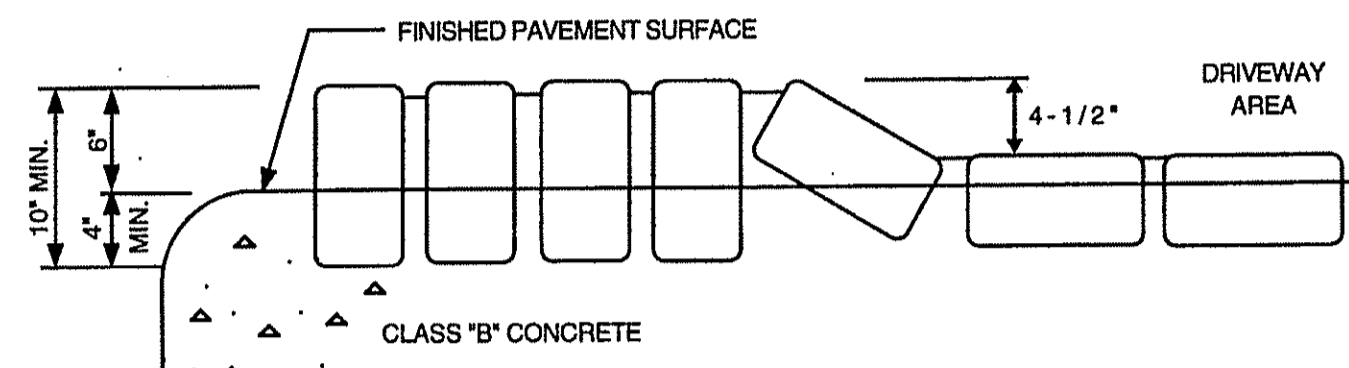
Construct the proposed dry well from an 6 foot diameter 3 foot deep precast concrete seepage pit.

#### Notes:

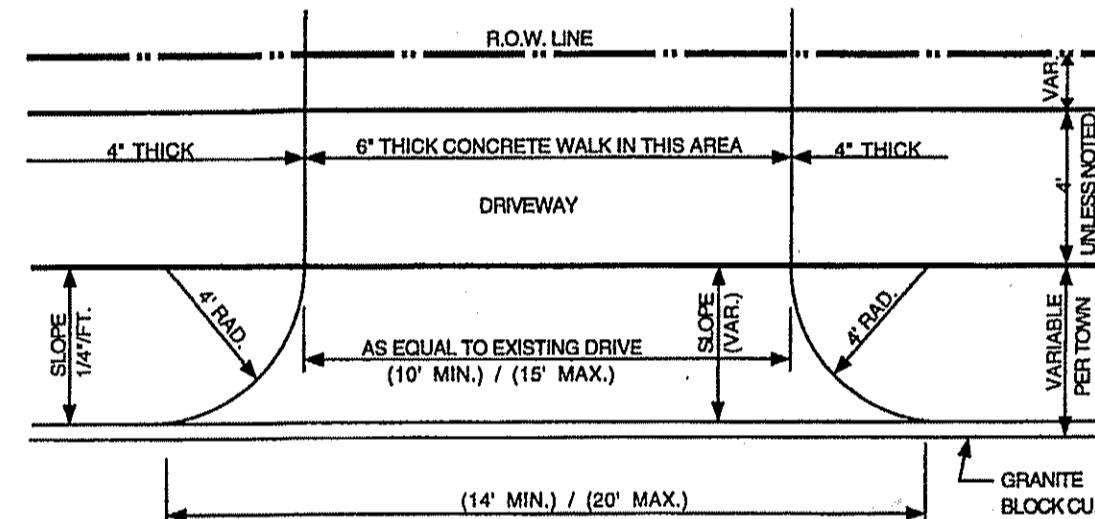
1. Connect the roof leaders from the proposed dwelling as outlined above to the proposed dry wells. Connection shall be made with 4" PVC Pipe. Use 2% minimum slope.
2. Stone around dry well shall be 1 1/2" to 2" crushed stone



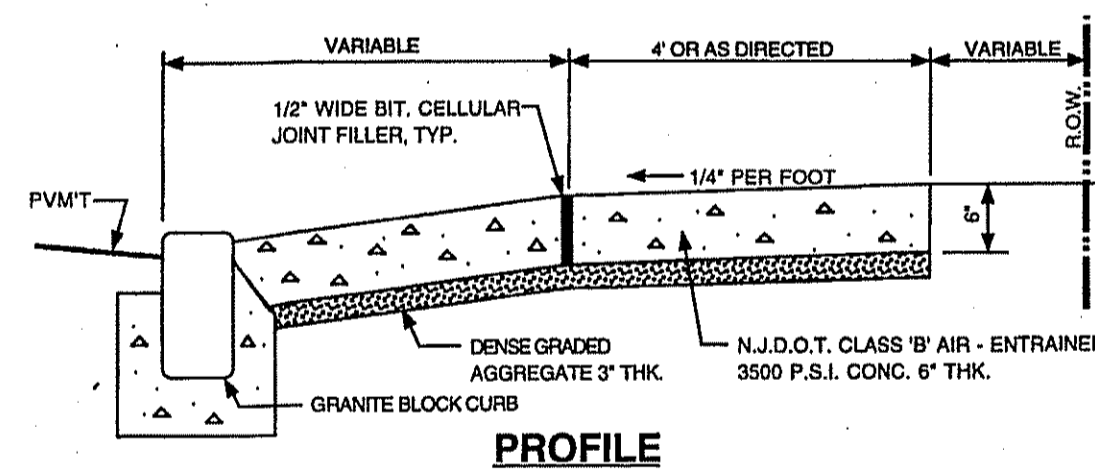
- NOTES:
1. DENSE GRADED AGGREGATE BASE COURSE SHALL BE USED IF REQUIRED TO MAKE ANY GRADE ADJUSTMENTS.
  2. JOINTS ARE TO BE 3/4" WIDE AND POINTED WITH 1:2 MIX CEMENT MORTAR. JOINTS TO BE CLEANED PRIOR TO POINTING.



GRANITE BLOCK CURB / PAVEMENT RESTORATION



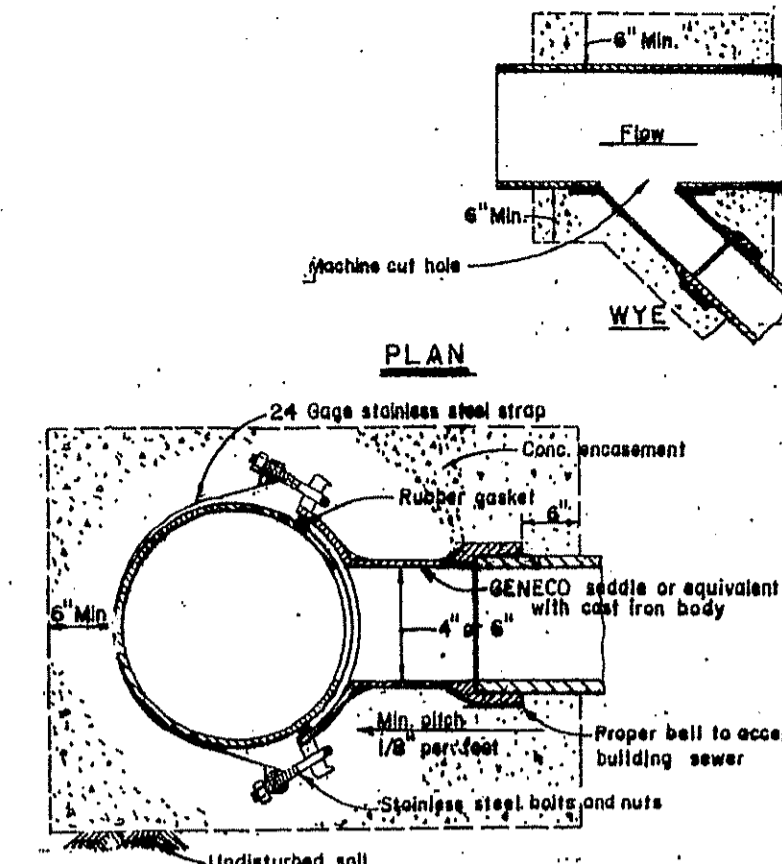
PLAN  
CONC. DRIVEWAY WITH BLOCK CURB



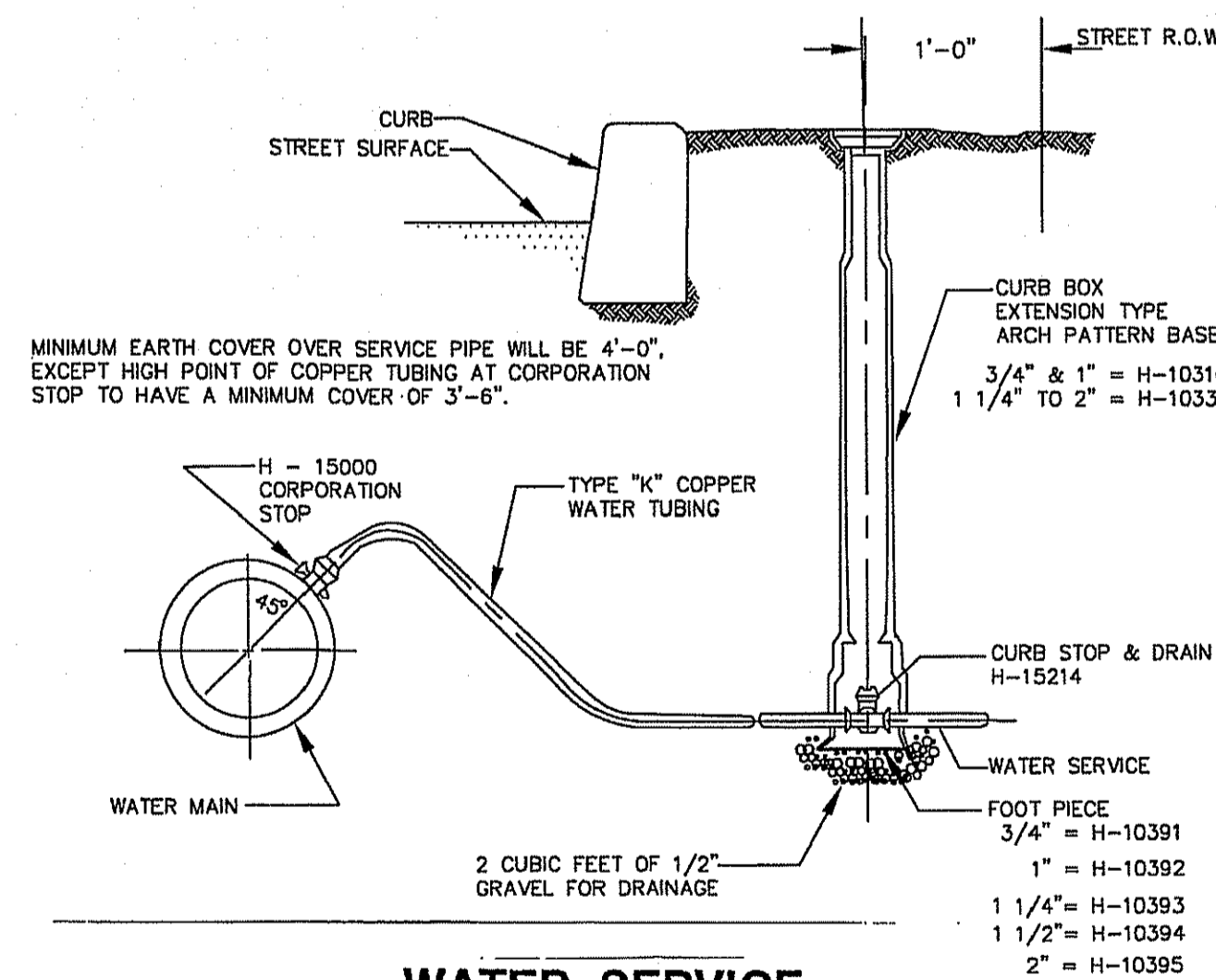
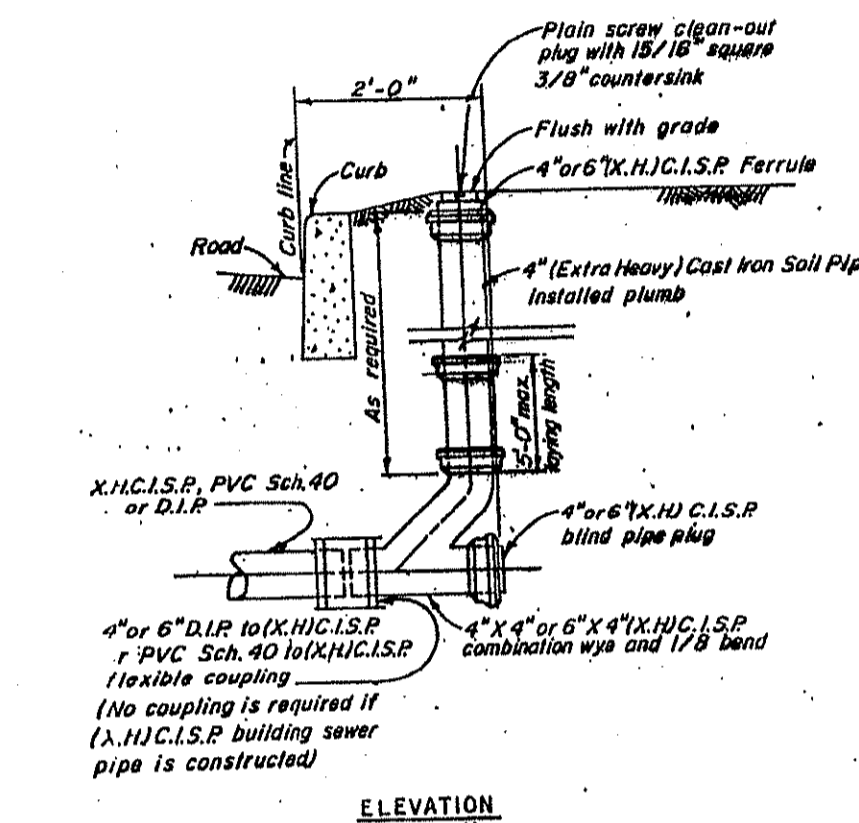
#### GENERAL NOTES:

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 PROVIDED EVERY 12'.
3. LONGITUDINAL JOINTS, 1/4" WIDE, SHALL BE PROVIDED BETWEEN CURBS AND ABUTTING SIDEWALKS AND SHALL BE FILLED WITH PREMOULDED 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 ENTRAINMENT.
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.

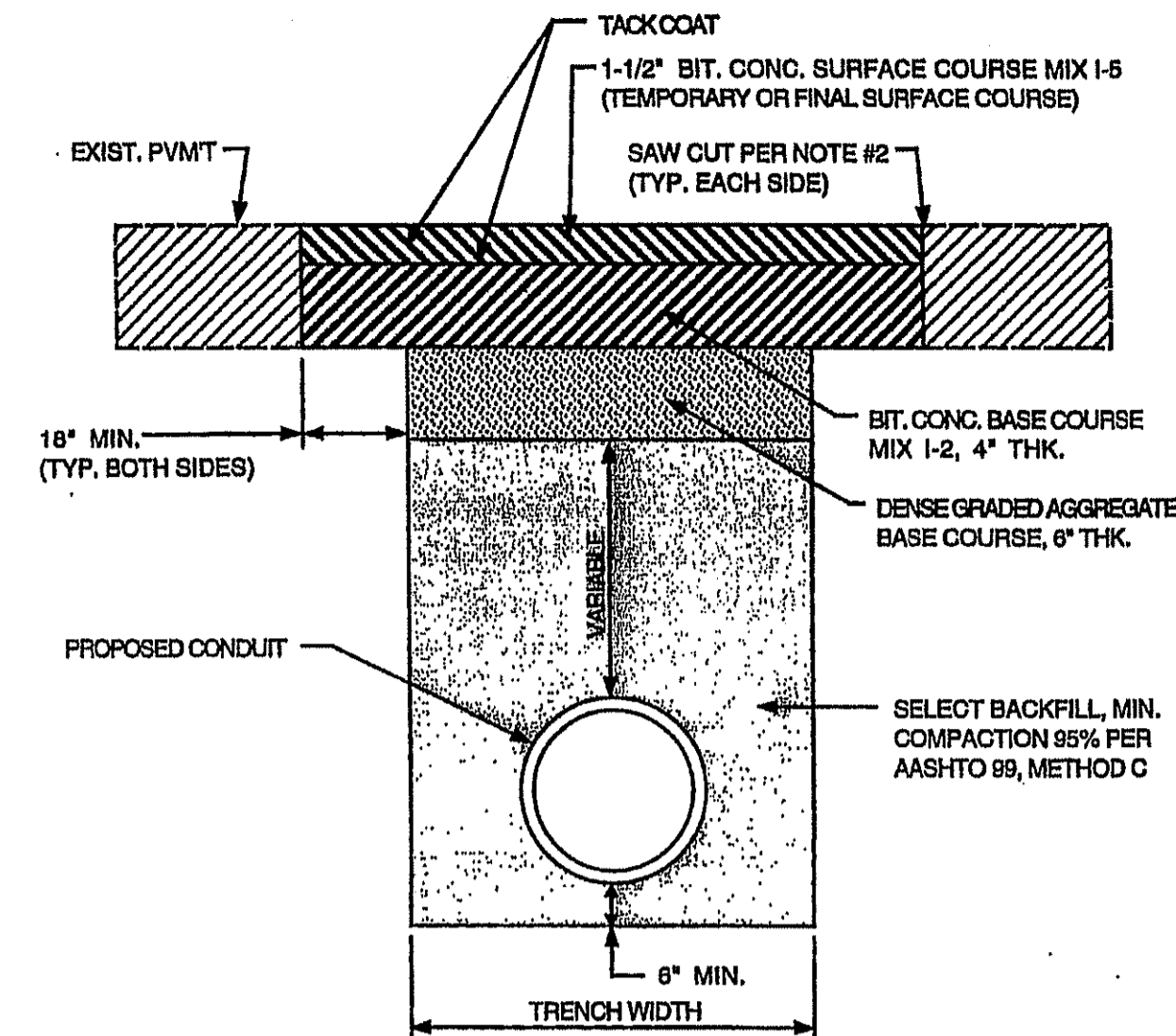
STANDARD CONCRETE SIDEWALK



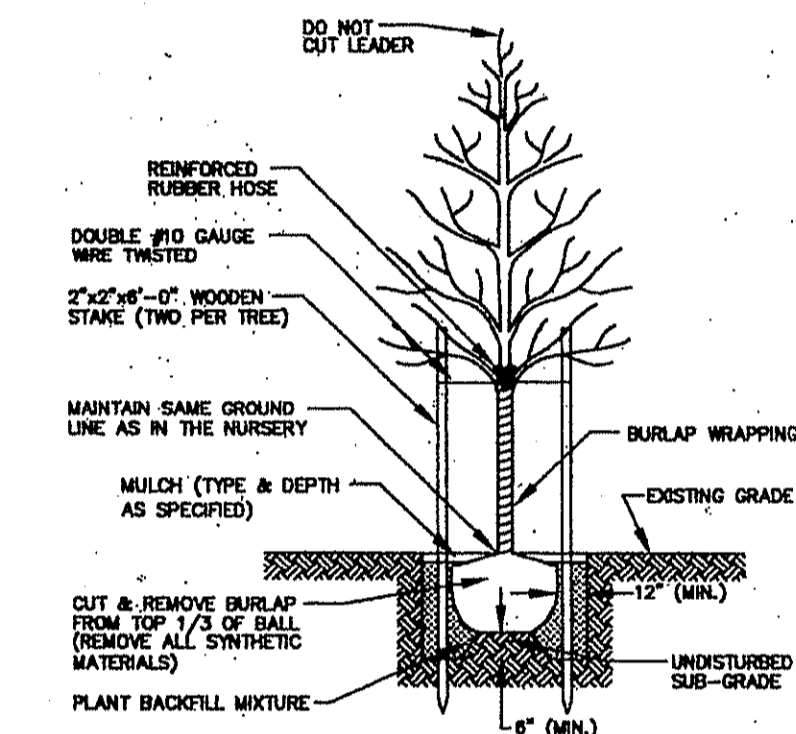
STRAP TYPE SECTION  
TYPICAL DETAIL OF SADDLE CONNECTION



WATER SERVICE  
CONNECTION DETAIL



TRENCH OPENINGS IN  
FLEXIBLE PAVEMENT  
ROADWAYS



DECIDUOUS TREE PLANTING DETAIL

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