

From Developer's Wastewater Feasibility Report

2.1 Project Description

The subject site known as The Village Grande at Hopatcong is located within Hopatcong Township, Sussex County, New Jersey. The site encompasses approximately 305+ acres on Block 20002, Lot 3 in Hopatcong Township. The project location is depicted in Figure 1.

The site is predominantly occupied by dense woodlands on the uplands and lowlands. The site is accessible from the west via Old Stanhope Road via an access road and from the southeast via Mildred Avenue within Hopatcong Heights. The property is bound to the north, south, and east by private property. Located west of the property is the Sussex County Department of Public Works Garage (SCDPW) and the Byram Bus Lines Maintenance Area. There is a documented ground water contamination site (NJDEP Case #90-10-01-1626 UST#016120) affiliated with the SCDPW located to the west-southwest of the parcel (Maser, 311 2/04).

The proposed development involves a 730 unit active adult community. The proposed residences are of mixed variety including 384 single family private residences, 112 town homes, 234 condominiums. It is assumed that all residential units are 2-bedroom. Additionally, a 10,000 square foot (FT2) clubhouse1community center is included in the proposed development.

2.2 Site Description

The following regional information was compiled from data available through the NJDEP, New Jersey Geologic Survey, United States Soil Conservation Service, and the United States Geologic Survey.

Topography is predominantly gently to severely sloping, with elevations ranging from 870 to 1158 feet above mean sea level (FT-MSL). Drainage on the property is bifurcated. All drainage west and northwest of the central plateau (elevation 11 58 FT-MSL) will flow predominantly to the west and west-northwest, as controlled locally by Lubbers Run. All drainage east and southeast of the central plateau will flow predominantly to the south and south-southeast, as controlled locally by tributaries feeding Lake Musconetcong. Regionally, drainage is controlled by the Musconetcong River which flows predominantly to the southwest. The entire site is located within the Upper Delaware Basin Watershed Management Area.