NJSPCS NAD83

BLOCK 1207
LOT 2

EXITING BUILDING

BLOCK 1207
LOT 6

EXITING BUILDING

LIGHT POLE (TYP)

TRAFFIC LIGHT (TYP)

4" PVC

15" HDPE

'A' INLET (DIRT FILLED)
GRT=573.33
INV=572.3
INV=569.8
INV=569.7

15" RCP

10" CIP

'B' INLET
GRT=573.48
INV=571.7
INV=571.6

SANITARY MH
RIM=573.63

574

NORTH WARREN STREET
(66' RIGHT-OF-WAY PER TAX MAP)

SANITARY MH
RIM=573.76

WATER VALVE (TYP)

DOUBLE YELLOW LINE (TYP)

MANHOLE
RIM=573.68

MANHOLE
RIM=573.83

MANHOLE
RIM=573.73

MANHOLE
RIM=573.79

'A' INLET (DIRT FILLED)
GRT=572.99
INV=570.0
INV=569.6

18" RCP

18" RCP

DRAINAGE MH
RIM=573.79
INV=571.2
INV=570.9

MANHOLE
RIM=573.43

UTILITY JUNCTION BOX (TYP)

4" CHERRY

PAVER SIDEWALK

OHW PARKING SIGN

4" CHERRY

OVERHEAD WIRE (TYP)

CONCRETE SIDEWALK

UTILITY POLE (TYP)

574.28

574.40

574.57

UTILITY JUNCTION BOX (TYP)

4" PVC

'B' INLET
GRT=573.17

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

CONCRETE SIDEWALK

BUILDING CORNER CLEAR 0.6'

S7°24'03"E - 36.33'

POINT OF BEGINNING
DB 21682/338

'B' INLET
GRT=573.93
INV=571.7
INV=571.5

'B' INLET
GRT=573.93
INV=571.8

GRAVEL

574.30

574.39

BLOCK 1206
LOT 2
DB 21682/338
AREA=2,695 SF
OR 0.062 ACRES

N82°35'53"E - 74.17'

S82°35'53"W - 74.17'

574.84

575

575.78

GRAVEL PAVEMENT

PAVEMENT

575.59

BUILDING CLEAR 0.3'

N7°24'03"W - 36.33'

CHAIN LINK FENCE

BLOCK 1206
LOT 4
DB 24873/990

GRAVEL

575

575.15

BLOCK 1206
LOTS 3&5
DB 6411/30

GRAVEL

574.83

GAS VALVE IN (TYP)

BUS STOP SIGN

4" CHERRY

575.05

CONCRETE WALK

GRAVEL

574.63

CONCRETE

575.12

CONCRETE

CONCRETE WALL (TYP)

BUILDING LINE OVERHANG

METAL FENCE

576

BLOCK 1206
LOT 6
DB 20939/1240

EXITING BUILDING

CONCRETE SIDEWALK

PAVER SIDEWALK

575

BLOCK 1206
LOT 1
DB 23527/1931

BLOCK 1206
LOT 8
DB 20939/1240

BLOCK 1206
LOT 7
DB 20939/1240

BLACKWELL STREET
COUNTY ROUTE 513
(75' RIGHT-OF-WAY PER TAX MAP)

NOTES AND REFERENCES:

1. TOWN DOVER TAX MAPS.
2. DEEDS AS REFERENCED ON THIS MAP.
3. UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS FURNISHED. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND FOR A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. A FIELD MARKOUT MAY BE REQUESTED BY CALLING (800) 272-1000.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS THAT MAY EXIST.
5. OFFSETS SHOWN HEREON SHOULD NOT BE USED AS THE BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
6. OUTBOUND CORNER MARKERS HAVE NOT BEEN SET AND A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL 2003, c.14 (NJSA 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
7. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88 PER GPS/RTK OBSERVATIONS TAKEN BY DYKSTRA WALKER DESIGN GROUP IN JULY 2025 (SPECTRA PRECISION SP60/GEOID 18).

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE	REVISION

DYKSTRA WALKER DESIGN DW GROUP P.A.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849
PHONE (973) 663-6540 · FAX (973) 663-0042
WWW.DYKSTRAWALKER.COM

KENNETH D. DYKSTRA
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 24GB03297200

BOUNDARY & TOPOGRAPHIC SURVEY PLAN

BLOCK 1206, LOT 2
5-7-9 NORTH WARREN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 10'
JOB NO.: 25124
DRAWN BY: RL
CHECKED BY: KDD
DATE: 07/31/2025
SHEET NO. 1 OF 1

J:\cdsk\PROJ\25\25124\dwg\TBOUNDTOPO_25124.dwg 08/04/25 01:20:20PM, keith, Layout:24X36 DWG