PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOTS 1 & 20
#180 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

LIST OF PROPERTY OWNERS WITHIN 200'

LIST AS PREPARED BY TOWN OF DOVER TAX ASSESSOR, DATED APRIL 30, 2026

BLOCK 407, LOT 20
THE NICHOLAS PARTNERSHIP
7 CHELSEA DR
RANDOLPH, NJ 07869

BLOCK 405, LOT 3
ELSASSER, ROY H/ / BETH A TRUS
20 CLAREDON TER
DOVER, NJ 07801

BLOCK 405, LOT 4.01
VEGA, CHRISTIAN
15 JAMES CT
ROCKAWAY, NJ 07866

BLOCK 405, LOT 4.03
VEGA, CHRISTIAN
15 JAMES CT
ROCKAWAY, NJ 07866

BLOCK 405, LOT 6
SPILLMAN RONALD & BETTY L
221 ANN STREET
DOVER, NJ 07801

BLOCK 406, LOT 7
PANAGIOTIS, PHLICIA
229 ANN ST
DOVER, NJ 07801

BLOCK 406, LOT 20
CALLE, WALTER LEONARDO GONZALEZ
3 BEAUFORT AVE
DOVER, NJ 07801

BLOCK 406, LOT 21
CANNON NAN L
11 BEAUFORT AVE
DOVER, NJ 07801

BLOCK 407, LOT 1
MC BRIDE, JENNIFER NICHOLAS TRUST
7 CHELSEA DR
RANDOLPH, NJ 07869

BLOCK 407, LOT 13
RAMIREZ, BRYAN/ EDGAR & JEANE
49 W CEDAR ST
LIVINGSTON, NJ 07039

BLOCK 407, LOT 14
OBANDO, BRYANT
235 PROSPECT ST
DOVER, NJ 07801

BLOCK 407, LOT 15
GABRIEL, MARCO ANTONIO DIAZ
19 WATSON DR
DOVER, NJ 07801

BLOCK 407, LOT 16
RIVERA, ANDRES & AQUIRRE, LUZ M
253 PROSPECT ST A&B
DOVER, NJ 07801

BLOCK 407, LOT 17
PEREZ, VICTORIA STELLA
265 PROSPECT ST
DOVER, NJ 07801

BLOCK 407, LOT 18
PATTERSON, DAVID A & JULIE M
232 ANN ST
DOVER, NJ 07801

BLOCK 407, LOT 19
LAI, YAODONG/LIU, LAIN
222 ANN ST
DOVER, NJ 07801
BLOCK 408, LOT 9
ACEVEDO, ALESAN/ANA ROSA
240 ANN ST
DOVER, NJ 07801

BLOCK 1008, LOT 13
BRANIGAN, ROBERT JOHN/CLAUDIA
1 FRED TER
DOVER, NJ 07801

BLOCK 1008, LOT 14
TURNER, LINDA E/CLYDE D
234 PROSPECT ST
DOVER, NJ 07801

BLOCK 1008, LOT 15
VIZUETA, JORGE & MARTHA
12 AUDREY PL
DOVER, NJ 07801

BLOCK 1008, LOT 16
CEDENO, FRANCIS
16 AUDREY PL
DOVER, NJ 07801

BLOCK 1008, LOT 17
TORO, OMAR/RUTH
20 AUDREY PL
DOVER, NJ 07801

BLOCK 1008, LOT 18
DIAZ, MARLYN M
24 AUDREY PL
DOVER, NJ 07801

BLOCK 1008, LOT 19
RUGG, JUDITH D
28 AUDREY PL
DOVER, NJ 07801

BLOCK 1101, LOT 31
AHMED, AHMED
65 SUMMIT AVE
CEDAR KNOLLS, NJ 07927

BLOCK 1101, LOT 32
WAGNER PAUL J & URSULA ZUGEL

BLOCK 1101, LOT 33
ORAVEZ, THOMAS
179 NAUGHRIGHT RD
LONG VALLEY NJ 07853

BLOCK 1101, LOT 33.01
MASTROPIERRO, JOSEPH/CATHERINE
4 CHELSEA DR
RANDOLPH NJ 07889

BLOCK 1101, LOT 34
PORTAL INVESTMENTS LLC
57 W MUNSON AVE
DOVER, NJ 07801

BLOCK 1102, LOT 17
SCALICI, FRANCA/ANDREA
10 NEW ST
DENVILLE NJ 07801

BLOCK 1102, LOT 18
ROSADO, ILUMINADA/MOLINA, MIGUELA
11 AUDREY PL
DOVER, NJ 07801

BLOCK 1102, LOT 19
SANTIAGO FELIPE/ROSA SOTO
7 AUDREY PL
DOVER, NJ 07801

BLOCK 1102, LOT 20
BONILLA, NORA IDALIA GUEVARA
3 AUDREY PL
DOVER, NJ 07801

BLOCK 1102, LOT 21.01
OEO, JERRY
1 AUDREY PL
DOVER, NJ 07801

BLOCK 1102, LOT 21.02
HARRACHI, HASSAN/SANDRA
26 CENTER GROVE RD
RANDOLPH NJ 07869

BLOCK 1102, LOT 22
JUCA, LENIN J AYALA & ROMERO, C T S
172 THOMPSON AVE
DOVER, NJ 07801

BLOCK 1102, LOT 23
GANDHI, SATISHCHANDNA G
168 THOMPSON AVE
DOVER, NJ 07801

BLOCK 1102, LOT 24
AGUIRRE, DUAVAN H/YOBANA
164 THOMPSON AVE
DOVER, NJ 07801

BLOCK 1102, LOT 25
VEGA CAPITAL INVESTMENTS LLC
15 JAMES CT
ROCKAWAY, NJ 07866

BLOCK 1102, LOT 26
VAZQUEZ, RAMON
16 GRANT ST
DOVER, NJ 07801

BLOCK 405, LOT 4.01
VEGA, CHRISTIAN
15 JAMES CT
ROCKAWAY, NJ 07866

BLOCK 405, LOT 4.03
VEJA, CHRSTIAN
15 JAMES CT
ROCKAWAY, NJ 07866

BLOCK 405, LOT 6
SPILMAN RONALD & BETTY L
221 ANN ST
DOVER, NJ 07801

BLOCK 406, LOT 10
KLINGER JOHN B & GERTRUDE
3 FOX HILL DR
DOVER, NJ 07801

BLOCK 406, LOT 11
RIVERA JOSE & RAMONITA
11 FOX HILL DR
DOVER, NJ 07801

BLOCK 406, LOT 18
ABDUJABBAROVA, MALIKA/TOKHIR
12 FOX HILL DR
DOVER, NJ 07801

BLOCK 406, LOT 19
FLOTH, CHRISTIAN/SHANA
185 ANN ST
DOVER, NJ 07801

BLOCK 406, LOT 20
CALLE, WALTER LEONARDO GONZALES
3 BEAUFORT AVE
DOVER, NJ 07801

BLOCK 406, LOT 21
CANNON NAN L
11 BEAUFORT AVE
DOVER, NJ 07801

BLOCK 406, LOT 6
SAMUYLOV, GARCIA/PYOTR
7 GEORGE ST
DOVER, NJ 07801

BLOCK 406, LOT 8
RYAN MICHAEL J & ROBIN LALLY
1 GEORGE ST
DOVER, NJ 07801

BLOCK 407, LOT 1
MC BRIDE, JENNIFER NICHOLAS TRUST
7 CHELSEA DR
RANDOLPH, NJ 07869

BLOCK 407, LOT 10
ROMAN, GILBERTO/SONIA
11 SOUTH ESSEX ST
DOVER, NJ 07801

BLOCK 407, LOT 12
MARTINEZ, BIANCA
167 PROSPECT ST
DOVER, NJ 07801

BLOCK 407, LOT 13
RAMIREZ, BRYAN/ EDGAR & JEANNE
49 W CEDAR ST
LIVINGSTON, NJ 07039

BLOCK 407, LOT 14
OBANDO, BRYANT
235 PROSPECT ST
DOVER, NJ 07801

BLOCK 407, LOT 15
GABRIEL, MARCO ANTONIO DIAZ
19 WATSON DR
DOVER, NJ 07801

BLOCK 407, LOT 19
LAI, YAODONG/LUO, LAIN
222 ANN ST
DOVER, NJ 07801

BLOCK 407, LOT 2
MULLIN, JAMES/LINDA
150 ANN ST
DOVER, NJ 07801

BLOCK 407, LOT 2.01
KWAN, SIK CHUNG
152 ANN ST
DOVER, NJ 07801

BLOCK 407, LOT 20
THE NICHOLAS PARTNERSHIP
7 CHELSEA DR
RANDOLPH, NJ 07869

BLOCK 407, LOT 3
DOWNS PAUL W & OLGA A
40 LAWRENCE ST
DOVER, NJ 07801

BLOCK 407, LOT 4
DOWNS, TIMOTHY P/SANDRA L
40 LAWRENCE ST
DOVER, NJ 07801

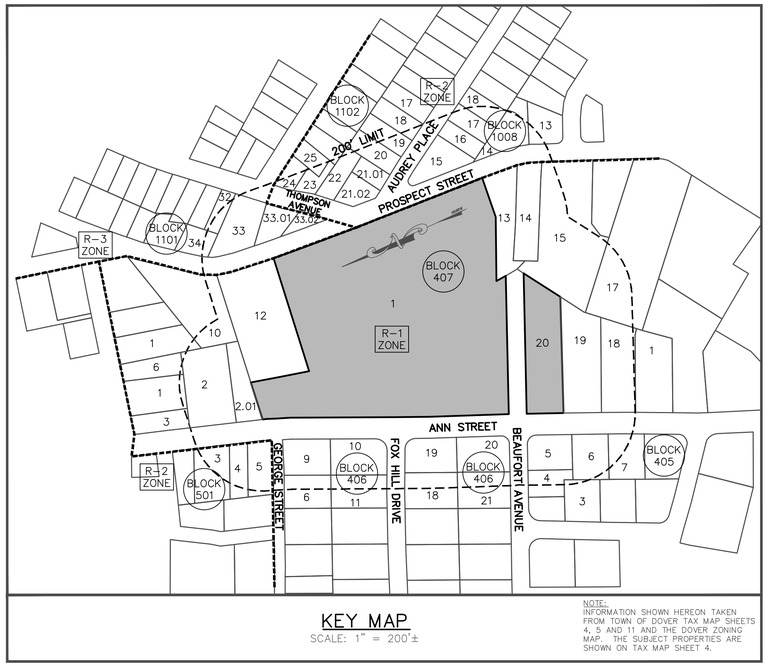
BLOCK 407, LOT 6
BROWN, KEVIN/ALLISON
32 LAWRENCE ST
DOVER, NJ 07801

BLOCK 407, LOT 7
SGALIA DAVID J & SUSAN M
22 LAWRENCE ST
DOVER, NJ 07801

BLOCK 501, LOT 2
ANGEL, ALBA/RESTREPO, FRANCISCO J
95 ANN ST
DOVER, NJ 07801

BLOCK 501 LOT 4
CASTRO, JACQUELINE/EDWIN
99 ANN ST
DOVER, NJ 07801

BLOCK 501, LOT 5
SHARP, FRANK V/ELAINE A
105 ANN ST
DOVER, NJ 07801



KEY MAP
SCALE: 1" = 200'±

NOTE:
INFORMATION SHOWN HEREON TAKEN FROM TOWN OF DOVER TAX MAP SHEETS 4, 5 AND 11 AND THE DOVER ZONING MAP. THE SUBJECT PROPERTIES ARE SHOWN ON TAX MAP SHEET 4.

NOTES AND REFERENCES

1. APPLICANT/OWNER: NICHOLAS FAMILY LLCCONOPCO, INC.
   7 CHELSEA DRIVE
   RANDOLPH, NJ 07869
2. THESE PLANS HAVE BEEN PREPARED FOR PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL KNOWN AS BLOCK 407, LOTS 1 & 20 LOCATED IN THE TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY".
3. THE SUBJECT PROPERTIES ARE 9.096 ACRES IN SIZE AND LOCATED ENTIRELY WITHIN THE SINGLE FAMILY (R–1) ZONE DISTRICT OF THE TOWN OF DOVER. THE PROPERTY HAS FRONTAGE ALONG ANN STREET AND PROSPECT STREET.
4. UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS. 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 A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. FIELD MARKOUT CAN BE REQUESTED BY CALLING 1–800–242–1000.
5. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS BASED ON MAP TITLED "TOPOGRAPHIC SURVEY OF PROPERTY, TAX LOT 1 – BLOCK 407, TAX LOT 20 – BLOCK 407, 180 ANN STREET, 220 ANN STREET, TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING DATED 1/2/26.
6. DYKSTRA WALKER DESIGN GROUP PERFORMED FIELD SURVEY WORK FOR TREE LOCATIONS AND UTILITIES.
7. HORIZONTAL DATUM IS NAD 83 PER GPS/RTK OBSERVATIONS TAKEN BY DYKSTRA WALKER DESIGN GROUP IN MAY 2026 (SPECTRA PRECISION SP60/GEOID 18) VERTICAL DATUM IS NAVD 88 PER ABOVE REFERENCED SURVEY.
8. THERE ARE NO FLOODPLAINS OR FLOODWAYS ON THE SUBJECT PROPERTY PER FIRM MAPPING.
9. THERE ARE NO FRESHWATER WETLANDS ON OR WITHIN 150 FEET OF THE SUBJECT PROPERTY PER NJ GEOWEB MAPPING.
10. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE TOWN OF DOVER AND OSHA SAFETY STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE.
11. WATER SERVICE SHALL BE PROVIDED TO THE PROPOSED DEVELOPMENT BY THE EXTENSION OF THE MUNICIPAL SERVICES LOCATED WITHIN ANN DRIVE. ALL MATERIALS, METHODS OF CONSTRUCTION AND TESTING PROCEDURES MUST BE IN ACCORDANCE WITH TOWNSHIP STANDARDS.
12. SANITARY SEWER SERVICES SHALL BE PROVIDED TO THE PROPOSED DEVELOPMENT VIA THE EXTENSION OF EXISTING MUNICIPAL SERVICES LOCATED IN PROSPECT STREET FOR LOTS 1.09 – 1.17 AND 20.02 – 20.05. SANITARY SEWER SERVICE TO BE PROVIDED TO LOTS 1.01 – 1.08 & 20.01 FROM ANN STREET.
13. ALL UTILITY LOCATIONS, GRADES, ELEVATIONS, INVERTS, ETC. SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ANY DESIGN ADJUSTMENTS AS MAY BE REQUIRED DUE TO FIELD CONDITIONS.
14. APPLICANT TO OBTAIN ROAD OPENING PERMIT FOR ALL WORK WITHIN THE PUBLIC RIGHT–OF–WAY.
15. GRADING PLANS WILL BE PROVIDED TO THE TOWNSHIP PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS FOR EACH INDIVIDUAL LOT.
16. EACH LOT REQUIRED THREE PARKING SPACES PER THE RSIS REQUIREMENTS. TWO WILL BE IN THE GARAGE AND ONE WILL BE IN THE DRIVEWAY FOR EACH PROPOSED LOT.

ZONING REQUIREMENTS

R–1 (SINGLE FAMILY) ZONE DISTRICT

ITEM	REQUIRED	LOT 1.01	LOT 1.02	LOT 1.03	LOT 1.04	LOT 1.05	LOT 1.06	LOT 1.07	LOT 1.08	LOT 1.09	LOT 1.10	LOT 1.11	LOT 1.12	LOT 1.13	LOT 1.14	LOT 1.15	LOT 1.16	LOT 20.01	LOT 20.02	LOT 20.03
MINIMUM LOT AREA	7,500 SF	10,310 SF	10,511 SF	10,902 SF	10,901 SF	10,901 SF	15,065 SF	13,526 SF	8,444 SF	8,619 SF	9,457 SF	11,772 SF	12,976 SF	30,448 SF	23,524 SF	17,084 SF	17,622 SF	8,000 SF	16,493 SF	21,668 SF
MINIMUM LOT WIDTH (STREET LINE)	75 FT	78.2 FT	78.2 FT	78.2 FT	78.2 FT	78.2 FT	102.5 FT	90.0 FT	75.0 FT	76.6 FT	175.4 FT	100.5 FT	220.6 FT	75.5 FT	133.4 FT	138.6 FT	103.2 FT	80.0 FT	145.0 FT	126.8 FT
MINIMUM FRONT YARD SETBACK	20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT	< 20 FT
MINIMUM REAR YARD SETBACK	30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT	< 30 FT
MINIMUM SIDE YARD SETBACK (SINGLE)	10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT	< 10 FT
MINIMUM SIDE YARD SETBACK (COMBINED)	25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT	< 25 FT
MINIMUM FLOOR AREA	1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF	> 1,000 SF
MAXIMUM REQUIRED BUILDING COVERAGE	25% (1)	2,310 SF	2,488 SF	2,496 SF	2,458 SF	2,089 SF	2,916 SF	3,218 SF	2,101 SF	2,027 SF	2,105 SF	1,725 SF	1,457 SF	2,405 SF	1,804 SF	2,007 SF	2,469 SF	2,000 SF	3,995 SF	5,073 SF
MAXIMUM PROPOSED BUILDING COVERAGE	SEE EACH LOT	< 2,310 SF	< 2,488 SF	< 2,496 SF	< 2,458 SF	< 2,089 SF	2,395 SF	< 3,218 SF	< 2,101 SF	< 2,027 SF	< 2,105 SF	< 1,725 SF	< 1,457 SF	< 2,405 SF	< 1,804 SF	< 2,007 SF	< 2,469 SF	< 2,000 SF	< 3,995 SF	< 5,073 SF
MAXIMUM REQUIRED LOT (IMPERVIOUS) COVERAGE	65% OR 4,300 SF (1)	6,007 SF	6,468 SF	6,489 SF	6,390 SF	5,430 SF	7,582 SF	8,366 SF	5,464 SF	5,271 SF	5,473 SF	4,485 SF	3,788 SF	6,253 SF	4,691 SF	5,217 SF	6,420 SF	5,200 SF	10,386 SF	13,190 SF
MAXIMUM PROPOSED LOT (IMPERVIOUS) COVERAGE	SEE EACH LOT	< 6,007 SF	< 6,468 SF	< 6,489 SF	< 6,390 SF	< 5,430 SF	5,874 SF	< 8,366 SF	< 5,464 SF	< 5,271 SF	< 5,473 SF	< 4,485 SF	< 3,788 SF	< 6,253 SF	< 4,691 SF	< 5,217 SF	< 6,420 SF	< 5,200 SF	< 10,386 SF	< 13,190 SF
MAXIMUM BUILDING HEIGHT	35 FT (2 STORIES)	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT

(1) PER DOVER STEEP SLOPE ORDINANCE, MAXIMUM BUILDING AND IMPERVIOUS COVERAGE IS BASED ON PERCENTAGE OF STEEP SLOPES ON EACH PROPERTY. SEE SHEET #9 FOR FULL CALCULATIONS.

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SUBDIVISION PLAN
4	CONCEPTUAL GRADING PLAN
5	DRAINAGE PLAN
6	OFF–SITE DRAINAGE PLAN
7	ROADWAY PROFILE & TRUCK MANEUVERING
8	STEEP SLOPE MAP
9	SOIL EROSION & SEDIMENT CONTROL PLAN
10	TREE LOCATION PLAN
11	SOIL MOVING PLAN
12	PROPOSED ROADWAY CROSS SECTIONS
13	EXISTING DRAINAGE AREA MAP
14	PROPOSED DRAINAGE AREA MAP
15–17	CONSTRUCTION NOTES AND DETAILS

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY

PLANNING BOARD CHAIRPERSON DATE

PLANNING BOARD SECRETARY DATE

TOWN ENGINEER DATE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

DATE	REVISION
10/15/26	PER BOARD MEETING

DYKSTRA WALKER DESIGN DW GROUP PA
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849
PHONE (973) 663-5544 - FAX (973) 663-0042
WWW.DYKSTRAWALKER.COM

MARC G. WALKER, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03640900

COVER SHEET

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 200'
JOB NO.: 15107
DRAWN BY: JY
CHECKED BY: MGW
DATE: 6/26/26
SHEET NO. 1 OF 17

u:\cadd\PROJ\15\15107\dwg\Subdivision\Subdivision Plan Set_15107.dwg 10/16/26 09:45:55AM jyoung Layout: TITLE

NOTES AND REFERENCES

1. TOWN OF DOVER TAX MAPS.
2. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS BASED ON MAP TITLED "TOPOGRAPHIC SURVEY OF PROPERTY, TAX LOT 1 – BLOCK 407, TAX LOT 20 – BLOCK 407, 180 ANN STREET, 220 ANN STREET, TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING DATED 1/2/26. VERTICAL DATUM IS NAVD 1988 PER SAID MAP.
3. DYKSTRA WALKER DESIGN GROUP PERFORMED SUPPLEMENTAL FIELD WORK IN APRIL 2026 TO ACQUIRE ADDITIONAL UTILITY DATA, TO ORIENT TO STATE PLAN COORDINATES SYSTEM NAD 83, AND TO LOCATE TREES. TREES SHOWN ON SEPARATE MAP.
4. HORIZONTAL DATUM IS NAD 83 PER GPS/RTK OBSERVATIONS TAKEN BY DYKSTRA WALKER DESIGN GROUP IN MAY 2026 (SPECTRA PRECISION SP60/GEOID 18).
5. SUPPLEMENTAL OFF-SITE TOPOGRAPHY IS SHOWN PER USGS LIDAR DATA (2017) ACQUIRED FROM NOAA.GOV..
6. UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS. 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 A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. FIELD MARKOUT CAN BE REQUESTED BY CALLING 1-800-242-1000.
7. OFFSETS SHOWN HEREON ARE BASED ON SURVEY PREPARED BY LAKELAND SURVEYING, AND SHOULD NOT BE USED AS THE BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

PROSPECT STREET (50' RIGHT-OF-WAY PER TAX MAP)
S57°37'34"W – 49.94'
S81°33'35"E – 318.75'
S8°06'34"W – 164.58'
S85°05'49"E – 100.00'
N16°04'41"E 15.56'
N24°13'14"E – 705.31'
S3°30'37"W – 573.15'
N86°22'23"W – 113.43'
N69°22'25"W – 178.63'
S0°32'23"E 66.55'
S57°41'46"W – 140.18'
N24°15'14"E 25.00'
N24°15'14"E – 100.00'
N85°44'46"W – 402.07'
S85°44'46"E – 30.34'
N85°44'46"W – 326.54'
ANN STREET (60' RIGHT-OF-WAY)
BEAUFORT AVENUE (30' RIGHT-OF-WAY; UNIMPROVED AREA=10,035 SF OR 0.230 ACRES NOT INCLUDING PORTION WITHIN LOT 1)
AUDREY PLACE
THOMPSON AVENUE
GEORGE STREET
FOX HILL DRIVE

BLOCK 407 LOT 1
AREA=360,052 SF OR 8.27 ACRES
(INCLUDING PORTION OF BEAUFORT AVENUE)

BLOCK 407 LOT 20
AREA=36,156 SF OR 0.83 ACRES

BLOCK 1008 LOT 15
BLOCK 1102 LOT 21.02
BLOCK 1101 LOT 33.02
BLOCK 1101 LOT 33.01
BLOCK 407 LOT 14
BLOCK 407 LOT 13
BLOCK 407 LOT 15
BLOCK 407 LOT 12
BLOCK 407 LOT 2.01
BLOCK 407 LOT 19
BLOCK 501 LOT 5
BLOCK 406 LOT 9
BLOCK 406 LOT 10
BLOCK 406 LOT 19
BLOCK 406 LOT 20
BLOCK 405 LOT 5

EXISTING DWELLING
EXISTING DWELLING FF=854.6 GF=854.1
GARAGE
SHED
OVERHANG
CONSERVATION EASEMENT (FM #5210)
CONSERVATION EASEMENT LINE
POOL
POOL EQUIPMENT
PATIO
PAVERS
STONE WALL (TYP)
WOOD FENCE
WIRE FENCE
ASPHALT DRIVEWAY
CONCRETE WALK
CONCRETE CURB
DRIVEWAY
BLOCK WALL
STONE WALL
MONUMENT
MONUMENT FOUND
IRON PIPE
IRON PIN AND CAP FOUND
MASONRY FIRE-PIT
SPEED HUMP
SANITARY MANHOLE
DRAINAGE MANHOLE
'B' INLET
WATER VALVE
HYDRANT (TYP)
WATER SHUTOFF (TYP)
CLEANOUT (TYP)
UTILITY POLE (TYP)
GAS VALVE (TYP)
APPROXIMATE LOCATION OF EXISTING WATER LINE
APPROXIMATE LOCATION OF EXISTING GAS LINE
NJSPCS NAD83

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

DATE	REVISION

EXISTING CONDITIONS PLAN

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 40'
JOB NO.: 15107
DRAWN BY: JY
CHECKED BY: KDD
DATE: 7/6/26
SHEET NO. 2 OF 17

J:\Vdrk\PROJ\15\15107\dwg\Subdivision\Subdivision Plan Set_15107.dwg 07/10/26 01:46:34PM jyoung Layout:EX

NOTES AND REFERENCES

1. TOWN OF DOVER TAX MAPS.
2. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS BASED ON MAP TITLED "TOPOGRAPHIC SURVEY OF PROPERTY, TAX LOT 1 – BLOCK 407, TAX LOT 20 – BLOCK 407, 180 ANN STREET, 220 ANN STREET, TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING DATED 1/2/26. VERTICAL DATUM IS NAVD 1988 PER SAID MAP.
3. HORIZONTAL DATUM IS NAD 83 PER GPS/RTK OBSERVATIONS TAKEN BY DYKSTRA WALKER DESIGN GROUP IN MAY 2026 (SPECTRA PRECISION SP60/GEOID 18).
4. OFFSETS SHOWN HEREON ARE BASED ON SURVEY PREPARED BY LAKELAND SURVEYING, AND SHOULD NOT BE USED AS THE BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

BLOCK 1008 LOT 15
AUDREY PLACE
BLOCK 1102 LOT 21.02
THOMPSON AVENUE
NJSPCS NAD83
BLOCK 1101 LOT 33.02
BLOCK 1101 LOT 33.01
PROSPECT STREET (50' RIGHT-OF-WAY PER TAX MAP)
COORDINATE POINT N:745,069.355 E:473,707.461 (NAD83)
MONUMENT TO BE SET ON LINE TO AVOID WALL
S7°37'34"W – 49.94'
STONE WALL ALONG LINE
S3°30'37"W – 573.15'
N86°29'23"W – 113.43'
MONUMENT
70.59'
N85°25'25"W – 126.63'
PROPOSED BLOCK 407 LOT 1.17
AREA = 100,614 SF OR 2.310 ACRES
PROPOSED CONSERVATION AREA SUBJECT TO DRAINAGE AND SEWER CONSTRUCTION AND MAINTENANCE AS PER PRELIMINARY & FINAL SUBDIVISION PLANS
BLOCK 407 LOT 14
BLOCK 407 LOT 13
PROPOSED 20' WIDE BASIN ACCESS EASEMENT AREA=3,542 SF
VACATE PORTION OF EXISTING RIGHT-OF-WAY AREA=7,250 SF
BLOCK 407 LOT 15
PROPOSED 20' WIDE DRAINAGE AND SEWER EASEMENT AREA=4,516 SF
146.08'
146.59'
PROPOSED BLOCK 407 LOT 1.16
AREA = 17,622 SF OR 0.405 ACRES
108.04'
20'
MONUMENT FOUND
S0°32'23"E – 57.71'
MONUMENT FOUND
S57°41'29"W – 140.18'
MAINTAIN EXISTING CONSERVATION EASEMENT AREA=21,156 SF (0.486 ACRES)
S7°11'46"W – 611.93'
N79°14'57"W – 120.03'
PROPOSED BLOCK 407 LOT 1.15
AREA = 17,084 SF OR 0.392 ACRES
R=155.00' L=9.62'
D=3°33'17"
CH=S8°58'25"W–9.61'
S0°53'44"E – 63.34' (NON RADIAL)
PROPOSED BLOCK 407 LOT 20.03
AREA = 21,668 SF OR 0.497 ACRES
R=155.00' L=103.17'
D=38°08'10"
CH=S29°49'08"W–101.27'
S89°53'26"E – 318.73'
144.56'
245.35'
30 FT REAR YARD (TYP)
20'
N79°14'57"W – 120.00'
129.00'
73.91'
PROPOSED BLOCK 407 LOT 1.14
AREA = 23,524 SF OR 0.540 ACRES
20 FT FRONT YARD (TYP)
10 FT SIDE YARD (TYP)
N58°29'39"E – 178.92' (NON RADIAL)
S71°11'46"W – 222.22'
93.22'
R=48.00' L=39.88'
D=47°36'12"
CH=S47°35'20"E–38.74'
BEAUFORT AVENUE (50' RIGHT-OF-WAY)
AREA=37,406 SF OR 0.859 ACRES
MONUMENT TO BE SET
R=155.00' L=44.17'
D=24°06'16"
CH=N19°14'54"E–43.85'
R=155.00' L=228.83'
D=46°52'58"
CH=S22°48'17"W–222.32'
R=105.00' L=286.18'
D=107°03'28"
CH=S80°43'30"W–246.29'
R=105.00' L=88.18'
D=107°03'28"
CH=N80°43'30"E–85.07'
R=105.00' L=202.22'
D=82°51'12"
CH=N72°46'36"E–138.09'
68.30'
S5°46'12"W – 113.87'
CONSERVATION EASEMENT (FM #5210)
IRON PIPE
CONSERVATION EASEMENT (FM #5210)
R=155.00' L=50.00'
D=18°29'02"
CH=N74°59'17"W–49.79'
N65°44'46"W – 328.54'
180.24'
BLOCK 407 LOT 19
BLOCK 407 LOT 12
PROPOSED BLOCK 407 LOT 1.13
AREA = 30,448 SF OR 0.699 ACRES
174.17'
R=48.00' L=92.66'
D=110°36'21"
CH=N5°47'37"W–78.93'
(LOT 1.12)
R=25.00' L=29.80'
D=68°17'34"
CH=N35°07'01"W–28.07'
R=48.00' L=208.01'
D=248°17'34"
CH=N60°29'26"W–79.45'
N71°11'46"E – 154.40'
98.11'
56.28'
8' DRAINAGE EASEMENT AREA=877 SF
MONUMENT TO BE SET
PROPOSED BLOCK 407 LOT 1.12
AREA = 12,976 SF OR 0.298 ACRES
PROPOSED BLOCK 407 LOT 1.11
AREA = 11,772 SF OR 0.270 ACRES
PROPOSED BLOCK 407 LOT 1.10
AREA = 9,457 SF OR 0.217 ACRES
N65°46'46"W – 127.57' (NON RADIAL)
107.24'
S65°46'46"E – 117.21' (NON RADIAL)
MONUMENT TO BE SET
23.37'
20' DRAINAGE EASEMENT AREA=1,133 SF
20'
N40°29'26"W – 32.58'
N65°45'38"W – 12.36'
S65°46'46"E 10.03'
S24°13'14"W – 56.47'
S24°13'14"W 44.68'
31.68'
13.00'
9.97'
S24°15'14"W – 97.50'
77.00'
S24°15'14"W – 92.04'
112.54'
CONSERVATION EASEMENT LINE
CORNER MARKER TO BE SET (TYP)
S24°13'14"W – 182.56'
26.20'
78.18'
S24°13'33"W – 92.53'
78.18'
22.12' (ESMT TIE)
14.35'
30.5'
31.7'
3.1'
PROPOSED BLOCK 407 LOT 1.09
AREA = 8,619 SF OR 0.198 ACRES
76.59'
S65°44'46"E – 175.00'
PROPOSED BLOCK 407 LOT 20.02
AREA = 16,493 SF OR 0.379 ACRES
180.24'
95.00'
N65°44'46"W
175.00'
S24°15'14"W – 100.00'
S58°06'34"W – 164.58'
110.48'
54.10'
20' DRAINAGE EASEMENT AREA=1,564 SF
30 FT REAR YARD (TYP)
EXISTING DWELLING TO REMAIN
DRIVEWAY TO BE RECONFIGURED
EXISTING DWELLING FF=854.6 GF=854.1
10.6'
16.8'
48.7'
PROPOSED BLOCK 407 LOT 1.07
AREA = 13,526 SF OR 0.311 ACRES
75.11'
N65°46'46"W – 151.70'
PROPOSED BLOCK 407 LOT 1.08
AREA = 8,444 SF OR 0.194 ACRES
10 FT SIDE YARD
75.04'
N24°15'14"E – 112.50'
112.46'
PROPOSED BLOCK 407 LOT 20.01
AREA = 8,000 SF OR 0.184 ACRES
10 FT SIDE YARD
80.00'
BLOCK 407 LOT 2.01
S82°05'49"E – 100.00'
N16°04'41"E 15.56'
PROPOSED BLOCK 407 LOT 1.01
AREA = 10,310 SF OR 0.237 ACRES
S65°46'46"E – 124.43'
PROPOSED BLOCK 407 LOT 1.02
AREA = 10,511 SF OR 0.241 ACRES
S65°46'46"E – 139.44'
PROPOSED BLOCK 407 LOT 1.03
AREA = 10,902 SF OR 0.250 ACRES
S65°46'46"E – 139.44'
PROPOSED BLOCK 407 LOT 1.04
AREA = 10,901 SF OR 0.250 ACRES
10 FT SIDE YARD (TYP)
S65°46'46"E – 139.44'
PROPOSED BLOCK 407 LOT 1.05
AREA = 10,901 SF OR 0.250 ACRES
N65°46'46"W – 139.44'
PROPOSED BLOCK 407 LOT 1.06
AREA = 15,065 SF OR 0.346 ACRES
102.50'
90.00'
MONUMENT FOUND
N24°15'14"E 50.00'
SIGHT TRIANGLE EASEMENTS MEASURED 25' FROM CURB INTERSECTIONS
MONUMENT FOUND
N24°15'14"E – 100.00'
MONUMENT TO BE SET
IRON PIPE
COORDINATE POINT N:744,518.864 E:472,971.057 (NAD83)
MONUMENT TO BE SET
62.64'
78.17'
78.18'
78.18'
N24°13'14"E – 705.38'
N24°13'14"E – 680.31'
COORDINATE POINT N:745,291.003 E:473,116.083 (NAD83)
ANN STREET (60' RIGHT-OF-WAY)
BLOCK 501 LOT 5
GEORGE STREET
BLOCK 406 LOT 9
BLOCK 406 LOT 10
FOX HILL DRIVE
IRON PIN AND CAP FOUND
BLOCK 406 LOT 19
IRON PIN AND CAP FOUND
BLOCK 406 LOT 20
BEAUFORT AVENUE
BLOCK 405 LOT 5

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

10/15/26	PER BOARD MEETING
DATE	REVISION

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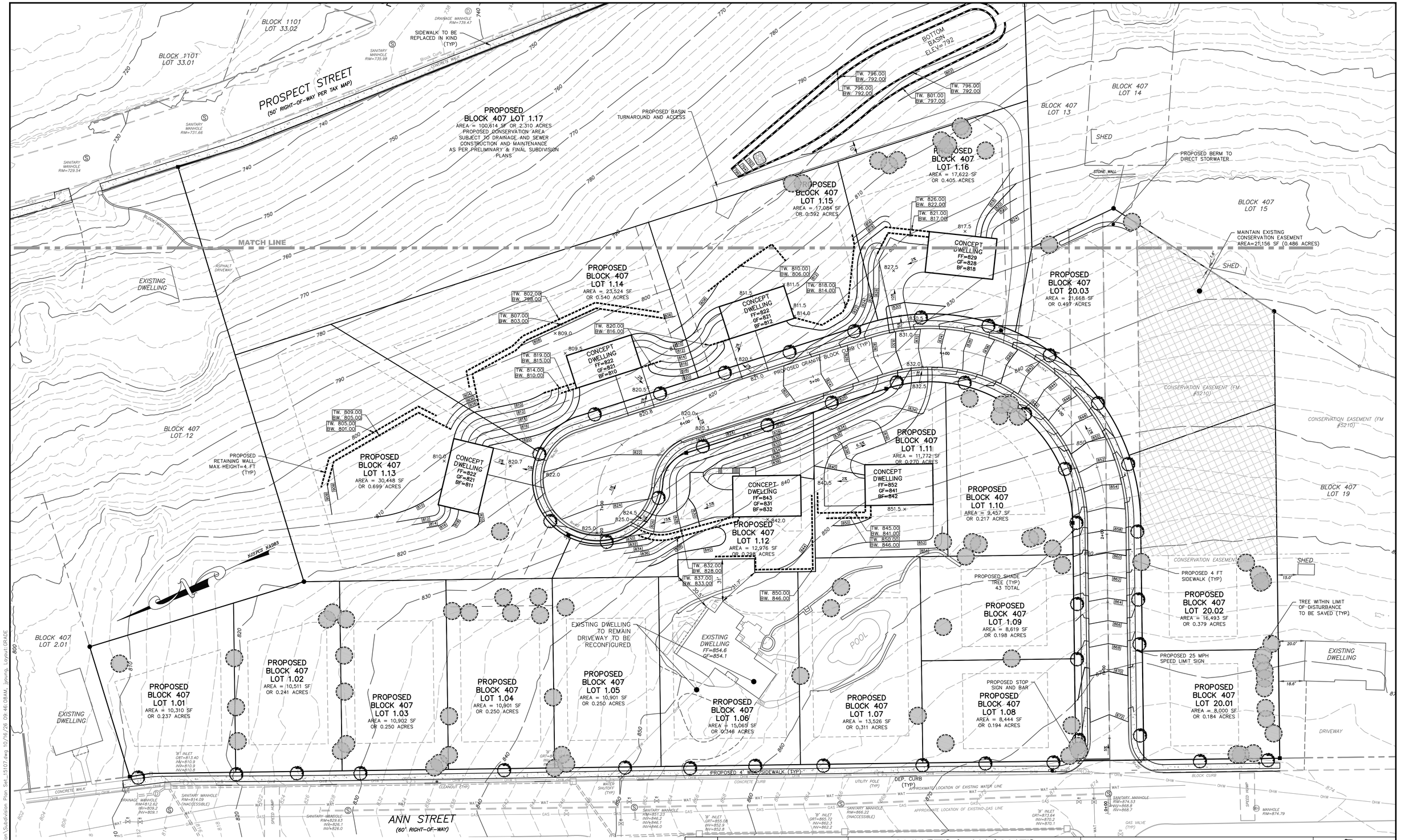
PRELIMINARY SUBDIVISION PLAN

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 40'
JOB NO.: 15107
DRAWN BY: JY
CHECKED BY: KDD
DATE: 7/6/26
SHEET NO. 3 OF 17

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DATE	REVISION
10/15/26	PER BOARD MEETING

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CONCEPTUAL GRADING PLAN

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 30'
JOB NO.: 15107
DRAWN BY: JY
CHECKED BY: MGW
DATE: 7/6/26
SHEET NO. 4 OF 17

J:\data\PROJ\15\15107\dwg\Subdivision\Subdivision Plan Set_15107.dwg 10/16/26 09:46:08AM Jyoung Layout:GRADE

DRAINAGE NOTE:

TWO DRYWELLS TO BE INSTALLED ON LOTS 1.01 – 1.03, 1.07 – 1.12 AND 20.01–20.03 WHICH WILL OVERFLOW TO THE PROPOSED STORMWATER MANAGEMENT BASINS.

PROSPECT STREET
(50' RIGHT-OF-WAY PER TAX MAP)

ANN STREET
(60' RIGHT-OF-WAY)

MATCH LINE

PROPOSED BLOCK 407 LOT 1.17
AREA = 100,614 SF OR 2.310 ACRES
PROPOSED CONSERVATION AREA SUBJECT TO DRAINAGE AND SEWER CONSTRUCTION AND MAINTENANCE AS PER PRELIMINARY & FINAL SUBDIVISION PLANS

PROPOSED BLOCK 407 LOT 1.16
AREA = 17,622 SF OR 0.405 ACRES

PROPOSED BLOCK 407 LOT 1.15
AREA = 17,084 SF OR 0.392 ACRES

PROPOSED BLOCK 407 LOT 1.14
AREA = 23,524 SF OR 0.540 ACRES

PROPOSED BLOCK 407 LOT 1.13
AREA = 30,448 SF OR 0.699 ACRES

PROPOSED BLOCK 407 LOT 1.12
AREA = 12,976 SF OR 0.298 ACRES

PROPOSED BLOCK 407 LOT 1.11
AREA = 11,772 SF OR 0.270 ACRES

PROPOSED BLOCK 407 LOT 1.10
AREA = 9,457 SF OR 0.217 ACRES

PROPOSED BLOCK 407 LOT 1.09
AREA = 8,619 SF OR 0.198 ACRES

PROPOSED BLOCK 407 LOT 1.08
AREA = 8,444 SF OR 0.194 ACRES

PROPOSED BLOCK 407 LOT 1.07
AREA = 13,526 SF OR 0.311 ACRES

PROPOSED BLOCK 407 LOT 1.06
AREA = 15,069 SF OR 0.346 ACRES

PROPOSED BLOCK 407 LOT 1.05
AREA = 10,901 SF OR 0.250 ACRES

PROPOSED BLOCK 407 LOT 1.04
AREA = 10,901 SF OR 0.250 ACRES

PROPOSED BLOCK 407 LOT 1.03
AREA = 10,902 SF OR 0.250 ACRES

PROPOSED BLOCK 407 LOT 1.02
AREA = 10,511 SF OR 0.241 ACRES

PROPOSED BLOCK 407 LOT 1.01
AREA = 10,310 SF OR 0.237 ACRES

PROPOSED BLOCK 407 LOT 20.03
AREA = 21,668 SF OR 0.497 ACRES

PROPOSED BLOCK 407 LOT 20.02
AREA = 16,493 SF OR 0.379 ACRES

PROPOSED BLOCK 407 LOT 20.01
AREA = 8,000 SF OR 0.184 ACRES

BLOCK 1101 LOT 33.02
BLOCK 1101 LOT 33.01
BLOCK 407 LOT 2.01
BLOCK 407 LOT 12
BLOCK 407 LOT 13
BLOCK 407 LOT 14
BLOCK 407 LOT 15
BLOCK 407 LOT 19

EXISTING DWELLING
SHED
POOL
PAVERS
STONE WALL
CONCRETE WALK
ASPHALT DRIVEWAY
BLOCK WALL
CONCRETE CURB
DEP. CURB (TYP)
DRIVEWAY

CONCEPT DWELLING FF=829 GF=828 BF=818
CONCEPT DWELLING FF=822 GF=821 BF=812
CONCEPT DWELLING FF=822 GF=821 BF=810
CONCEPT DWELLING FF=821 GF=821 BF=811
CONCEPT DWELLING FF=852 GF=841 BF=842
CONCEPT DWELLING FF=843 GF=831 BF=832

SANITARY MANHOLE #21 RIM 731.00 INV. 728.00 (15" IN) INV. 727.00 (15" OUT)
SANITARY MANHOLE RIM=731.98
SANITARY MANHOLE RIM=731.66
SANITARY MANHOLE RIM=729.54
122 LF 15" HDPE @ 1.62%
58 LF 15" HDPE @ 1.72%
SIDEWALK TO BE REPLACED IN KIND (TYP)
DRAINAGE MANHOLE RIM=739.47
17 LF 15" HDPE @ 12.38%
DRAINAGE MANHOLE #19 RIM 768.00 INV. 755.00 (15" IN) INV. 748.00 (15" OUT)
DRAINAGE MANHOLE #18 RIM 775.72 INV. 765.00 (15" IN) INV. 760.00 (15" OUT)
39 LF 15" HDPE @ 12.38%
34 LF 8" PVC @ 8.71%
28 LF 8" PVC @ 10.50%
33 LF 15" HDPE @ 8.04%
38 LF 15" HDPE @ 13.00%
31 LF 8" PVC @ 8.57%
INV. 773.00 (15" IN) INV. 768.00 (15" OUT)
RIM 782.00 INV. 779.00 (8" IN) INV. 774.00 (8" OUT)
DRAINAGE MANHOLE #16 RIM 786.00 INV. 783.00 (15" IN) INV. 778.00 (15" OUT)
DRAINAGE MANHOLE #13 RIM 798.00 INV. 792.40 (24" IN) INV. 792.30 (24" OUT)
HW #14 INV. 792.00
PROPOSED BASIN TURNAROUND AND ACCESS
BOTTOM BASIN ELEV=792
33 LF 15" HDPE @ 12.26%
14 LF 24" HDPE @ 2.08%
142 LF 8" PVC @ 1.34%
SANITARY MANHOLE #8 RIM 792.00 INV. 788.00 (8" IN) INV. 784.00 (8" OUT)
DRAINAGE MANHOLE #12 RIM 796.31 INV. 793.00 (15" IN) INV. 792.90 (24" OUT)
SANITARY MANHOLE #6 RIM 810.52 INV. 807.00 (8" IN) INV. 802.00 (8" OUT)
SANITARY MANHOLE #7 RIM 800.00 INV. 797.00 (8" IN) INV. 792.00 (8" OUT)
DRAINAGE MANHOLE #11 RIM 810.00 INV. 807.00 (15" IN) INV. 802.00 (15" OUT)
56 LF 8" PVC @ 7.08%
98 LF 24" HDPE @ 0.51%
SANITARY MANHOLE #5 RIM 820.50 INV. 816.00 (8" IN) INV. 816.00 (8" IN) INV. 812.50 (8" OUT)
PROPOSED FILTERRA 8'x20' WATER QUALITY #5 STRUCTURE GRT. 819.70 INV. 816.70 (15" IN/OUT)
DRAINAGE MANHOLE #10 RIM 820.00 INV. 813.00 (15" IN) INV. 812.00 (15" OUT)
PROPOSED SUBSURFACE INFILTRATION BASIN #1 5 ROWS OF 36" PERFORATED HDPE INV. 814.75
SANITARY MANHOLE #4 RIM 821.00 INV. 817.00 (8" OUT)
25 LF 15" HDPE @ 19.82%
15 LF 15" HDPE @ 13.00%
34 LF 8" PVC @ 16.28%
53 LF 8" PVC @ 0.94%
PROPOSED SANITARY SEWER CONNECTION, LOT 1.13 TO PUMP SEWER TO MAIN
26 LF 15" HDPE @ 5.75%
102 LF 8" PVC @ 0.98%
57 LF 15" HDPE @ 3.20%
79 LF 15" HDPE @ 8.86%
PROPOSED RETAINING WALL, MAX HEIGHT=4 FT (TYP)
DRAINAGE MANHOLE #7 (1) RIM 822.50 INV. 816.50 (15" IN)
NJSPCS MA089
PROPOSED FIRE HYDRANT (TYP)
DRAINAGE MANHOLE #6 (1) RIM 831.00 INV. 823.00 (15" OUT)
TWO DRYWELLS TO BE INSTALLED ON LOTS 1.01 – 1.03 TO COLLECT ROOF AND DRIVEWAYS
ALL EXISTING UTILITY CONNECTIONS TO BE CONFIRMED AND RECONSTRUCTED TO BE ENTIRELY ON LOT 1.06 AS NECESSARY
'B' INLET GRT=845.95 INV=842.1 INV=842.0
'B' INLET GRT=813.40 INV=810.9 INV=810.9 INV=810.8
SANITARY MANHOLE RIM=814.09 (INACCESSIBLE)
DRAINAGE MANHOLE RIM=812.62 INV=809.2 INV=809.1
SANITARY MANHOLE RIM=829.63 INV=826.1 INV=826.0
SANITARY MANHOLE RIM=857.23 INV=846.2 INV=846.1 INV=846.0
'B' INLET GRT=855.08 INV=852.9 INV=852.8
SANITARY MANHOLE RIM=866.22 (INACCESSIBLE)
'B' INLET GRT=865.72 INV=862.3 INV=862.2
'B' INLET GRT=873.64 INV=870.2 INV=870.1
SANITARY MANHOLE RIM=874.53 INV=868.8 INV=868.7
MANHOLE RIM=874.79
SPEED HUMP
WATER SHUTOFF (TYP)
APPROXIMATE LOCATION OF EXISTING WATER LINE
APPROXIMATE LOCATION OF EXISTING GAS LINE
GAS VALVE (TYP)
SANITARY MANHOLE #9 RIM 790.00 INV. 782.10 (8" IN) INV. 782.00 (8" OUT)
OUTLET STRUCTURE #15 GRT. 794.97 ELEV. 793.14 (2.33' WEIR) INV. 792.37 (15" ORIFICE) INV. 787.0 (15" OUT)
SCOUR HOLE BOTTOM L=6 FT BOTTOM W=4 FT
DRAINAGE MANHOLE OUTLET STRUCTURE RIM 822.50 ELEV. 816.25 (3.5' WEIR) INV. 815.00 (12" ORIFICE) INV. 814.50
SANITARY MANHOLE #3 RIM 822.30 INV. 817.00 (8" IN) INV. 816.50 (8" OUT)
DRAINAGE MANHOLE #4 RIM 822.30 INV. 817.50 (15" IN) INV. 817.40 (15" OUT)
PROPOSED BERM TO DIRECT STORWATER
SANITARY MANHOLE #2 RIM 842.00 INV. 838.00 (8" IN) INV. 834.00 (8" OUT)
MAINTAIN EXISTING CONSERVATION EASEMENT AREA=21,156 SF (0.486 ACRES)
185 LF 8" PVC @ 9.16%
TYPE 'B' INLET #2 GRT. 844.50 INV. 834.00 (15" OUT)
CONSERVATION EASEMENT (FM #3210)
CONSERVATION EASEMENT (FM #5210)
TYPE 'B' INLET #3 GRT. 840.25 INV. 833.10 (15" IN) INV. 832.00 (15" OUT)
45 LF 15" HDPE @ 2.00%
166 LF 15" HDPE @ 8.74%
PROPOSED WATER LINE
PROPOSED GAS LINE
PROPOSED UNDERGROUND ELECTRIC LINE
SANITARY MANHOLE #1 RIM 860.30 INV. 852.30 (8" OUT)
CONSERVATION EASEMENT LINE
PROPOSED 4 FT SIDEWALK (TYP)
PROPOSED LIGHT POLE (TYP)
UTILITY POLE TO BE RELOCATED
EXISTING DWELLING FF=854.6 GF=854.1
SHED
15.0'
20.0'
18.6'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DATE	REVISION
10/15/26	PER BOARD MEETING

DYKSTRA WALKER DESIGN DW GROUP PA
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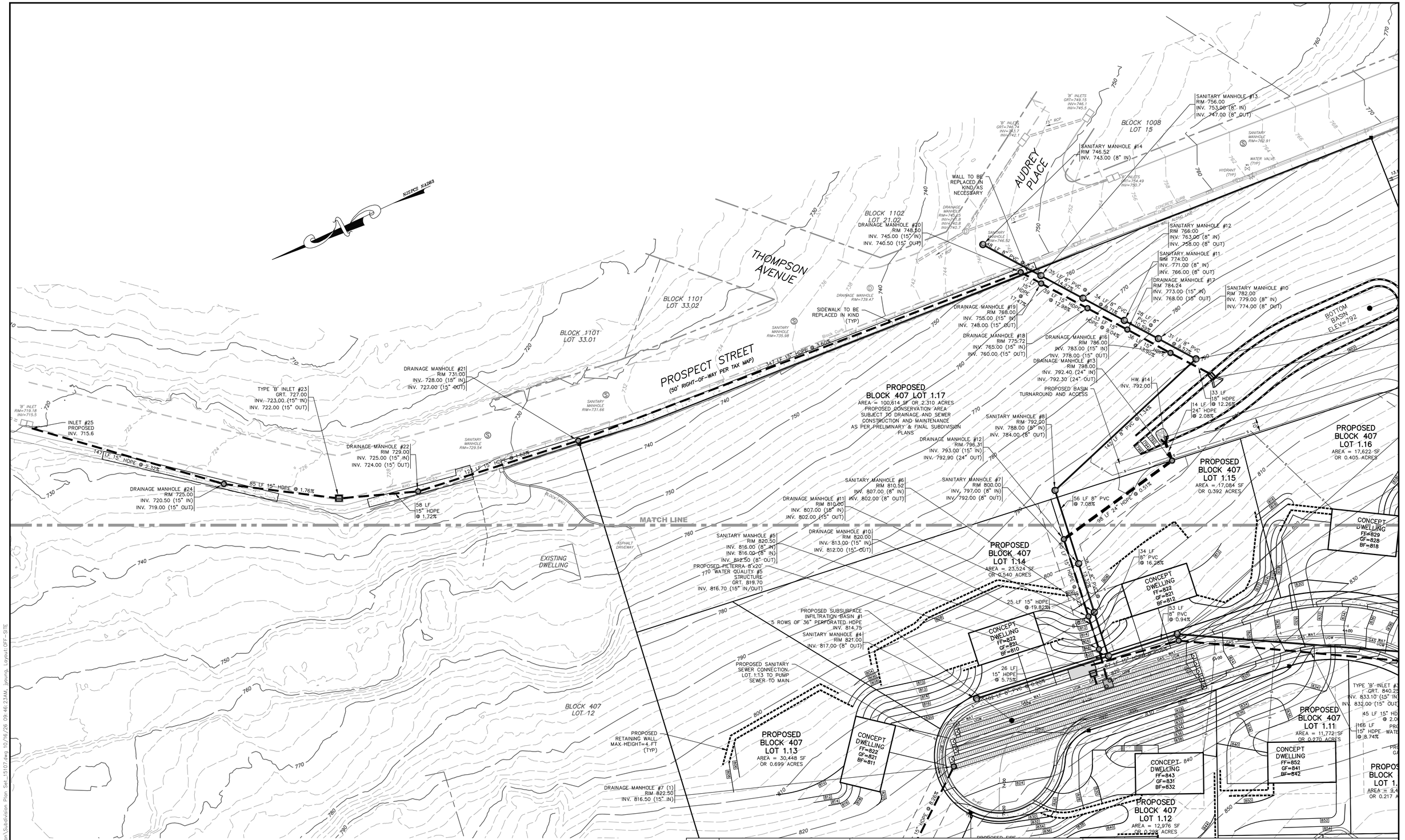
UTILITY & DRAINAGE PLAN

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE:	1" = 30'
JOB NO.:	15107
DRAWN BY:	JY
CHECKED BY:	MGW
DATE:	7/6/26
SHEET NO.	5 OF 17

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10/15/26	PER BOARD MEETING
DATE	REVISION

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OFF-SITE DRAINAGE PLAN

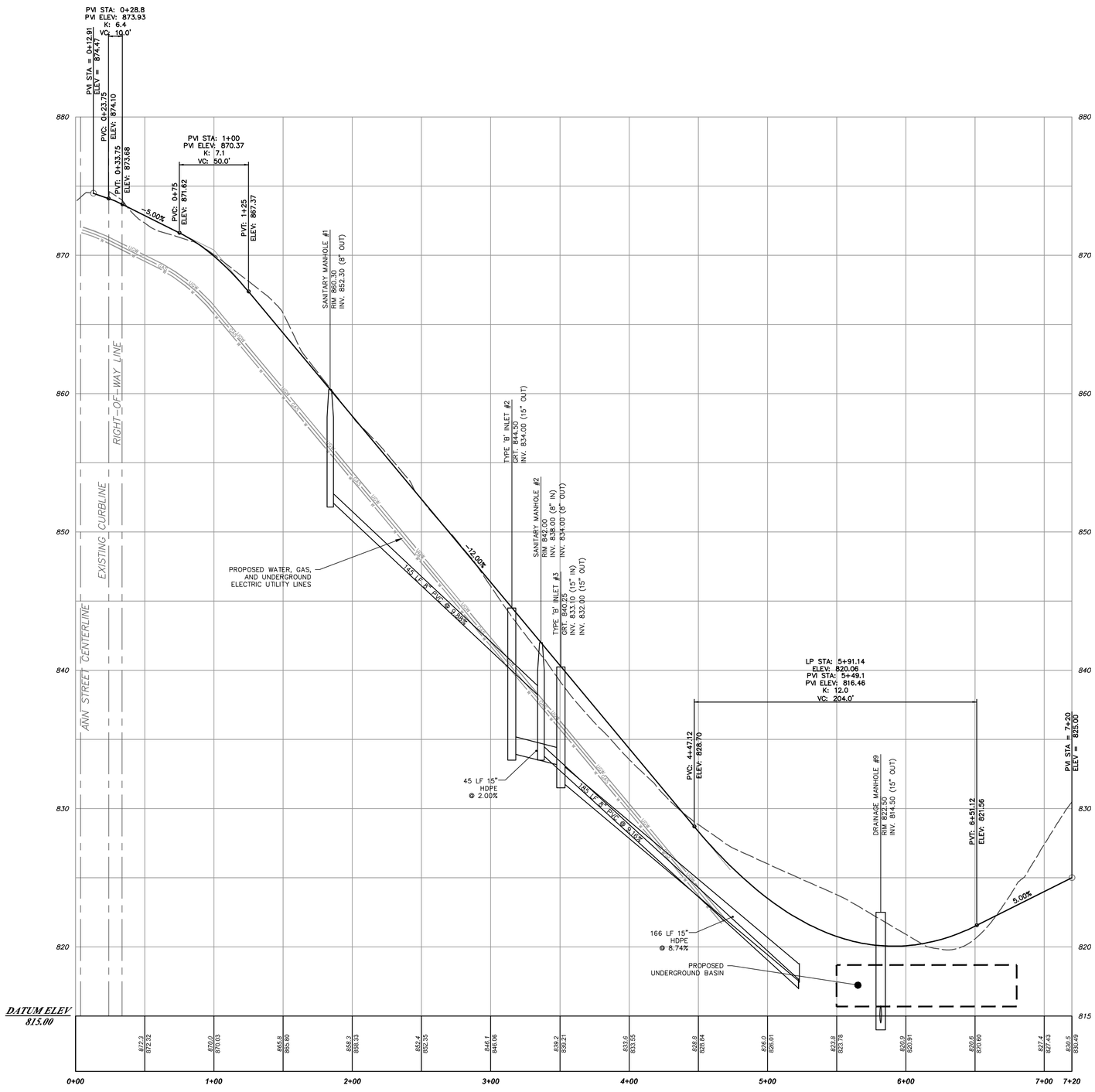
PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

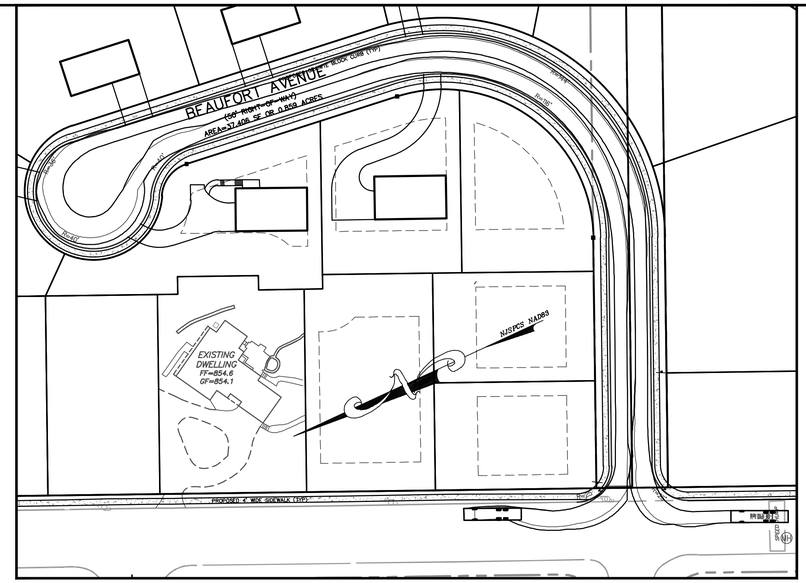
BLOCK 407, LOT 1 - #180 ANN STREET
BLOCK 407, LOT 20 - #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

DW

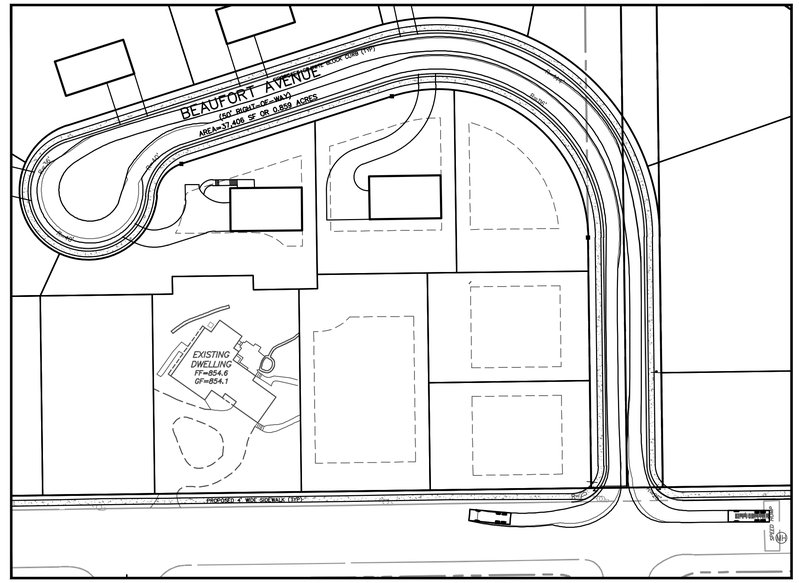
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JOB NO.: 15107
DRAWN BY: JY
CHECKED BY: MGW
DATE: 7/6/26
SHEET NO. 6 OF 17

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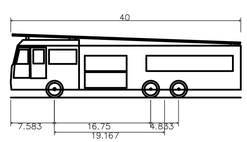




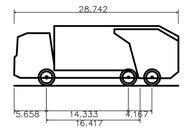
FIRETRUCK TURNING PLAN
SCALE:1"=50'



GARBAGE TRUCK TURNING PLAN
SCALE:1"=50'



E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



Mack TerraPro Low Entry 6x4 LEU 613 + Wayne	
Overall Length	28.742ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	34.000ft

GRAPHIC SCALE
4.0 0 2.0 4.0 8.0 16.0
40 0 20 40 80 160
(IN FEET)
1 inch = 4 ft. (VERTICAL)
1 inch = 40 ft. (HORIZONTAL)

DATE	REVISION
10/15/26	PER BOARD MEETING

DYKSTRA WALKER DESIGN DW GROUP P.A.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849
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WWW.DYKSTRAWALKER.COM

MARC G. WALKER, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03640900

ROADWAY PROFILE & TRUCK MANEUVERING

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 - #180 ANN STREET
BLOCK 407, LOT 20 - #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 40'
JOB NO.: 15107
DRAWN BY: JY
CHECKED BY: MGW
DATE: 7/6/26
SHEET NO. 7 OF 17

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STEEP SLOPE AREA SUMMARY TABLE

(PER SECTION 236-21.2 OF THE TOWN OF DOVER ORDINANCE)

COLOR	RANGE BEGINNING	RANGE ENDING	AREA OF SLOPE RANGE WITHIN LOT	PERCENTAGE OF LOT	PROPOSED AREA OF DISTURBANCE	ALLOWABLE DISTURBANCE (%)
	0.00	15.00	150,063 SF, 3.445 ACRES	36.9%		
	15.00	25.00	159,915 SF, 3.671 ACRES	39.4%		
	25.00	>25.00	96,264 SF, 2.210 ACRES	23.7%	0 SF 0.0 ACRES	0 SF
		TOTAL	406,242 SF, 9.326 ACRES	100.0%		

(1) THERE SHALL BE NO SITE DISTURBANCE, NO STRUCTURES, NO IMPERVIOUS COVERAGE PERMITTED WITHIN CRITIAL SLOPES AREA. EXCLUDED FROM THIS LIMITATION ARE UTILITY IMPROVEMENTS, BOTH PUBLIC AND PRIVATELY CONTROLLED, SUCH AS ELECTRIC, TELEPHONE, CABLE LINES, POTABLE WATER,SANITARY AND STORM SEWER LINES, DRIVEWAYS, UTILITIES AND ROADS, BOTH PUBLIC AND PRIVATE.
(2) MODERATE SLOPE AREAS 15% – 25% CRITICAL SLOPE AREAS >25%

STEEP SLOPE DISTURBANCE SUMMARY:

236-21.2.B.(1)(b) THE PERMITTED LOT COVERAGE AND BUILDING COVERAGE OF ANY SITE SHALL BE CALCULATED BY EXCLUDING ALL CRITICAL SLOPES AND 50% OF THE MODERATE SLOPES FROM THE LOT AREA.

236-21.2.B.(2) WITHIN MODERATE SLOPE AREAS, NO MORE THAN 50% OF THE RATE OF COVERAGE FOR EACH DEVELOPABLE LOT(S), PURSUANT TO THE APPLICABLE ZONE DISTRICT STANDARDS, MAY BE UTILIZED FOR BUILDING AND/OR LOT COVERAGE.

LOT NUMBER	AREA (SF)	MODERATE SLOPE AREA (SF)	CRITICAL SLOPE AREA (SF)	MAXIMUM BUILDING COVERAGE (SF)	MAXIMUM IMPERVIOUS COVERAGE (SF)
1.01	10,310	1,638	250	2,310	6,007
1.02	10,511	1,120	0	2,488	6,468
1.03	10,902	979	429	2,496	6,489
1.04	10,901	1,978	82	2,458	6,390
1.05	10,901	4,029	532	2,089	5,430
1.06	15,065	4,179	1,311	2,916	7,582
1.07	13,526	1,310	0	3,218	8,366
1.08	8,444	77	0	2,101	5,464
1.09	8,619	665	0	2,072	5,386
1.10	9,457	3,421	0	1,937	5,035
1.11	11,772	7,311	1,217	1,725	4,485
1.12	12,976	10,846	1,725	1,457	3,788
1.13	30,448	17,975	11,841	2,405	6,253
1.14	23,524	13,979	9,318	1,804	4,691
1.15	17,084	14,527	1,794	2,007	5,217
1.16	17,622	15,266	112	2,469	6,420
20.01	8,000	0	0	2,000	5,200
20.02	16,493	1,029	0	3,995	10,386
20.03	21,668	2,442	154	5,073	13,190

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DATE	REVISION
10/15/26	PER BOARD MEETING

DYKSTRA WALKER DESIGN DW GROUP PA
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849
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WWW.DYKSTRAWALKER.COM

MARC G. WALKER, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03640900

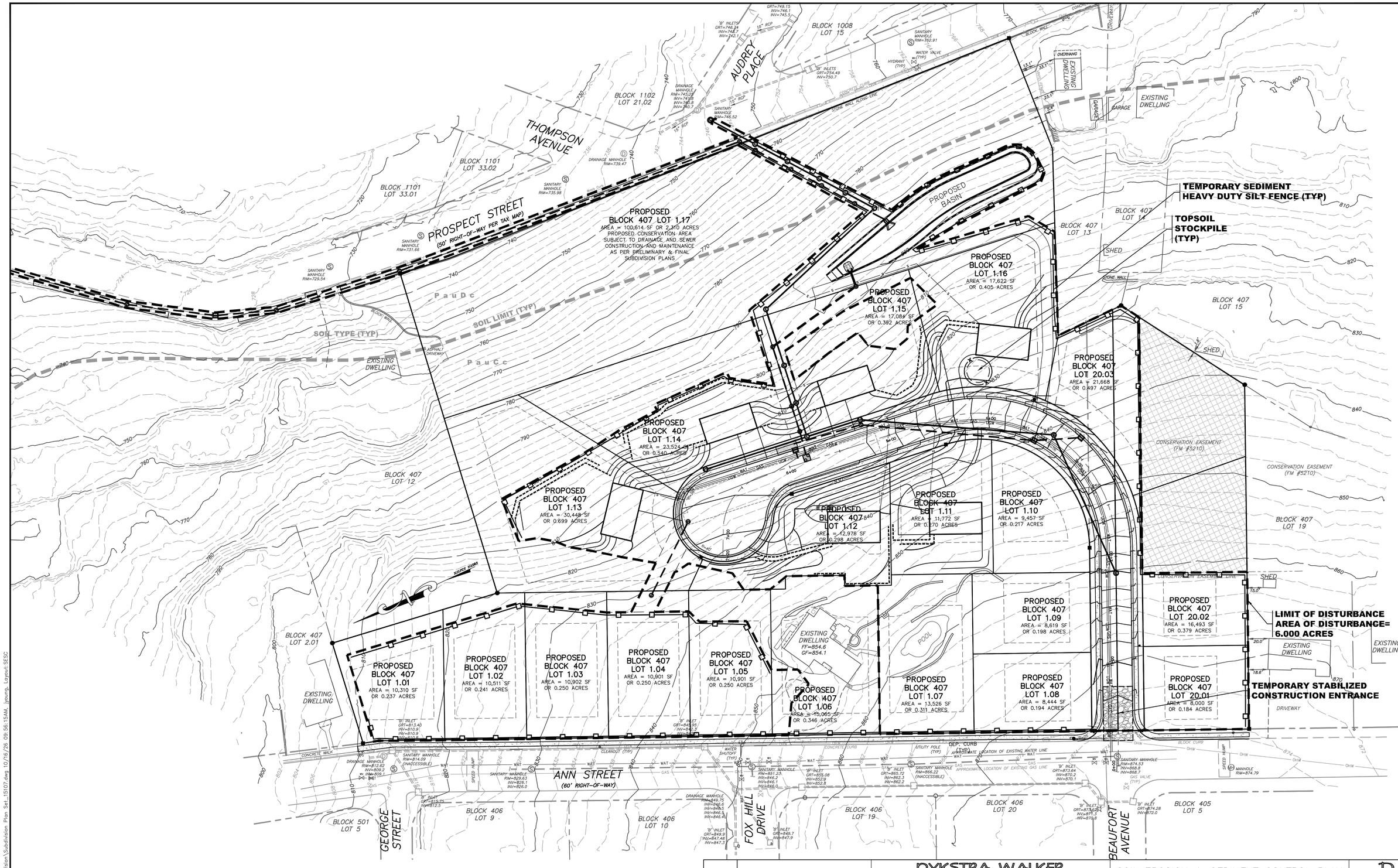
STEEP SLOPE MAP

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 40'
JOB NO.: 15107
DRAWN BY: JY
CHECKED BY: MGW
DATE: 7/6/26
SHEET NO. 8 OF 17

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DATE	REVISION
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DYKSTRA WALKER DESIGN DW GROUP PA.
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SOIL EROSION & SEDIMENT CONTROL PLAN

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

DW

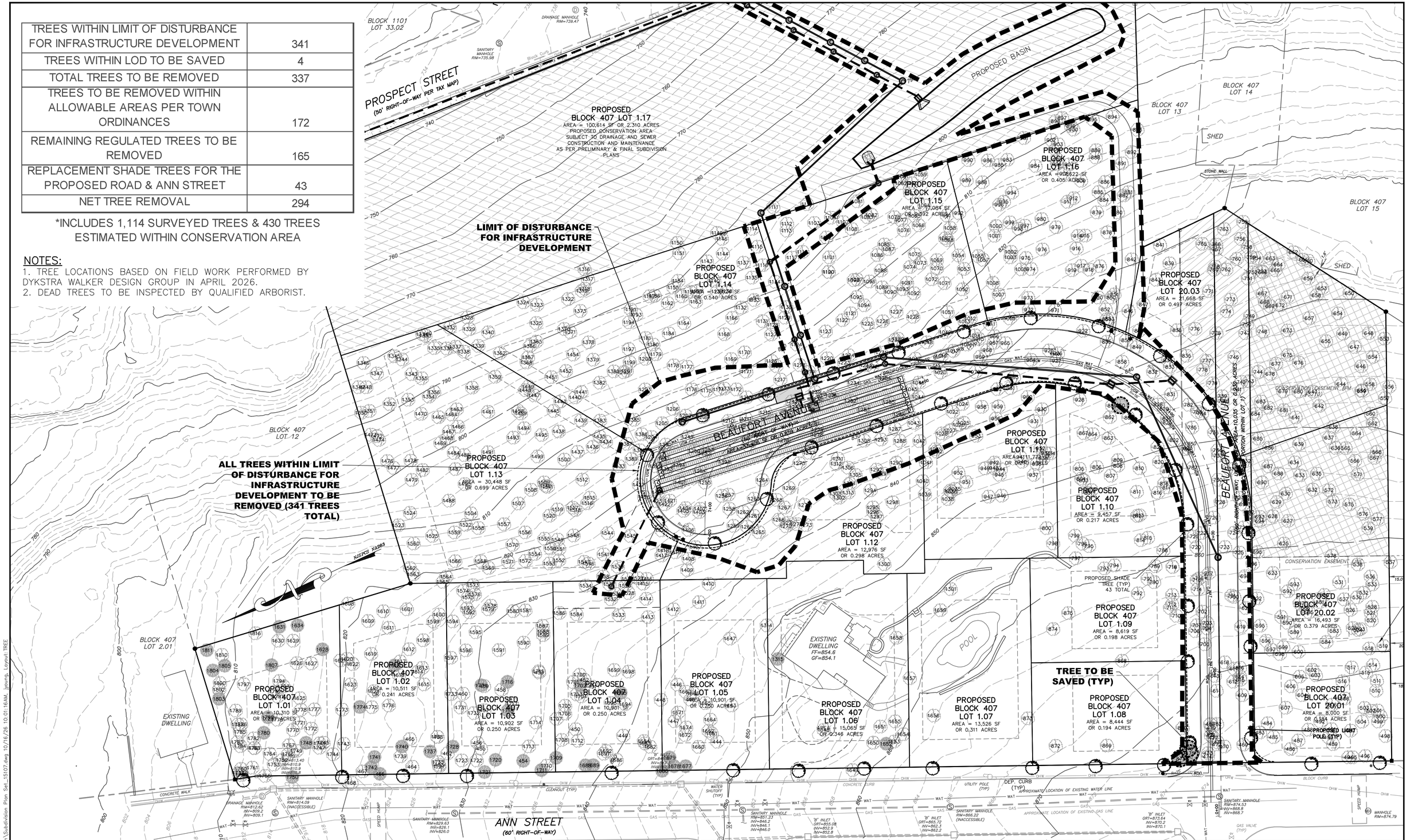
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JOB NO.: 15107
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DATE: 7/6/26
SHEET NO. 9 OF 17

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TREES WITHIN LIMIT OF DISTURBANCE FOR INFRASTRUCTURE DEVELOPMENT	341
TREES WITHIN LOD TO BE SAVED	4
TOTAL TREES TO BE REMOVED	337
TREES TO BE REMOVED WITHIN ALLOWABLE AREAS PER TOWN ORDINANCES	172
REMAINING REGULATED TREES TO BE REMOVED	165
REPLACEMENT SHADE TREES FOR THE PROPOSED ROAD & ANN STREET	43
NET TREE REMOVAL	294

*INCLUDES 1,114 SURVEYED TREES & 430 TREES ESTIMATED WITHIN CONSERVATION AREA

NOTES:
1. TREE LOCATIONS BASED ON FIELD WORK PERFORMED BY DYKSTRA WALKER DESIGN GROUP IN APRIL 2026.
2. DEAD TREES TO BE INSPECTED BY QUALIFIED ARBORIST.



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DATE	REVISION
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TREE REMOVAL PLAN

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE:	1" = 30'
JOB NO.:	15107
DRAWN BY:	JY
CHECKED BY:	MGW
DATE:	7/6/26
SHEET NO.	10 OF 17

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EARTHWORK CALCULATIONS:

–	FILL:	830 CY
–	CUT TO GRADE:	1,500 CY
–	CUT FROM PROPOSED PAVEMENT:	800 CY
–	CUT FOR UNDERGROUND STORMWATER FACILITIES:	1,500 CY
	TOTAL CUT (EXPORT) REQUIRED:	2,970 CY

NOTE:

1. EARTHWORK VOLUMES ARE APPROXIMATE. ACTUAL QUANTITIES WILL VARY DUE TO ACCURACY OF TOPOGRAPHY AND DUE TO STRIPPING LOSS AND EXPANSION AND/OR CONTRACTION OF MATERIAL DURING REMOVAL AND PROCESSING ACTIVITIES.

PROSPECT STREET (50' RIGHT-OF-WAY PER TAX MAP)

ANN STREET (60' RIGHT-OF-WAY)

MATCH LINE

PROPOSED BLOCK 407 LOT 1.17
AREA = 100,614 SF OR 2.310 ACRES
PROPOSED CONSERVATION AREA SUBJECT TO DRAINAGE AND SEWER CONSTRUCTION AND MAINTENANCE AS PER PRELIMINARY & FINAL SUBDIVISION PLANS

PROPOSED BLOCK 407 LOT 1.16
AREA = 17,622 SF OR 0.405 ACRES

PROPOSED BLOCK 407 LOT 1.15
AREA = 17,084 SF OR 0.392 ACRES

PROPOSED BLOCK 407 LOT 1.14
AREA = 23,524 SF OR 0.540 ACRES

PROPOSED BLOCK 407 LOT 1.13
AREA = 30,448 SF OR 0.699 ACRES

PROPOSED BLOCK 407 LOT 1.12
AREA = 12,976 SF OR 0.298 ACRES

PROPOSED BLOCK 407 LOT 1.11
AREA = 11,772 SF OR 0.270 ACRES

PROPOSED BLOCK 407 LOT 1.10
AREA = 9,457 SF OR 0.217 ACRES

PROPOSED BLOCK 407 LOT 1.09
AREA = 8,619 SF OR 0.198 ACRES

PROPOSED BLOCK 407 LOT 1.08
AREA = 8,444 SF OR 0.194 ACRES

PROPOSED BLOCK 407 LOT 1.07
AREA = 13,526 SF OR 0.311 ACRES

PROPOSED BLOCK 407 LOT 1.06
AREA = 15,069 SF OR 0.346 ACRES

PROPOSED BLOCK 407 LOT 1.05
AREA = 10,901 SF OR 0.250 ACRES

PROPOSED BLOCK 407 LOT 1.04
AREA = 10,901 SF OR 0.250 ACRES

PROPOSED BLOCK 407 LOT 1.03
AREA = 10,902 SF OR 0.250 ACRES

PROPOSED BLOCK 407 LOT 1.02
AREA = 10,511 SF OR 0.241 ACRES

PROPOSED BLOCK 407 LOT 1.01
AREA = 10,310 SF OR 0.237 ACRES

PROPOSED BLOCK 407 LOT 20.03
AREA = 21,668 SF OR 0.497 ACRES

PROPOSED BLOCK 407 LOT 20.02
AREA = 16,493 SF OR 0.379 ACRES

PROPOSED BLOCK 407 LOT 20.01
AREA = 8,000 SF OR 0.184 ACRES

EXISTING DWELLING TO REMAIN
DRIVEWAY TO BE RECONFIGURED

EXISTING DWELLING
FF=854.6
GF=854.1

EXISTING DWELLING

EXISTING DWELLING

SHED

SHED

POOL

BLOCK 1101 LOT 33.02

BLOCK 1101 LOT 33.01

BLOCK 407 LOT 13

BLOCK 407 LOT 15

BLOCK 407 LOT 12

BLOCK 407 LOT 2.01

BLOCK 407 LOT 19

PROPOSED BASIN

CONSERVATION EASEMENT (FM #5210)

CONSERVATION EASEMENT (FM #5210)

CONSERVATION EASEMENT LINE

STONE WALL

BLOCK WALL

ASPHALT DRIVEWAY

CONCRETE WALK

DRIVEWAY

PROPOSED 4' WIDE SIDEWALK (TYP)

PROPOSED GRANITE BLOCK CURB (TYP)

DEP. CURB (TYP)

BLOCK CURB

CONCRETE CURB

CONCRETE WALL

CLEANOUT (TYP)

WATER SHUTOFF (TYP)

UTILITY POLE (TYP)

APPROXIMATE LOCATION OF EXISTING WATER LINE

APPROXIMATE LOCATION OF EXISTING GAS LINE

GAS VALVE (TYP)

SPEED HUMP

'A' INLET GRT=813.40 INV=810.9 INV=810.9 INV=810.8

'B' INLET GRT=844.95 INV=842.3 INV=842.0

'B' INLET GRT=855.08 INV=852.9 INV=852.8

'B' INLET GRT=865.72 INV=862.3 INV=862.2

'B' INLET GRT=873.64 INV=870.2 INV=870.1

SANITARY MANHOLE RIM=814.09 (INACCESSIBLE) INV=809.2 INV=809.1

SANITARY MANHOLE RIM=829.63 INV=826.1 INV=826.0

SANITARY MANHOLE RIM=851.23 INV=846.2 INV=846.1 INV=846.0

SANITARY MANHOLE RIM=866.22 (INACCESSIBLE)

SANITARY MANHOLE RIM=874.53 INV=868.8 INV=868.7

MANHOLE RIM=874.79

DRAINAGE MANHOLE RIM=739.47

SANITARY MANHOLE RIM=735.98

SANITARY MANHOLE RIM=731.66

SANITARY MANHOLE RIM=729.54

NJGPCS MA983

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DATE	REVISION
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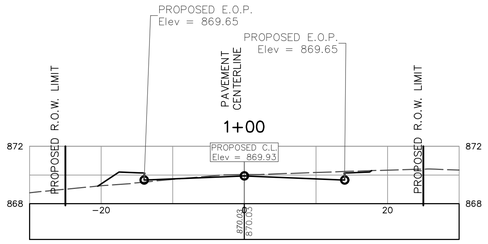
SOIL MOVING PLAN

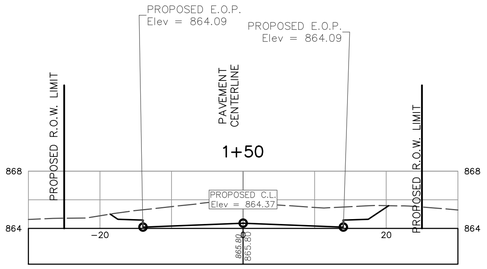
PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

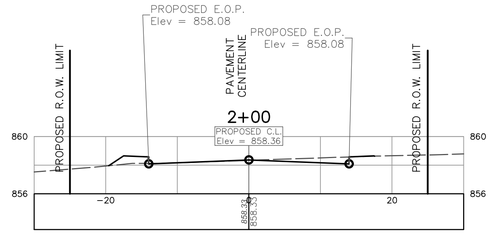
BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

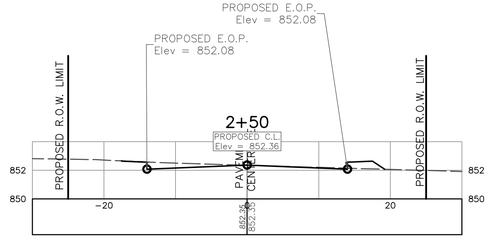
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SHEET NO. 11 OF 17

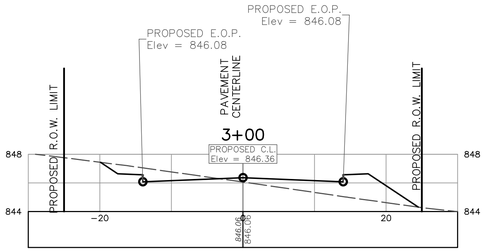
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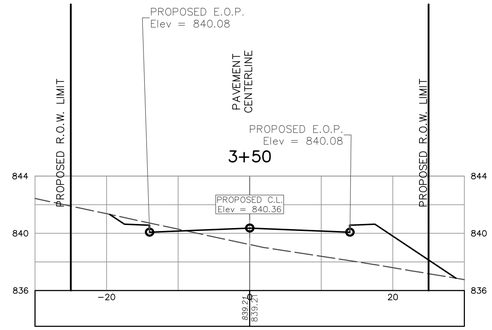


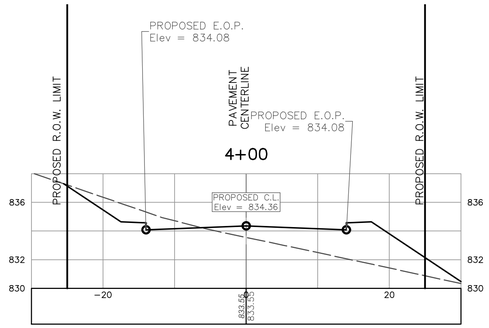


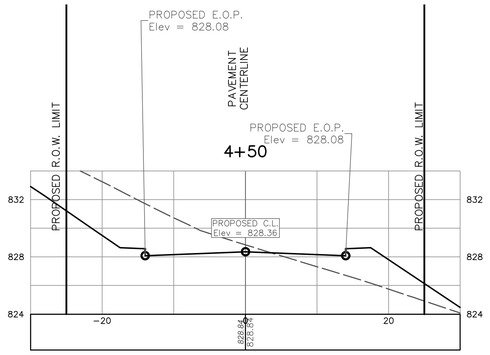


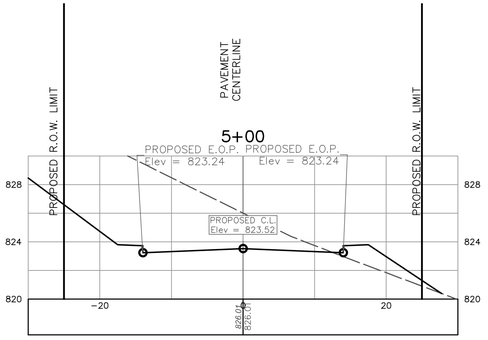


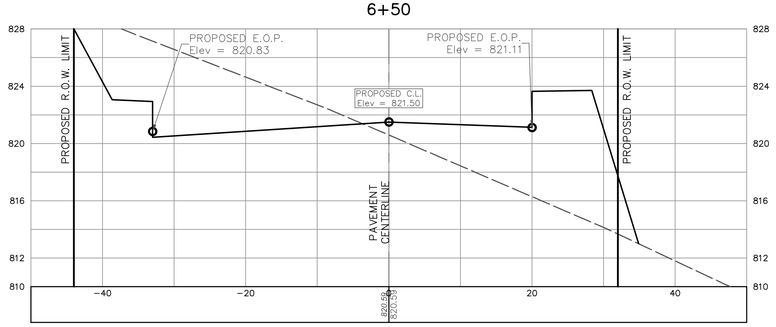




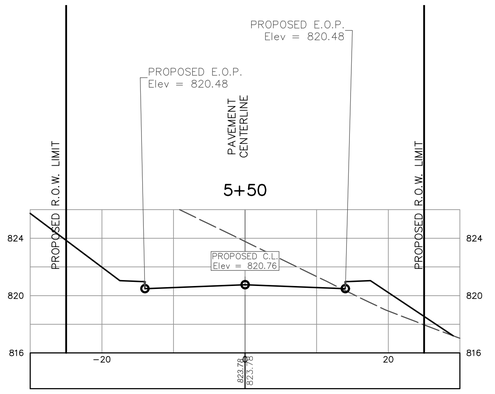


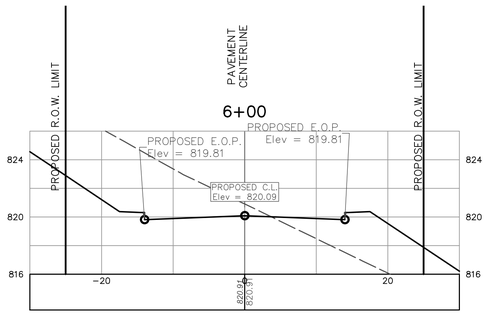


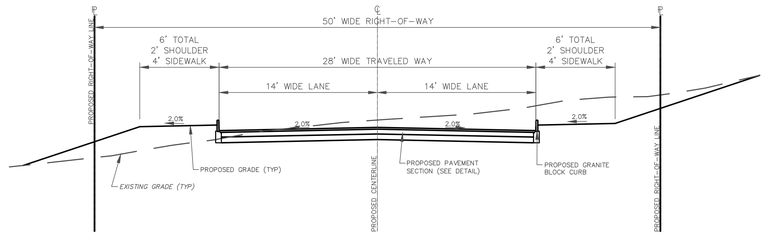












TYPICAL ROADWAY CROSS-SECTION: PROPOSED ROAD
NOT TO SCALE

GRAPHIC SCALE
5.0 10 0 0 2.5 5 5.0 10 10.0 20 40
(IN FEET)
1 inch = 5 ft. (VERTICAL)
1 inch = 10 ft. (HORIZONTAL)

DATE	REVISION
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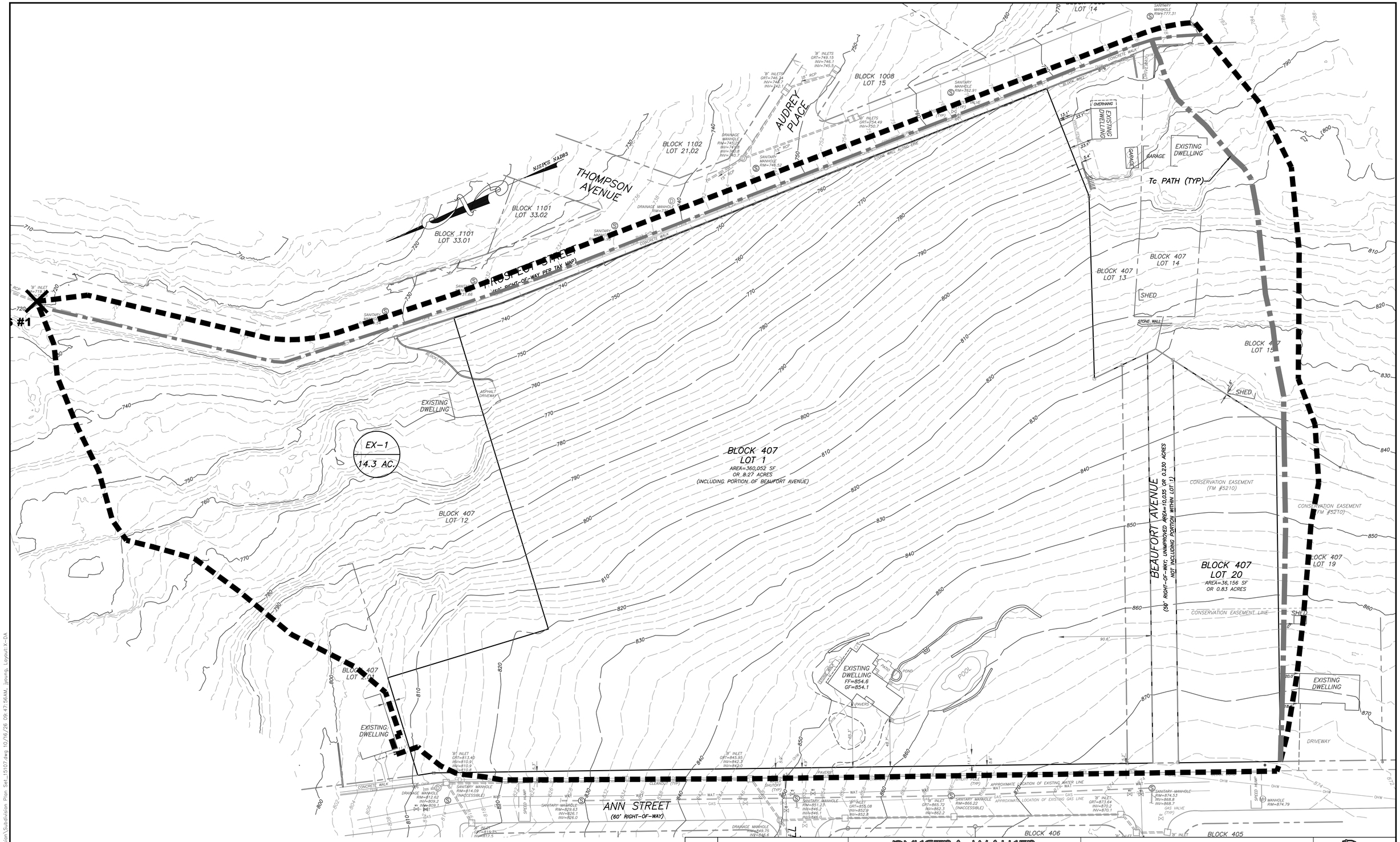
PROPOSED ROADWAY CROSS-SECTIONS

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 10'
JOB NO.: 15107
DRAWN BY: JY
CHECKED BY: MGW
DATE: 7/6/26
SHEET NO. 12 OF 17

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10/15/26	PER BOARD MEETING
DATE	REVISION

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EXISTING DRAINAGE AREA MAP

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE:	1" = 40'
JOB NO.:	15107
DRAWN BY:	JY
CHECKED BY:	MGW
DATE:	7/6/26
SHEET NO.	13 OF 17

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PROPOSED BLOCK 407 LOT 1.17
AREA = 100,614 SF OR 2.310 ACRES
PROPOSED CONSERVATION AREA SUBJECT TO DRAINAGE AND SEWER CONSTRUCTION AND MAINTENANCE AS PER PRELIMINARY & FINAL SUBDIVISION PLANS

PROPOSED BLOCK 407 LOT 1.16
AREA = 17,622 SF OR 0.405 ACRES

PROPOSED BLOCK 407 LOT 1.15
AREA = 17,084 SF OR 0.392 ACRES

PROPOSED BLOCK 407 LOT 1.14
AREA = 23,540 SF OR 0.540 ACRES

PROPOSED BLOCK 407 LOT 1.13
AREA = 30,444 SF OR 0.699 ACRES

PROPOSED BLOCK 407 LOT 1.12
AREA = 12,978 SF OR 0.298 ACRES

PROPOSED BLOCK 407 LGT 1.11
AREA = 11,772 SF OR 0.270 ACRES

PROPOSED BLOCK 407 LOT 1.10
AREA = 9,457 SF OR 0.217 ACRES

PROPOSED BLOCK 407 LOT 1.09
AREA = 8,619 SF OR 0.198 ACRES

PROPOSED BLOCK 407 LOT 1.08
AREA = 8,444 SF OR 0.194 ACRES

PROPOSED BLOCK 407 LOT 1.07
AREA = 13,526 SF OR 0.311 ACRES

PROPOSED BLOCK 407 LOT 1.06
AREA = 15,065 SF OR 0.346 ACRES

PROPOSED BLOCK 407 LOT 1.05
AREA = 10,901 SF OR 0.250 ACRES

PROPOSED BLOCK 407 LOT 1.04
AREA = 10,901 SF OR 0.250 ACRES

PROPOSED BLOCK 407 LOT 1.03
AREA = 10,902 SF OR 0.250 ACRES

PROPOSED BLOCK 407 LOT 1.02
AREA = 10,511 SF OR 0.241 ACRES

PROPOSED BLOCK 407 LOT 1.01
AREA = 10,310 SF OR 0.237 ACRES

PROPOSED BLOCK 407 LOT 20.01
AREA = 8,000 SF OR 0.184 ACRES

PROPOSED BLOCK 407 LOT 20.02
AREA = 16,493 SF OR 0.379 ACRES

PROPOSED BLOCK 407 LOT 20.03
AREA = 21,668 SF OR 0.497 ACRES

PR-1A 4.26 AC.
PR-1B 1.59 AC.
PR-1C 0.25 AC.
PR-1D 0.40 AC.
PR-1E 0.26 AC.
PR-1F 0.23 AC.
PR-1G 7.29 AC.

BLOCK 1008 LOT 14
BLOCK 1008 LOT 15
BLOCK 1102 LOT 21.02
BLOCK 1101 LOT 33.02
BLOCK 1101 LOT 33.01
BLOCK 407 LOT 14
BLOCK 407 LOT 13
BLOCK 407 LOT 15
BLOCK 407 LOT 12
BLOCK 407 LOT 2
BLOCK 407 LOT 19
BLOCK 406

AUDREY PLACE
THOMPSON AVENUE
PROPOSED STREET (50' RIGHT-OF-WAY PER TAX MAP)
ANN STREET (60' RIGHT-OF-WAY)

EXISTING DWELLING
OVERHANG
GARAGE
SHED
POOL
DRIVEWAY
Tc PATH (TYP)
SOIL LIMIT (TYP)
D SOILS
B SOILS
CONSERVATION EASEMENT (FM #5210)
TREE WITHIN LIMIT OF DISTURBANCE TO BE SAVED (TYP)
STONE WALL
CONCRETE WALK
BLOCK WALL
ASPHALT DRIVEWAY
HIGHPOINT HANDRAIL
SPEED HUMP
WATER SHUTOFF (TYP)
GAS VALVE (TYP)
APPROXIMATE LOCATION OF EXISTING WATER LINE
APPROXIMATE LOCATION OF EXISTING GAS LINE

SANITARY MANHOLE RIM=777.31
SANITARY MANHOLE RIM=762.91
SANITARY MANHOLE RIM=746.52
SANITARY MANHOLE RIM=745.06
SANITARY MANHOLE RIM=829.63 INV=826.1 INV=826.0
SANITARY MANHOLE RIM=814.09 (INACCESSIBLE)
SANITARY MANHOLE RIM=851.23 INV=846.2 INV=846.1 INV=846.0
SANITARY MANHOLE RIM=866.22 (INACCESSIBLE)
SANITARY MANHOLE RIM=874.53 INV=866.8 INV=868.7
MANHOLE RIM=874.79
DRAINAGE MANHOLE RIM=745.05 INV=741.58 INV=740.8 INV=740.7
DRAINAGE MANHOLE RIM=712.62 INV=809.2 INV=809.1
DRAINAGE MANHOLE RIM=849.75
'B' INLETS GRT=749.15 INV=746.1 INV=745.5
'B' INLETS GRT=746.24 INV=744.7 INV=742.2
'B' INLETS GRT=754.49 INV=750.7
'B' INLET GRT=813.40 INV=810.9 INV=810.7
'B' INLET GRT=815.75
'B' INLET GRT=865.72 INV=862.3 INV=862.2
'B' INLET GRT=853.08 INV=852.9 INV=852.8
'B' INLET GRT=873.64 INV=870.2 INV=870.1
15" RCP
18" RCP

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

DATE	REVISION
10/15/26	PER BOARD MEETING

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
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MARC G. WALKER, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03640900

PROPOSED DRAINAGE AREA MAP

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 40'
JOB NO.: 15107
DRAWN BY: JY
CHECKED BY: MGW
DATE: 7/6/26
SHEET NO. 14 OF 17

J:\data\PROJ\15\15107\dwg\Subdivision\Subdivision Plan Set_15107.dwg 10/16/26 09:48:01 AM, jyoung, Layout:P-DA

MORRIS COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL SOIL 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 AREA WILL BE MULCHED WITH STRAW OR HAY AN 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 AREA (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING. (IN ACCORDANCE WITH NOTE 21 BELOW)

5. TEMPORARY DIVISION 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 STORM WATER 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 FLOOD PLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE 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 BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.

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 72 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.

20) TOPSOIL STOCKPILE PROTECTION

a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F.

b) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.

c) APPLY PERENNIAL RYEGRASS SEED AT 1 LB/1000 SF. AND ANNUAL RYEGRASS AT 1 LB/1000 SF.

d) MULCH STOCK PILE WITH STRAW OR HAY AT A RATE OF 90 LBS./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.

21) TEMPORARY STABILIZATION SPECIFICATIONS

a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F.

b) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.

c). APPLY PERENNIAL RYEGRASS SEED AT 1 LB/1000 SF. AND ANNUAL RYEGRASS AT 1 LB/1000 SF.

d) MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS/1000 S.F.

e) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

22) PERMANENT STABILIZATION SPECIFICATIONS

a) APPLY TOPSOIL TO A DEPTH OF 5" (UNSETTLED).

b) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F. AND WORKFOUR INCHES INTO SOIL.

c) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.

d) APPLY HARD FESCUE SEED AT 2.7 LBS/1000 SF. AND CREEPING RED FESCUE SEED AT 0.7 LBS/1000 SF. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS/1000 SF.

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: 72 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

SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY SOIL EROSION CONTROL MEASURES PER ROOME ROAD IMPROVEMENT CONSTRUCTION STAGING PLAN (SHEET 7). DURATION = 2 DAYS
2. INSTALL EROSION CONTROL MEASURES ON-SITE. DURATION = 5 DAYS
3. CLEAR AND GRUB PROPERTY TO ALLOW FOR PROPOSED ROADWAY AND UTILITY IMPROVEMENTS. DURATION = 20 DAYS
4. STRIP AND STOCKPILE TOPSOIL; INSTALL SILT FENCE AROUND STOCKPILES, PERFORM TEMPORARY STABILIZATION OF STOCKPILES. DURATION = 5 DAYS
5. ROUGH GRADE SITE IN PREPARATION FOR ROADWAY CONSTRUCTION. DURATION = 20 DAYS
6. ROUGH GRADE BASIN. DURATION = 20 DAYS
7. INSTALL PROPOSED DRAINAGE IMPROVEMENTS INCLUDING SUBSURFACE BASIN. DURATION = 150 DAYS
8. INSTALL CURBING AND PAVEMENT BASE COURSE FOR NEW ROADWAY. DURATION = 30 DAYS
9. INSTALL PERMANENT STABILIZATION. DURATION = 5 DAYS
10. REMOVE TEMPORARY SEDIMENT RISER, FINAL GRADE BASIN. CLEAN AND FLUSH SUBSURFACE BASIN. DURATION = 15 DAYS
11. REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES AFTER PERMANENT STABILIZATION IS ESTABLISHED AND APPROVED BY SOIL CONSERVATION DISTRICT. DURATION = 3 DAYS
12. CONSTRUCTION OF RESIDENTIAL DWELLINGS AND LOT IMPROVEMENTS SUBJECT TO MARKET DEMAND. INDIVIDUAL DWELLING LOTS TO HAVE SEDIMENT CONTROL MEASURES AS REQUIRED BY THE SOIL CONSERVATION DISTRICT. INDIVIDUAL LOT CLEARING SHALL OCCUR AFTER APPROVAL OF SEPARATE PLOT PLANS BY THE MUNICIPALITY AND SOIL CONSERVATION DISTRICT. DURATION = UNKNOWN

TOTAL DURATION = 275 DAYS

STANDARD FOR DUST CONTROL

DEFINITION

THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

PURPOSE

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCED ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

CONDITION WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTIONS.

WATER QUALITY ENHANCEMENT

SEDIMENTS DEPOSITED AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

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.

TABLE 16-1: 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	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS, MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BSIN STANDARD, P. 26-1.		
POLYACRYLAMIDE (PAM) – DRY SPREAD			
AGGULATED 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 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.

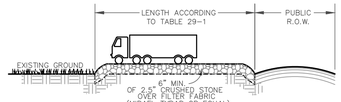
BARRIERS– SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WATES, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

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 ACCUMULATING AROUND PLANTS.

STONE– COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

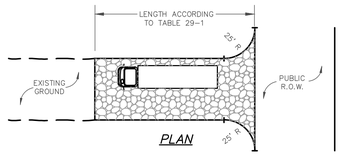
TABLE 29-1

PERCENTAGE SLOPE OF ROADWAY	LENGTH REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0–2%	50 FT	100 FT
2–5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH F.A.B.C. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING BODY.	



NOTE: PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE.

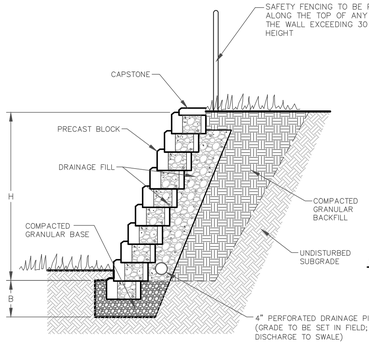
SECTION



PLAN

STABILIZED CONSTRUCTION ENTRANCE

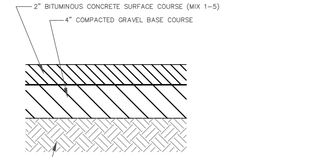
NOT TO SCALE



NOTES:
1. WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. HEIGHT OF WALL SHALL BE AS SHOWN ON THE GRADING PLAN. THE NUMBER OF COURSES OF BLOCK SHALL BE AS DETERMINED IN THE FIELD.
3. SHOP DRAWINGS AND PROPOSED MANUFACTURER SHALL BE SUBMITTED FOR REVIEW.
4. DETAILED DESIGN AND STRUCTURAL CALCULATIONS SHALL BE PROVIDED FOR ALL WALLS MORE THAN 4 FT IN HEIGHT AND FOR THE TIERED WALL SYSTEMS ON THIS PROJECT. THE DESIGN AND CALCULATIONS SHALL BE APPROVED BY THE MUNICIPALITY PRIOR TO CONSTRUCTION.

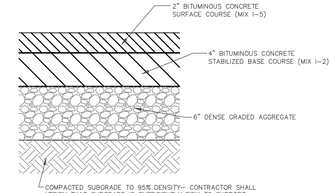
RETAINING WALL DETAIL

NOT TO SCALE



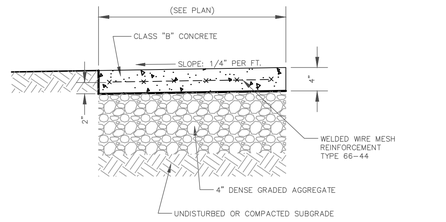
DRIVEWAY PAVEMENT SECTION

N.T.S.



ROADWAY PAVEMENT SECTION

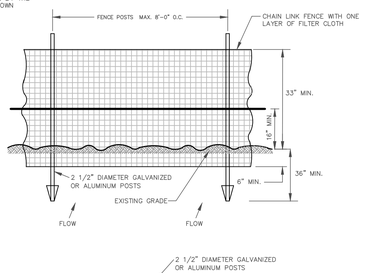
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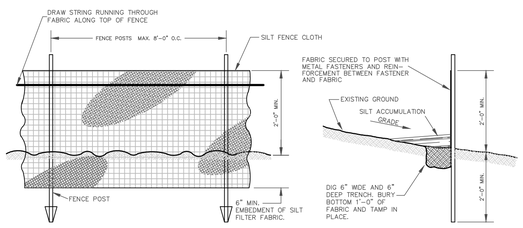


NOTES:
1. CURB AND SIDEWALK CONCRETE TO BE N.J.D.O.T. CLASS "B" AIR-ENTRAINED.
2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, ½" THICK AT 16'-0" MAX. INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.

CONCRETE SIDEWALK

NOT TO SCALE



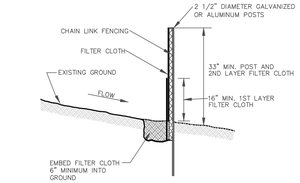


REQUIREMENTS FOR SILT FENCE

NOTES:
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. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2".
2) A METAL FENCE WITH 6" OR SMALLER OPENINGS AND AT LEAST 2' HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3) A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6" DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2' ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OF 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.

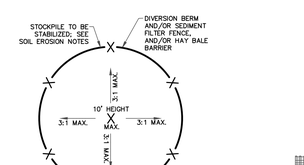
SEDIMENT FILTER FENCE

NOT TO SCALE



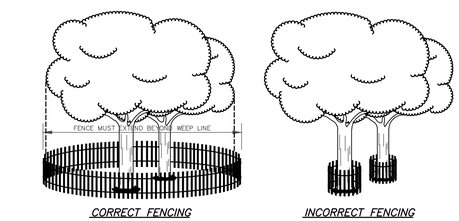
SUPER SILT FENCE

NOT TO SCALE



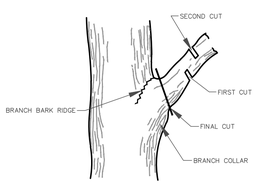
TOPSOIL STOCKPILE DETAIL

NOT TO SCALE



TREE PROTECTION

NOT TO SCALE



TREE LIMB REMOVAL

NOT TO SCALE

24"
30"
SPEED LIMIT 25

MUTCD 25 MPH SPEED LIMIT SIGN

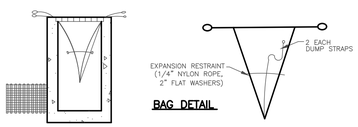
NTS

STOP

30" x 30"

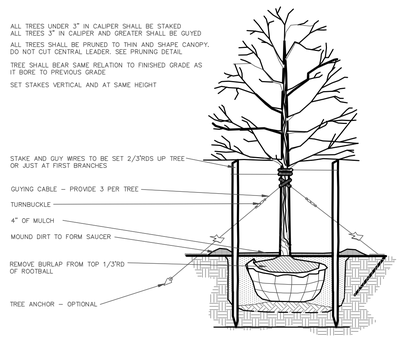
R1-1 STOP SIGN DETAIL

NOT TO SCALE



DETAIL OF TEMPORARY STORM SEWER INLET PROTECTION

NOT TO SCALE

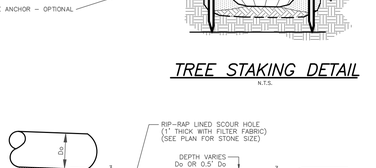


TREE STAKING DETAIL

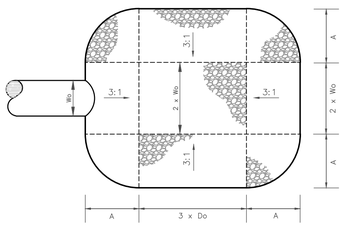
N.T.S.

NOTES:

1. TREES SHALL BE PLACED TWO FEET FROM FACE OF CURB WITH SIDEWALKS AND EIGHT FEET WHERE NO SIDEWALKS EXIST OR ARE PROPOSED.
2. PLANTING DISTANCE BETWEEN TREES SHALL BE 50 FEET MAXIMUM EXCEPT THAT SOME FLOWERING TREES MAY BE PLANTED A MAXIMUM DISTANCE OF 30 FEET APART.
3. NO SHADE TREES TO BE PLACED IN SIGHT TRIANGLE EASEMENTS OR WITHIN 25 FEET OF THE INTERSECTION OF TWO STREETS.
4. MINIMUM CALIPER OF TREES SHALL BE 2 INCHES MEASURED 1 FOOT ABOVE GROUND.
5. MINIMUM HEIGHT OF TREES SHALL BE 11 FEET, EXCEPT FLOWERING TREES SHALL NOT BE LESS THAN 6 FEET.
6. ALL TREES SHALL BE BALLED AND BURLAPPED; SHALL BE OF NURSERY STOCK; SHALL BE OF SYMMETRICAL GROWTH; SHALL BE FREE OF DISEASE, INSECTS, AND MECHANICAL INJURY; SHALL BE STRAIGHT OF STEM WITH A WELL BALANCED TOP; SHALL BE OF VIGOROUS GROWTH; AND SHALL HAVE A WELL DEVELOPED ROOT SYSTEM. THE TRUNKS OF THE SHADE TREES (EXCEPT FLOWERING TREES) ARE TO BE FREE BRANCHES TO A HEIGHT OF AT LEAST 7 FEET FROM THE GROUND AND THE FIRST BRANCH SHALL NOT BE OVER 9 FEET FROM THE GROUND.
7. THE PLANTING HOLE SHALL BE ONE FOOT IN DIAMETER GREATER THAN THE ROOT BALL AND 6 INCHES DEEPER.
8. THE SOIL FOR BACKFILLING SHALL BE A MIXTURE OF THREE PARTS LOAMY SOIL AND TWO PARTS COARSE SAND AND ONE PART HUMUS.
9. AFTER BACKFILLING THE SURFACE OF THE PLANTING HOLE SHALL BE MULCHED WITH WOOD CHIPS, HAY, STRAW OR OTHER SUITABLE MATERIAL.
10. AFTER PLANTING THE TREE TRUNKS SHALL BE WRAPPED IN BURLAP– WRAPPED FROM THE GROUND LEVEL TO THE LOWEST BRANCHES. THE WRAPPING IS TO BE REMOVED AFTER TWO YEARS.
11. EACH TREE SHALL BE STAKED WITH THREE STAKES OF LOCUST, CEDAR OR OAK 2" X 2" X 6' TO 8'. FASTENING AND SUPPORT SHALL BE BY MEANS OF TAPE ONE AND ONE HALF INCHES TO TWO INCHES WIDE.



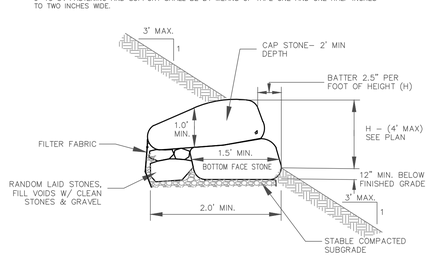
SECTION



PLAN

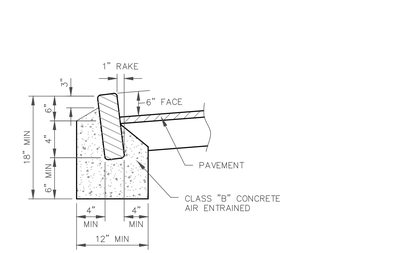
PRE-FORMED SCOUR HOLE

N.T.S.



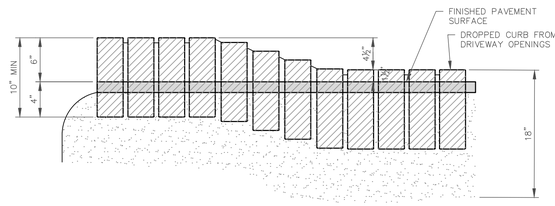
DRY STONE WALL DETAIL (4 FT MAX HEIGHT)

NOT TO SCALE



GRANITE BLOCK CURB

NOT TO SCALE



GRANITE BLOCK DEPRESSED CURB

NOT TO SCALE

10/15/26	PER BOARD MEETING
DATE	REVISION

DYKSTRA WALKER DESIGN DW GROUP P.A.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
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MARC G. WALKER, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03640900

CONSTRUCTION NOTES & DETAILS

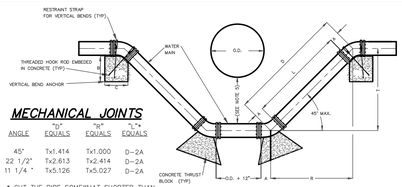
PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

DW

SCALE: AS NOTED
JOB NO.: 15107
DRAWN BY: JY
CHECKED BY: MGW
DATE: 7/6/26
SHEET NO. 15 OF 17

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MECHANICAL JOINTS

ANGLE	"a" EQUALS	"b" EQUALS	"c" EQUALS
45°	Tx1.414	Tx1.000	D–2A
22 1/2°	Tx2.613	Tx2.414	D–2A
11 1/4 °	Tx5.126	Tx5.027	D–2A

* CUT THE PIPE SOMEWHAT SHORTER THAN THEORETICAL TO ALLOW FOR SOME SLIGHT CLEARANCE IN THE JOINTS.

LOOPING WATER MAIN

N.T.S.

NOTES:
1. WATER MAIN MAY BE LOOPED ABOVE OBSTRUCTION, IF 48" MINIMUM COVER IS MAINTAINED ABOVE WATER MAIN.

2. WATER MAIN MAY BE DUCTILE IRON CEMENT LINED PIPE ALL JOINTS SHALL BE MECHANICAL JOINT OR PUSH–ON AND ALL FITTINGS SHALL BE MECHANICAL JOINT CAST IRON.

3. OFFSETS MAY BE SUBSTITUTED FOR A OR T UP TO 24" IF APPROVED BY THE ENGINEER.

4. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS OR OTHER POINTS OF PIPE DIRECTION CHANGE.

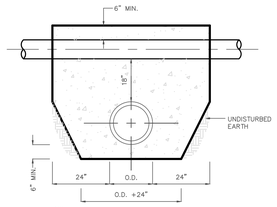
5. MINIMUM CLEARANCE BETWEEN OBSTRUCTING PIPE AND WATER MAIN SHALL BE 18" MINIMUM. CLEARANCE BETWEEN WATER MAIN AND OTHER OBSTRUCTIONS SHALL BE 6".

6. 3/4 INCH TIE RODS SHALL BE UTILIZED TO RESTRAIN PIPE JOINTS. DETAILS OF THE TIE ROD ASSEMBLY SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. TIE RODS SHALL BE SUFFICIENT TO RESTRAIN THE THRUST DEVELOPED AT 200 P.S.I. WORKING PRESSURE.

7. NUMBER OF RODS REQUIRED:
3"– 8" DIAMETER MAIN – 2 TIE RODS REQUIRED PER JOINT
10"–12" DIAMETER MAIN – 4 TIE RODS REQUIRED PER JOINT
14"–20" DIAMETER MAIN – 6 TIE RODS REQUIRED PER JOINT
24"–36" DIAMETER MAIN – 8 TIE RODS REQUIRED PER JOINT
42"–48" DIAMETER MAIN – 10 TIE RODS REQUIRED PER JOINT

GENERAL NOTES:

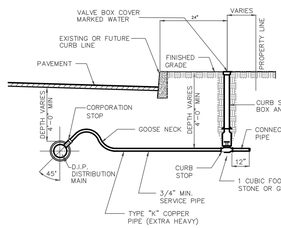
1) ALL CONSTRUCTION SHALL MEET STANDARD DOT SPECIFICATIONS, THE LATEST EDITION.
2) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARDS.



NOTE:
1. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED IF DUCTILE IRON PIPE ACCORDING TO NJAC 7:14A.23.6(6)4i.
2. ENCASEMENT OF LOWER PIPE TO BE CARRIED 24" IN EACH DIRECTION BEYOND THE WALLS OF THE UPPER CONDUIT.

UTILITY CROSSING

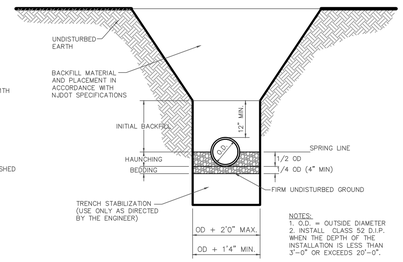
N.T.S.



NOTE
CURB STOP TO BE LOCATED 8' FROM PROPERTY LINE ON 50' R.O.W., OR AS DIRECTED

TYPICAL WATER SERVICE CONNECTION DETAIL

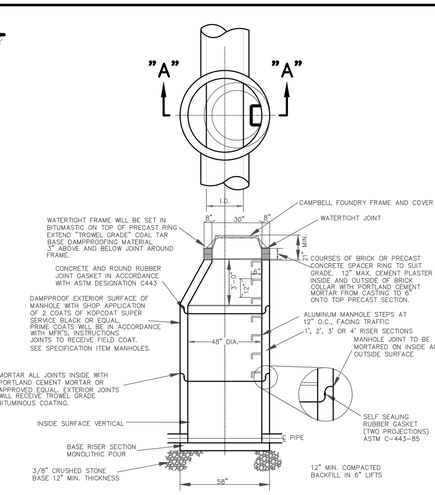
N.T.S.



NOTES:
1. O.D. = OUTSIDE DIAMETER
2. INSTALL CLASS 52 D.I.P. WHEN THE DEPTH OF THE INSTALLATION IS LESS THAN 3'–0" OR EXCEEDS 20'–0".

TYPICAL SANITARY SEWER TRENCH DETAIL

NOT TO SCALE

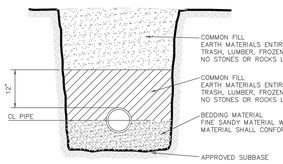


PRECAST SANITARY SEWER MANHOLE

Not To Scale

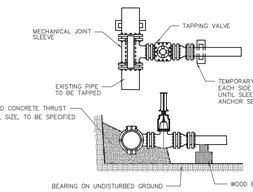
STANDARD MANHOLE

1. DAMPROOFING MATERIAL WILL BE TROWEL GRADE, COAL TAR BASE.
2. PRECAST MANHOLES ARE TO CONFORM TO THE REQUIREMENTS OF PRECAST REINFORCED CONCRETE MANHOLE SECTIONS ASTM DESIGNATION C–478.
3. BENCH AND CHANNEL WILL BE CONSTRUCTED IN FIELD USING CONCRETE BRICK AND MORTAR. EDGE OF BENCH WILL BE LEVEL WITH TOP OF PIPE.
4. ALL PIPE OPEN JOINTS ARE TO BE FLEXIBLE COMPRESSION JOINTS. A CEMENT MORTAR JOINT WILL BE PERMITTED WHEN THE CONTRACTOR IS REQUIRED TO CONNECT TO AN EXISTING MANHOLE WHERE A STUB HAS NOT BEEN PROVIDED.
5. DROP MANHOLE CONNECTIONS ARE TO BE DROP CONNECTIONS.
6. WHERE DETAILS ARE NOT SHOWN ON DROP MANHOLE, SHALLOW MANHOLE OR WATERTIGHT MANHOLE, REFER TO STANDARD MANHOLE FOR DETAILS.
7. MANHOLE FRAMES AND COVERS ARE TO BE SET AT THE SAME ELEVATION AS THE ADJACENT PAVEMENT WITH TOP OF PIPE.
8. DROP MANHOLE WILL BE PROVIDED WHEN THE DIFFERENCE IN ELEVATION BETWEEN THE INLET AND THE OUTLET IS 2'–0" OR GREATER.



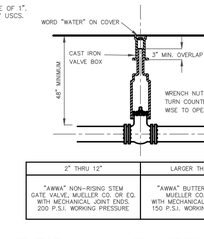
TYPICAL WATER MAIN TRENCH DETAIL

N.T.S.



TAPPING VALVE AND SLEEVE ASSEMBLY

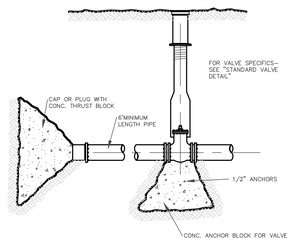
N.T.S.



2" THRU 12"	LARGER THAN 12"
"AWWA" NON–RISING STEM GATE VALVE, MUELLER CO. OR EQ. WITH MECHANICAL JOINT ENDS. 200 P.S.I. WORKING PRESSURE	"AWWA" BUTTERFLY VALVE, MUELLER CO. OR EQ. WITH MECHANICAL JOINT ENDS. 150 P.S.I. WORKING PRESSURE

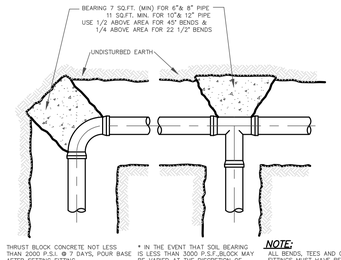
TYPICAL VALVE INSTALLATION

N.T.S.



TYPICAL "END OF LINE" DETAIL

N.T.S.



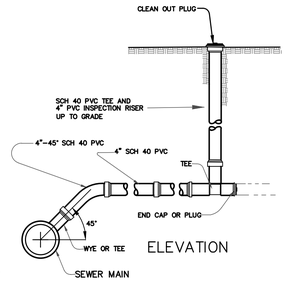
THRUST BLOCK CONCRETE NOT LESS THAN 2000 P.S.I. @ 7 DAYS, POUR BASE AFTER SETTING FITTING

* IN THE EVENT THAT SOIL BEARING IS LESS THAN 3000 P.S.F.,BLOCK MAY BE VARIED AT THE DISCRETION OF INSPECTING ENGINEER.

NOTE:
ALL BENDS, TEES AND OTHER FITTINGS MUST HAVE RETAINER TYPE GLANDS.

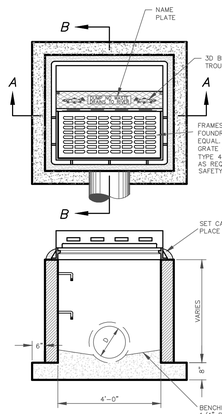
TYPICAL THRUST BLOCK INSTALLATION

N.T.S.



TYPICAL SERVICE CONNECTION

NOT TO SCALE



TYPICAL HYDRANT INSTALLATION

N.T.S.

SECTION A–A

SECTION B–B

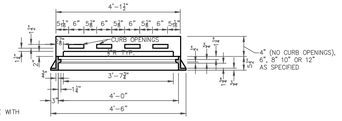
TYPE "B" INLET

NOT TO SCALE

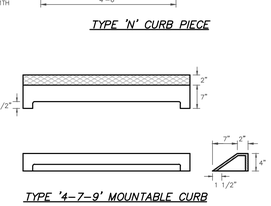
INLET CURB PIECE NOTE:
ALL PROPOSED INLETS WITH CURB PIECES SHALL BE PROVIDED WITH TYPE 4–7–9 MOUNTABLE CURB PIECE COMPATIBLE WITH SLOPING GRANITE BLOCK CURB WITH THE EXCEPTION OF ANGLED INLET #10 & 11 WHICH SHALL HAVE TYPE 'N' CURB PIECES.

NOTES:
1. THE CLEAR SPACE IN THE CURB OPENING (OR EACH INDIVIDUAL CLEAR SPACE, IF THE CURB OPENING HAS TWO OR MORE CLEAR SPACES) MUST HAVE AN AREA OF NO MORE THAN SEVEN (7.0) SQUARE INCHES OR BE NO GREATER THAN TWO (2.0) INCHES ACROSS THE SMALLEST DIMENSION.

2. STORM DRAIN INLET LABEL SHOULD READ "NO DUMPING, DRAINS TO WATERWAYS" OR OTHERWISE APPROVED BY THE ENGINEER. FISH LOGOS SHALL ALSO BE INCLUDED ON BOTH SIDES OF LABEL.



TYPE 'N' CURB PIECE



TYPE '4–7–9' MOUNTABLE CURB

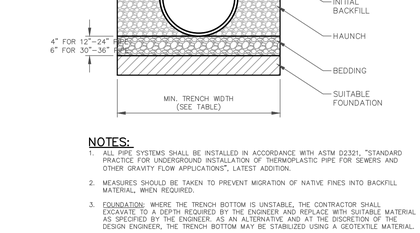
MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOAD CONDITION H–25	HEAVY CONSTRUCTION (75T AXLE LOAD)*
12"–48"	12"	48"
54"–60"	24"	60"

*VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

RECOMMENDED MINIMUM TRENCH WIDTHS

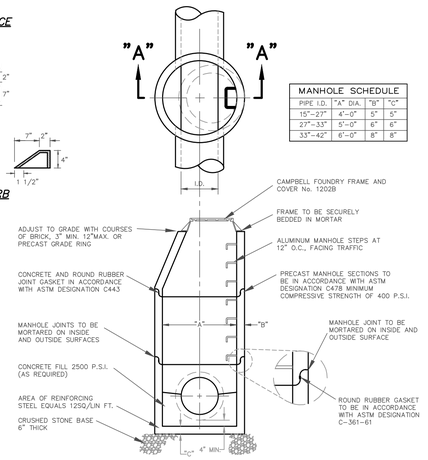
PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"



NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"–24"; 6" FOR 30"–60"
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON–TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE, AND 24" OF COVER FOR 54"–60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF PAVEMENT OR TO TOP OF RIGID PAVEMENT.

HDPE PIPE BEDDING DETAIL

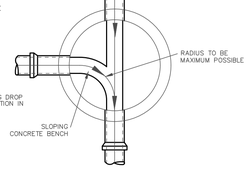
NOT TO SCALE



MANHOLE SCHEDULE			
PIPE I.D.	"A" DIA.	"B"	"C"
15"–27"	4'–0"	5"	5"
27"–33"	5'–0"	6"	6"
33"–42"	6'–0"	8"	8"

PRECAST STORM DRAINAGE MANHOLE

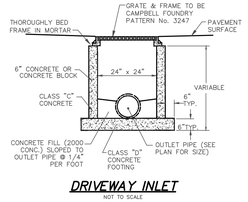
N.T.S.



CONNECTION TO EXISTING SANITARY MANHOLE

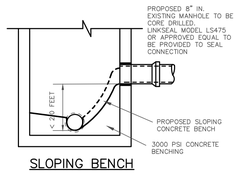
NOT TO SCALE

CHANNELING DETAIL



DRIVEWAY INLET

NOT TO SCALE



SLOPING BENCH

DATE	REVISION
10/15/26	PER BOARD MEETING

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MARC G. WALKER, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03640900

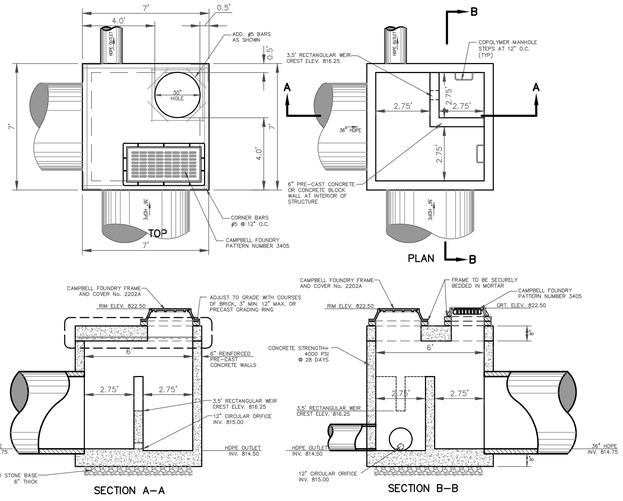
CONSTRUCTION NOTES & DETAILS

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: AS NOTED
JOB NO.: 15107
DRAWN BY: JY
CHECKED BY: MGW
DATE: 7/6/26
SHEET NO. 16 OF 17

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SUBSURFACE BASIN OUTLET STRUCTURE #1

NOT TO SCALE

INFILTRATION BASIN CONSTRUCTION NOTES:

1. DURING CLEARING AND GRADING OF THE SITE, MEASURES MUST BE TAKEN TO ELIMINATE SOIL COMPACTION AT THE LOCATION OF THE PROPOSED INFILTRATION BASIN.

2. THE LOCATION OF THE PROPOSED INFILTRATION BASIN MUST BE CORDONED OFF DURING CONSTRUCTION TO PREVENT COMPACTION OF THE SUBSOIL BY CONSTRUCTION EQUIPMENT OR STOCKPILES.

3. THE USE OF THE LOCATION PROPOSED FOR AN INFILTRATION BASIN TO PROVIDE SEDIMENT CONTROL DURING CONSTRUCTION IS DISCOURAGED; HOWEVER, WHEN UNAVOIDABLE, EXCAVATION FOR THE SEDIMENT CONTROL BASIN MUST BE AT LEAST TWO (2) FEET ABOVE THE FINAL DESIGN ELEVATION OF THE BASIN BOTTOM.

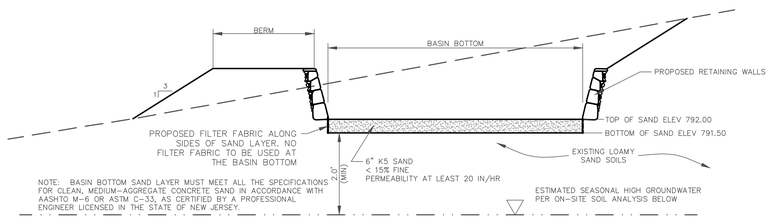
4. EXCAVATION AND CONSTRUCTION OF AN INFILTRATION BASIN MUST BE PERFORMED USING EQUIPMENT PLACED OUTSIDE THE LIMITS OF THE BASIN.

5. THE EXCAVATION TO THE FINAL DESIGN ELEVATION OF THE INFILTRATION BASIN BOTTOM MAY ONLY OCCUR AFTER ALL CONSTRUCTION WITHIN ITS DRAINAGE AREA IS COMPLETED AND THE DRAINAGE AREA IS STABILIZED. IF CONSTRUCTION OF THE INFILTRATION BASIN CANNOT BE DELAYED, BERMS MUST BE PLACED AROUND THE PERIMETER OF THE BASIN DURING ALL PHASES OF CONSTRUCTION TO DIVERT ALL FLOWS AWAY FROM THE BASIN. THE BERMS MAY NOT BE REMOVED UNTIL ALL CONSTRUCTION WITHIN THE DRAINAGE AREA IS COMPLETED AND THE AREA IS STABILIZED.

6. THE CONTRIBUTING DRAINAGE AREA MUST BE COMPLETELY STABILIZED PRIOR TO INFILTRATION BASIN USE.

7. POST-CONSTRUCTION TESTING MUST BE PERFORMED ON THE AS-BUILT INFILTRATION BASIN IN ACCORDANCE WITH THE "CONSTRUCTION AND POST-CONSTRUCTION OVERSIGHT AND SOIL PERMEABILITY" SECTION IN APPENDIX E OF THE NEW JERSEY STORMWATER BEST MANAGEMENT PRACTICES MANUAL. WHERE AS-BUILT TESTING SHOWS A LONGER DRAIN TIME THAN DESIGNED, CORRECTIVE ACTION MUST BE TAKEN. THE DRAIN TIME IS DEFINED AS THE TIME IT TAKES TO FULLY INFILTRATE THE MAXIMUM DESIGN STORM RUNOFF VOLUME THROUGH THE MOST HYDRAULICALLY RESTRICTIVE LAYER.

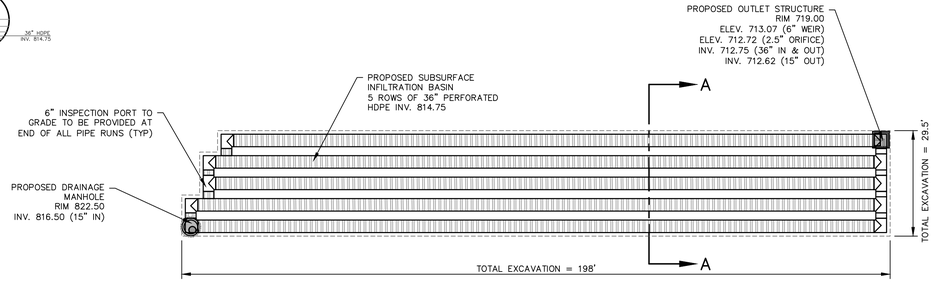
8. POST-CONSTRUCTION HYDRAULIC CONDUCTIVITY TESTING IN ACCORDANCE WITH CHAPTER 12 OF THE NJ STORMWATER BMP MANUAL, SUBSECTION 4B, WILL BE REQUIRED.



SURFACE INFILTRATION BASIN SECTION

NOT TO SCALE

*ESTIMATED SEASONAL HIGH WATER TABLE DEPTHS WERE BASED ON DIRECT OBSERVATION OF SEEPAGE/GROUNDWATER WHERE OBSERVED OR ESTIMATED IN THE FIELD BY DESIGN ENGINEER TAKING INTO CONSIDERATION SOIL CONDITIONS, TOPOGRAPHY, ROOT DEPTH, ETC.

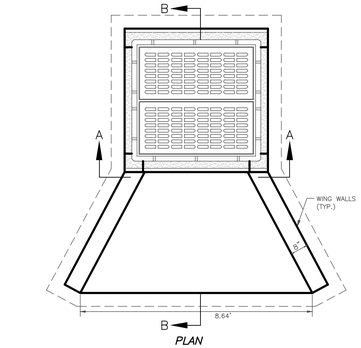


GENERAL NOTES:

1. HDPE PIPE JOINTS SHALL BE BELL AND SPIGOT WITH "O" RING GASKETS TO FORM A WATER TIGHT SEAL.
2. RUBBER GASKETS SHALL BE USED AT ALL CONNECTIONS TO MANHOLES AND OUTLET STRUCTURES TO FORM A WATER TIGHT SEAL.
3. ALL MANHOLE STRUCTURES AT SUBSURFACE BASINS SHALL HAVE LOCKING COVERS.

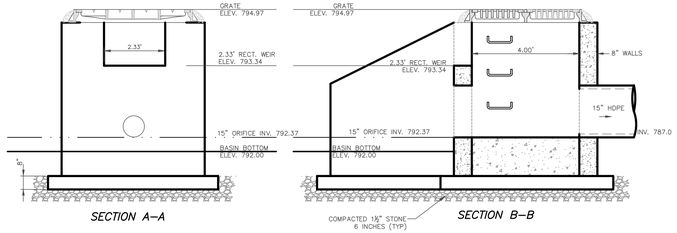
PROPOSED SUBSURFACE INFILTRATION BASIN #1 (PLAN VIEW)

NOT TO SCALE



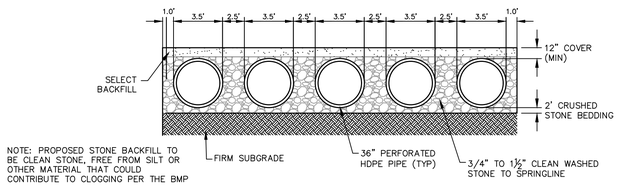
OUTLET STRUCTURE NOTES:

1. FOOTING TO BE NJDOT CLASS "B" CONCRETE.
2. INVERT TO BE NJDOT CLASS "B" CONCRETE.
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH ½" THICK CEMENT PLASTER.
4. FRAME AND GRATE TO BE No. 3425 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR APPROVED EQUAL.
5. PROVIDE ALUMINUM LADDER RUNGS @ 12" CENTER TO CENTER.
6. WHEN ADDITIONAL DEPTH IS SCHEDULE WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET GUTTER TO THE INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSIONS SHALL BE INCREASED TO 12" WIDTH AND TO 12" IN DEPTH.



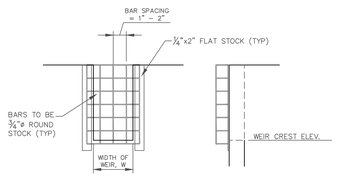
OUTLET STRUCTURE FOR SURFACE BASIN

NOT TO SCALE



TYPICAL SECTION A-A THROUGH SUBSURFACE INFILTRATION BASIN

NOT TO SCALE



TRASH RACK AT WEIR

N.T.S.

TRASH RACK NOTES:

1. TRASH RACKS SHALL BE INSTALLED AT ALL INTAKE LOCATIONS OF THE OUTLET STRUCTURE (WEIR, ORIFICE, ETC.).
2. PARALLEL BARS BELOW THE WATER QUALITY DESIGN ELEVATION SHALL BE 1" ON-CENTER.
3. PARALLEL BARS ABOVE THE WATER QUALITY DESIGN ELEVATION SHALL BE NO GREATER THAN ⅓ THE WIDTH OF THE WEIR, AND ⅓ THE DIAMETER OF THE ORIFICE, IN NO CASE SHALL THE SPACING BE LESS THAN 1" OR GREATER THAN 6".
4. TRASH RACK SHALL BE CONSTRUCTED OF RIGID, CORROSION-RESISTANT MATERIAL.
5. TRASH RACK SHALL BE ABLE TO WITHSTAND A PERPENDICULAR LIVE LOAD OF 300 LBS/ft². SHOP DRAWINGS SHALL BE PROVIDED TO DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

10/15/26	PER BOARD MEETING
DATE	REVISION

DYKSTRA WALKER DESIGN DW GROUP PA
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PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03640900

CONSTRUCTION NOTES & DETAILS

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

BLOCK 407, LOT 1 – #180 ANN STREET
BLOCK 407, LOT 20 – #220 ANN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: AS NOTED
JOB NO.: 15107
DRAWN BY: JY
CHECKED BY: MGW
DATE: 7/6/26
SHEET NO. 17 OF 17

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