PRELIMINARY & FINAL SITE PLAN

BLOCK 1206, LOTS 2, 3, 4, & 5
BLACKWELL STREET & NORTH WARREN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

LIST OF PROPERTY OWNERS WITHIN 200'

LIST AS PREPARED BY TOWN OF DOVER TAX ASSESSOR DATED SEPTEMBER 9, 2026

BLOCK 1201, LOT 6.02
MILL POND TOWERS ASSOCIATES
45 BASSETT HWY
DOVER, NJ 07801

BLOCK 1201, LOT 6.04
THE SALVATION ARMY
31 VANHOUTEN ST
PATERSON, NJ 07505

BLOCK 1203, LOT 2
JING YEE L. P.
5 RICHARDS AVE
DOVER, NJ 07801

BLOCK 1206, LOT 1
RIMANICKI LLC
37 EMERSON RD
MORRIS PLAINS, NJ 07950

BLOCK 1206, LOT 6
SELCA PROPERTIES LLC
237 BARTHOLF AVE
POMPTON LAKES, NJ 07442

BLOCK 1206, LOT 7
SELCA PROPERTIES LLC
237 BARTHOLF AVE
POMPTON LAKES, NJ 07442

BLOCK 1206, LOT 8
SELCA PROPERTIES LLC
237 BARTHOLF AVE
POMPTON LAKES, NJ 07442

BLOCK 1206, LOT 9
21 LIN GROUP REALTY LLC
21 W BLACKWELL ST
DOVER, NJ 07801

BLOCK 1206, LOT 10
BASSETT HIGHWAY ASSOCIATES LLC
34 E BLACKWELL ST
DOVER, NJ 07801

BLOCK 1206, LOT 11
CENTRO BIBLICO OF NJ INC
63 ABBETT AVE
MORRISTOWN, NJ 07960

BLOCK 1206, LOT 12
43-45 WEST BLACKWELL, LLC%J LUDDY
527 W SADDLE RIVER RD
RIDGEWOOD, NJ 07450

BLOCK 1207, LOT 1
KWON KI IL & YOUNG SOOK
2 FRIZELL TERRACE
SPARTA, NJ 07871

BLOCK 1207, LOT 2
WEST MORRIS OZF PROPERTY DEVELOPMENT
1-3-5 W BLACKWELL & ET AL
DOVER, NJ 07801

BLOCK 1207, LOT 4
7-9 W BLACKWELL ST LLC
11 S. ESSEX ST
DOVER, NJ 07801

BLOCK 1207, LOT 5
ANDALORO CLAUDIO & MARLENA
436 HERRICK DR
DOVER, NJ 07801

BLOCK 1207, LOT 6
SUMMIT - BK OF AMERICA -
101 TRYON ST - NC10010381
CHARLOTTE, NC 28255

BLOCK 1217, LOT 1
16 BLACKWELL LLC
16 W BLACKWELL ST
DOVER, NJ 07801

BLOCK 1217, LOT 2
DE JESUS FRANCISCO
53 MOUNTAIN AVE
DOVER, NJ 07801

BLOCK 1217, LOT 3
PREMUMA REAL ESTATE LLC
12 W BLACKWELL ST
DOVER, NJ 07801

BLOCK 1217, LOT 4
SHREE UMA SHAKTI LLC
10 W BLACKWELL ST
DOVER, NJ 07801

BLOCK 1217, LOT 5
VOTRUBA STANLEY
PO BOX 1371
MORRISTOWN, NJ 07960-1371

BLOCK 1217, LOT 6
GIBSON, DARRYL JAMES / PIATT SAMANTHA
3 MICHIGAN AVE
WHARTON, NJ 07885

BLOCK 1217, LOT 7
4 WEST BLACKWELL LLC
8 SEMRAU ROAD
DENVILLE, NJ 07834

BLOCK 1218, LOT 8
36-42 WEST BLACKWELL ST LLC
36-42 W BLACKWELL ST
DOVER, NJ 07801

BLOCK 1218, LOT 15
30 W BLACKWELL ST LLC
30 W BLACKWELL ST LLC
DOVER, NJ 07801

BLOCK 1218, LOT 16
NJ HOME CLOSING NETWORK INC
28 W BLACKWELL ST
DOVER, NJ 07801

BLOCK 1218, LOT 17
ZUFALL HEALTH CENTER INCE
18 W BLACKWELL ST &A
DOVER, NJ 07801

BLOCK 1218, LOT 19
NICHOLS FAMILY, LLC
180 ANN ST
DOVER, NJ 07801

BLOCK 1218, LOT 20
THE DOVER COMMUNITY CLINIC INC
17-19 S WARREN ST
DOVER, NJ 07801

BLOCK 1218, LOT 12
32-34 BLACKWELL LLC
32-34 W BLACKWELL ST
DOVER, NJ 07801

BLOCK 1217, LOT 3.01
SWE DOVER LP/SWE MIDCITY LP/ET AL
5030 SHAFTO RD SUITE 1
TINTON FALLS, NJ 07712

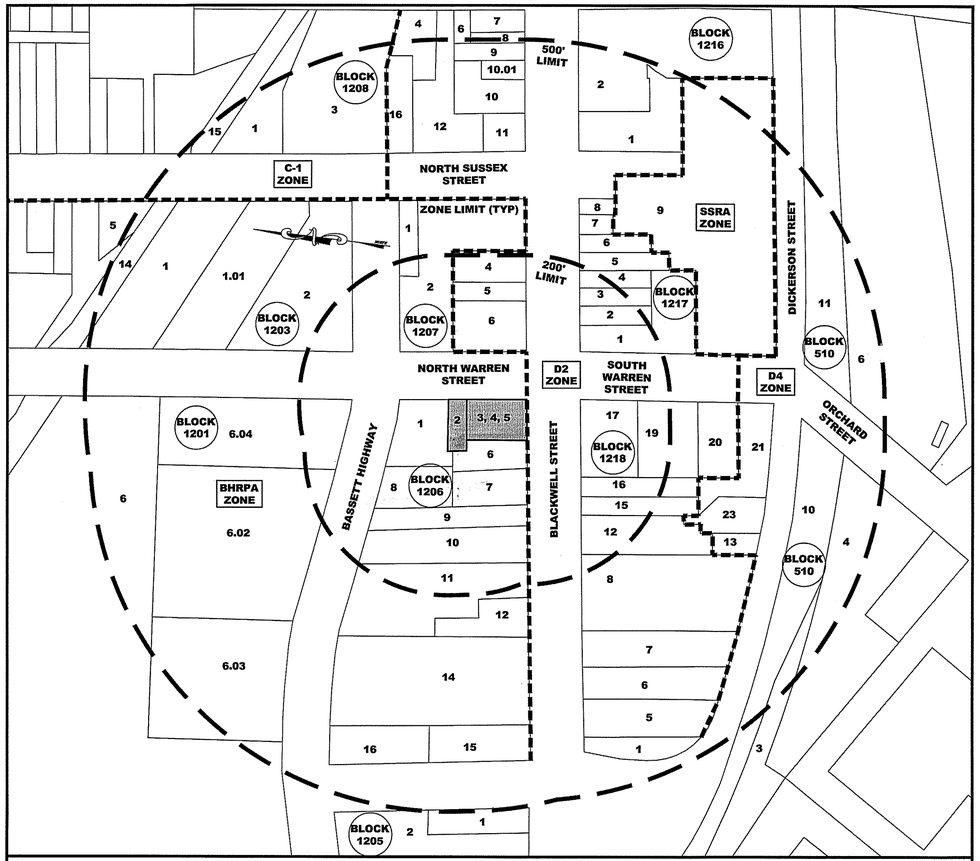
BLOCK 1217, LOT 3.01
SWE DOVER LP/SWE MIDCITY LP/ET AL
5030 SHAFTO RD SUITE 1
TINTON FALLS, NJ 11516

BLOCK 1206, LOT 1
RIMANICKI LLC
185 RTE 46 / OUTFRONT MED
FAIRFIELD, NJ 07004

BLOCK 1206, LOT 11
CENTRO BIBLICO OF NJ INC
63 ABBETT AVE
MORRISTOWN, NJ 07960

BLOCK 1207, LOT 2
TOWN OF DOVER
37 N SUSSEX ST
DOVER, NJ 07801

BLOCK 1217, LOT 3.01
DOVER TRANSIT URBAN RENEWAL LLC
377 PEARSALL AVE
CEDARHURST, NY 11516



KEY MAP
SCALE: 1" = 100'±

NOTE:
INFORMATION SHOWN HEREON TAKEN FROM TOWN OF DOVER SHEET 12 AND THE DOVER ZONING MAP.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SIGN REQUIREMENTS

ITEM	ALLOWED	PROPOSED
FACADE SIGNS:		
MAXIMUM NUMBER OF FACADE SIGNS	ONE PER COMMERCIAL SPACE	ONE PER COMMERCIAL SPACE
MAXIMUM SIZE	2' x 8'	1.5' x 4'
AWNING SIGNS		
MAXIMUM AWNING LETTER SIZE	6 INCHES	< 6 INCHES
BUILDING IDENTIFICATION SIGNS		
MAXIMUM NUMBER OF SIGNS	ONE PER STREET FRONTAGE	ONE (N. WARREN ST)
MAXIMUM SIZE	2' x 5'	1.5' x 4'

THE NET INCREASE IN IMPERVIOUS COVERAGE IS LESS THAN 1/4 ACRES AND TOTAL AREA OF DISTURBANCE IS LESS THAN 1 ACRE. THEREFORE, THE PROJECT IS NOT CONSIDERED A MAJOR PROJECT AND IS NOT SUBJECT TO STORMWATER REGULATIONS.

TOTAL INCREASE IN IMPERVIOUS COVERAGE = 0 SF OR 0.0 ACRES < 0.25 ACRES
TOTAL LIMIT OF DISTURBANCE = 8,500 SF OR 0.195 ACRES < 1.0 ACRES

THERE IS NO INCREASE IN IMPERVIOUS COVERAGE, THEREFORE NO STORMWATER MANAGEMENT IS REQUIRED.

NOTES AND REFERENCES

1. APPLICANT/OWNER LOT 2: 5 N WARREN ST, LLC
   #263 EAST BLACKWELL STREET
   DOVER, NJ 07801
   APPLICANT/OWNER LOTS 3, 4, 5: B&W DOVER LLC
   5 GERALDINE CT
   DENVILLE, NJ 07834
2. THESE PLANS HAVE BEEN PREPARED FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR PROPERTIES KNOWN AS BLOCK 1206, LOTS 2, 3, 4, & 5 LOCATED IN THE TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY. THE APPLICANT IS CONSTRUCTING A 5 STORY MIXED USE BUILDING AND ASSOCIATED SITE IMPROVEMENTS. THE APPLICANT IS ALSO MERGING LOTS 3, 4, & 5.
3. THE SUBJECT PROPERTIES ARE 0.169 ACRES IN SIZE AND LOCATED ENTIRELY WITHIN THE BASSET HIGHWAY REDEVELOPMENT PLAN AREA (BHRPA) ZONE DISTRICT OF THE TOWN OF DOVER. A REDEVELOPMENT PLAN DATED AUGUST 11, 2026 HAS BEEN IMPLEMENTED FOR THE SUBJECT PROPERTY. THE PROPERTY HAS FRONTAGE ALONG NORTH WARREN STREET AND BLACKWELL 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 "BOUNDARY & TOPOGRAPHIC SURVEY PLAN, BLOCK 1206, LOTS 3, 4, & 5, BLACKWELL STREET & NORTH WARREN STREET, TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY" PREPARED BY DYKSTRA WALKER DESIGN GROUP DATED 1/14/2026.
6. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS BASED ON MAP TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY PLAN, BLOCK 1206, LOT 2, 5-7-9-NORTH WARREN STREET, TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY" PREPARED BY DYKSTRA WALKER DESIGN GROUP DATED 7/31/2025. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88 PER SAID MAP.
7. THE FLOOD HAZARD AREA FOR THE ROCKAWAY RIVER WAS APPROVED BY THE NJDEP AS FHA VERIFICATION 1409-25-0001.1 LUP250001 AND IS VALID THROUGH MAY, 10, 2031. THE FLOOD HAZARD AREA FOR THE ROCKAWAY RIVER WAS DETERMINED USING METHOD 1, AS DESCRIBED AT NJAC 7:13. THE FLOOD HAZARD AREA ELEVATION WAS DETERMINED TO BE 573.2 IN NAVD88. THE ENTIRE SITE IS LOCATED OUTSIDE OF THE FLOOD HAZARD AREA AND THE RIPARIAN ZONE.
8. THERE ARE NO FRESHWATER WETLANDS ON OR WITHIN 150 FEET OF THE SUBJECT PROPERTY PER NJ GEOWEB MAPPING.
9. 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.
10. 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.
11. BLOCK 1206, LOTS 3, 4, & 5 WILL BE CONSOLIDATED AS A CONDITION OF APPROVAL.
12. THE PROJECTED SANITARY SEWER FLOW FROM THE PROPOSED DEVELOPMENT, CALCULATED IN ACCORDANCE WITH NJAC 7:14A-23.3, IS AS FOLLOWS:

    PROPOSED:
    TWO-BEDROOM APARTMENT: 28 UNITS x 225 GPD/UNIT = 6,300 GPD
    STORES AND SHOPPING CENTERS: 910 SF x 0.1 GPD/SF = 91 GPD
    RESTAURANTS: 192 SEATS TOTAL x 35 GPD/SEAT = 6,720 GPD

    TOTAL = 6,300 GPD + 91 GPD + 6,720 GPD = 13,111 GPD > 8,000 GPD.
    A TREATMENT WORKS APPROVAL IS REQUIRED FROM THE NJDEP.
13. THE ANTICIPATED WATER USAGE FOR THE PROPOSED DEVELOPMENT, CALCULATED IN ACCORDANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS AT NJAC 5:21-5.2, TABLE 5.1 AND NJAC 7:10-12.6 TABLE 1 AS FOLLOWS:

    PROPOSED:
    TWO-BEDROOM APARTMENT: 28 UNITS x 140 GPD/APARTMENT = 3,920 GPD
    STORE USE: 910 SF x 0.125 GPD/SF = 114 GPD
    RESTAURANT USE: 192 SEATS TOTAL x 10 GPD x 2 (FACTOR FOR 7-12 HOURS OF OPERATION) = 3,840 GPD
    TOTAL = 3,920 GPD + 114 GPD + 3,840 GPD = 7,874 GPD
    A WATER EXTENSION PERMIT IS NOT REQUIRED FROM THE NJDEP.

TOWN OF DOVER ZONING

ITEM	REQUIRED (RDP)	PROPOSED LOT 2	PROPOSED MERGED LOTS 3, 4, & 5
MINIMUM LOT AREA (LOT 2)	2,695 SF	2,695 SF	N/A
MINIMUM LOT AREA (LOTS 3, 4, & 5)	4,654 SF	N/A	4,654 SF
MAXIMUM DWELLING DENSITY (LOT 2)	8 DWELLING UNITS	8 DWELLING UNITS	N/A
MAXIMUM DWELLING DENSITY (LOTS 3, 4, & 5)	20 DWELLING UNITS	N/A	20 DWELLING UNITS
MINIMUM FRONT YARD SETBACK	0 FT	0 FT	0 FT
MINIMUM SIDE YARD SETBACK	0 FT	0 FT	0 FT
MINIMUM REAR YARD SETBACK	0 FT	0 FT	0 FT
MAXIMUM AWNING SETBACK INTO RIGHT-OF-WAY	3 FT	3 FT	3 FT
MAXIMUM BUILDING COVERAGE	100%	99.1% (2,670 SF)	100% (4,654 SF)
MAXIMUM IMPERVIOUS COVERAGE	100%	100% (2,695 SF)	100% (4,654 SF)
MAXIMUM NUMBER OF BEDROOMS PER DWELLING UNIT	2 BEDROOMS	2 BEDROOMS	2 BEDROOMS
MINIMUM SF PER DWELLING UNIT	700 SF	> 700 SF	> 700 SF
MAXIMUM BUILDING HEIGHT	65 FT	57 FT (1)	57 FT (1)

(1) AVERAGE GRADE CALCULATIONS:
AVERAGE GRADE ALONG FRONT OF BUILDING = (574.3+574.6+575.1)/3= 574.7
HIGHEST FIRST FLOOR ELEVATION = 575.0
PEAK ROOF ELEVATION = 575.0 + 56.7 = 631.7 (PER ARCHITECTURAL PLANS)
BUILDING HEIGHT = 631.7 - 574.7 = 57 FT

COVERAGE CALCULATIONS

EXISTING LOT 2		EXISTING LOTS 3, 4, & 5	
GRAVEL	1988 SF	GRAVEL	4,487 SF
PAVEMENT	387 SF	CONCRETE	167 SF
CONCRETE	304 SF	TOTAL	4,654 SF
WALL	16 SF		
TOTAL	2,695 SF		
PROPOSED LOT 2		PROPOSED LOTS 3, 4, & 5	
BUILDING*	2,670 SF	BUILDING*	4,654 SF
GRAVEL	25 SF	TOTAL	4,654 SF
TOTAL	2,695 SF		

*DENOTES BUILDING COVERAGE

*DENOTES BUILDING COVERAGE

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

SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY PLAN
3	SITE LAYOUT PLAN
4	GRADING & UTILITY PLAN
5	SOIL EROSION & SEDIMENT CONTROL PLAN
6	CONSTRUCTION NOTES & DETAILS

DATE	REVISION

DYKSTRA WALKER DESIGN GROUP P.A.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY SUITE 204 · LAKE HOPATCONG, NJ 07849
PHONE (973)663-6840 · FAX (973)663-0042
WWW.DYKSTRAWALKER.COM

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

COVER SHEET

PRELIMINARY & FINAL SITE PLAN
BLOCK 1206, LOTS 2, 3, 4, & 5
BLACKWELL STREET & NORTH WARREN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 100'
JOB NO.: 26001
DRAWN BY: JY
CHECKED BY: MGW
DATE: 9/9/26
SHEET NO. 1 OF 6

z:\sdek\PROJ\261\26001\DWG\Site Plan Set_26001.dwg 09/11/26 08:52:55AM, jyoung, Layout:COVER

NJSPCS NAD83

BLOCK 1207
LOT 2

EXITING BUILDING

BLOCK 1207
LOT 6

EXITING BUILDING

LIGHT POLE (TYP)

TRAFFIC LIGHT (TYP)

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

SANITARY MH RIM=573.63

15" RCP

4" RCP

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

10" CIP

15" RCP

574

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

DOUBLE YELLOW LINE (TYP)

SANITARY MH RIM=573.76 (INACCESSIBLE)

WATER VALVE (TYP)

MANHOLE RIM=573.58 (INACCESSIBLE)

MANHOLE RIM=573.83 (INACCESSIBLE)

MANHOLE RIM=573.73 (INACCESSIBLE)

MANHOLE RIM=573.79 (INACCESSIBLE)

SANITARY MH RIM=573.72 INV=563.6(8") INV=561.9

8"SAN.

DRAINAGE MH RIM=573.45 INV=570.7 INV=570.4

'B' INLET GRT=573.37 INV=570.9

12" RCP

15" RCP

SOUTH WARREN STRE
(66' RIGHT-OF-WAY PER TAX MAP)

'A' INLET (DIRT FILLED) GRT=572.89 INV=570.0 INV=569.6

18" RCP

MANHOLE RIM=573.43

UTILITY JUNCTION BOX (TYP)

4" CHERRY

PAVER SIDEWALK

OHW PARKING SIGN

4" CHERRY

CONCRETE SIDEWALK

OVERHEAD WIRE (TYP)

UTILITY POLE (TYP)

SANITARY MH RIM=574.22 INV=563.6(8") INV=562.4

DRAINAGE MH RIM=574.17 INV=572.0 INV=571.8

'B' INLET GRT=573.76 INV=572.0

'B' INLET GRT=573.17

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

CONCRETE SIDEWALK

BUILDING CORNER CLEAR 0.6'

574.28

S7°24'03"E - 36.33'

574.40

POINT OF BEGINNING
DB 21682/338

S7°24'03"E - 80.00'

POINT OF BEGINNING
DB 24873/990

574.57 UTILITY JUNCTION BOX (TYP)

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

'B' INLET GRT=573.93 INV=571.8

'B' INLET GRT=574.16 INV=571.9

'B' INLET GRT=574.23 INV=572.0

BLOCK 1206
LOTS 3, 4 & 5
TOTAL AREA=4,654 SF
OR 0.107 ACRES
DB 6411/30
DB 24873/990

GRAVEL

574.30

574.39

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

574.84

N82°55'57"E - 58.17'

S82°55'57"W - 58.17'

574.83

POINT OF BEGINNING
DB 6411/30

TAX LOT 4
TAX LOT 5

574.15

575

GAS VALVE (TYP)

BUS STOP SIGN

4" CHERRY

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

EXITING BUILDING

BLOCK 1218
LOT 17

N82°55'57"E - 74.17'

S82°55'57"W - 74.17'

575.78

GRAVEL PAVEMENT

PAVEMENT

GRAVEL

574.63

CONCRETE

CONCRETE WALK

N7°24'03"W - 80.00'

BUILDING LINE ON PROPERTY LINE

TALL CLEANOUT

575.05

575.59

575.12

CONCRETE

CONCRETE WALL (TYP)

BUILDING LINE ON PROPERTY LINE

BUILDING CLEAR 0.3'

N7°24'03"W - 36.33'

METAL FENCE

CHAIN LINK FENCE

576

BLOCK 1206
LOT 6
DB 20939/1240

BLOCK 1206
LOT 1
DB 23527/1931

EXITING BUILDING

BLOCK 1206
LOT 8
DB 20939/1240

BLOCK 1206
LOT 7
DB 20939/1240

CONCRETE SIDEWALK

PAVER SIDEWALK

576

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 SP80/GEOID 18).

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE	REVISION

DYKSTRA WALKER DESIGN DW GROUP PA
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

PRELIMINARY & FINAL SITE PLAN
BLOCK 1206, LOTS 2, 3, 4, & 5
BLACKWELL STREET & NORTH WARREN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 10
JOB NO.: 2600
DRAWN BY: JY
CHECKED BY: MG
DATE: 9/9/26
SHEET NO. 2

J:\cadd\PROJ\26\26001\DWG\Site Plan Set_26001.dwg 09/11/25 08:52:57AM, jyoung, Layout:SURVEY



NOTE:
THE STREETSCAPE REQUIREMENTS FOR LIGHTING AND LANDSCAPING ARE MET ALONG THE FRONTAGE OF THE PROPOSED DEVELOPMENT.

DATE	REVISION

DYKSTRA WALKER DESIGN 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

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

SITE LAYOUT PLAN

PRELIMINARY & FINAL SITE PLAN
BLOCK 1206, LOTS 2, 3, 4, & 5
BLACKWELL STREET & NORTH WARREN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 10'
JOB NO.: 26001
DRAWN BY: JY
CHECKED BY: MGW
DATE: 9/9/26
SHEET NO. 3 OF 6

J:\sdsk\PROJ\26\26001\DWG\Site Plan Set_26001.dwg 09/11/26 08:52:57AM, jyoung, Layout:LAYOUT

NJSPCS NAD83

BLOCK 1207
LOT 2
EXITING BUILDING

BLOCK 1207
LOT 6
EXITING BUILDING

LIGHT POLE (TYP)

TRAFFIC LIGHT (TYP)

15" RCP

10" CIP

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

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

SANITARY MH
RIM=573.63

APPROXIMATE LOCATION OF EXISTING SANITARY SEWER

APPROXIMATE LOCATION OF EXISTING WATER LINE

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

DOUBLE YELLOW LINE (TYP)

SANITARY MH
RIM=573.76
(INACCESSIBLE)

WATER VALVE (TYP)

MANHOLE
RIM=573.68
(INACCESSIBLE)

MANHOLE
RIM=573.83
(INACCESSIBLE)

MANHOLE
RIM=573.73
(INACCESSIBLE)

MANHOLE
RIM=573.79
(INACCESSIBLE)

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

SANITARY MH
RIM=573.72
INV=563.9(8")
INV=581.9

8"SAN.

DRAINAGE MH
RIM=573.45
INV=570.7
INV=570.4

12" RCP

'B' INLET
GRT=573.37
INV=570.9

15" RCP

PROPOSED 'B' INLET
TC8.574.2
GRT. 573.6
INV. 570.9 (12" IN)
INV. 570.8 (18" IN & OUT)

PROPOSED TEC CONNECTION. LOCATION TO BE CONFIRMED BY UTILITY COMPANY

PROPOSED WATER AND SEWER CONNECTIONS. LOCATION AND SIZE TO BE DETERMINED BY MEP ENGINEER

PROPOSED TEC CONNECTION. LOCATION TO BE CONFIRMED BY UTILITY COMPANY

EXTEND GAS LINE. LOCATION TO BE CONFIRMED BY GAS COMPANY

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

18" RCP

MANHOLE
RIM=573.43

UTILITY JUNCTION BOX (TYP)

4" CHERRY

PAVER SIDEWALK

OHW PARKING SIGN

OVERHEAD WIRE (TYP)

SANITARY MH
RIM=574.22
INV=563.9(8")
INV=562.4

DRAINAGE MH
RIM=574.17
INV=572.0
INV=571.8

'B' INLET
GRT=573.76
INV=572.0

14 LF 12" HDPE @ 5%

CONCRETE SIDEWALK

ROOF AWNING (TYP)

574.29 574.33 574.34 574.39 574.40 574.44 574.46 574.47

S74°24'03"E – 36.33'

S74°24'03"E – 80.00'

RESTAURANT #2
SPACE #2
65 SEATS TOTAL
FF=574.6

PROPOSED DOOR LOCATION (TYP)

574.60

574.67 UTILITY JUNCTION BOX (TYP)

14 LF 12" HDPE @ 2.9%

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

'B' INLET
GRT=574.16
INV=571.9

'B' INLET
GRT=574.23
INV=572.0

BUILDING CORNER CLEAR 0.6'

POINT OF BEGINNING

INTERNAL ROOF LEADERS TO DRAIN TO EXTERNAL DISCHARGE PIPE INV. 571.6 PHASE 1 ROOF AREA

PHASE 1

PHASE 2

MERGED BLOCK 1206
LOTS 2, 3, 4 & 5
TOTAL AREA=4,654 SF
OR 0.107 ACRES

INTERNAL ROOF LEADERS TO DRAIN TO EXTERNAL DISCHARGE PIPE INV. 572.0 PHASE 2 ROOF AREA

3" (TYP)

CONCRETE SIDEWALK

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

'B' INLET
GRT=573.17

CONCRETE SIDEWALK

RESTAURANT SPACE #6
45 SEATS
FF=574.29

APT. LOBBY
FF=574.34

RESTAURANT SPACE #1
36 SEATS
FF=574.39

DELIVERIES
574.45

APT. LOBBY
574.45

RETAIL SPACE #5
910 SF GFA
FF=574.34

N82°35'57"E – 58.17'

LOT LINE TO BE REMOVED (TYP)

574.83

574.83

S82°35'57"W – 58.17'

574.97

PHASE 1 BUILDING
2 BUSINESS UNITS
8 APARTMENT UNITS
FOOTPRINT AREA=2,670 SF
5 STORIES
FF VARIES BY UNIT

PHASE 2 BUILDING
4 BUSINESS UNITS
20 APARTMENT UNITS
FOOTPRINT AREA=4,654 SF
5 STORIES
FF VARIES BY UNIT

RESTAURANT #3
SPACE #4
44 SEATS
FF=574.97

BUS STOP SIGN

GAS VALVE (TYP)

PROPOSED GAS LINE LOCATION TO BE CONFIRMED BY GAS COMPANY

575.05

4" CHERRY

BLOCK 1206
LOT 2
DB 21682/138
AREA=2.685 SF
OR 0.062 ACRES

5' WIDE ALLEY
FF=574.97

574.34 574.39 574.97

N7°24'03"W – 80.00'

BUILDING LINE OR PROPERTY LINE

574.63

574.29

575.12

575.59

BUILDING CLEAR 0.3'

N7°24'03"W – 36.33'

METAL FENCE

CHAIN LINK FENCE

BUILDING LINE OR PROPERTY LINE

CONCRETE SIDEWALK

PAVER SIDEWALK

BLOCK 1206
LOT 6
DB 20939/1240

BLOCK 1206
LOT 1
DB 23527/1931

EXITING BUILDING

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)

INV. 571.6± TO BE CONFIRMED PRIOR TO CONSTRUCTION

BLOCK 1218
LOT 17

EXITING BUILDING

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE	REVISION

DYKSTRA WALKER DESIGN GROUP P.A.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY SUITE 204 - LAKE HOPATCONG, NJ 07849
PHONE (973) 663-6846 - FAX (973) 663-0042
WWW.DYKSTRAWALKER.COM

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

GRADING & UTILITY PLAN

PRELIMINARY & FINAL SITE PLAN
BLOCK 1206, LOTS 2, 3, 4, & 5
BLACKWELL STREET & NORTH WARREN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 10'
JOB NO.: 26001
DRAWN BY: JY
CHECKED BY: MGW
DATE: 9/9/26
SHEET NO. 4 OF 6

J:\jobs\PROJ\26\26001\DWG\Site Plan Set_26001.dwg 09/11/26 08:52:59AM, jyoung, Layout:GRADE

NJSPCS NAD83

BLOCK 1207
LOT 2

EXITING BUILDING

BLOCK 1207
LOT 6

EXITING BUILDING

LIGHT POLE (TYP)

TRAFFIC LIGHT (TYP)

'B' INLET GRT=573.37 INV=570.9

SANITARY MH RIM=573.72 INV=563.8(8") INV=581.9

8"SAN.

DRAINAGE MH RIM=573.45 INV=570.7 INV=570.4

12" RCP

15" RCP

12" CMP

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

10" CIP

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

SANITARY MH RIM=573.63

APPROXIMATE LOCATION OF EXISTING SANITARY SEWER

APPROXIMATE LOCATION OF EXISTING WATER LINE

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

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

SANITARY MH RIM=573.76 (INACCESSIBLE)

WATER VALVE (TYP)

DOUBLE YELLOW LINE (TYP)

LIMIT OF DISTURBANCE
AREA OF DISTURBANCE= 8,500 SF OR 0.195 ACRES

MANHOLE RIM=573.68 (INACCESSIBLE)

MANHOLE RIM=573.63 (INACCESSIBLE)

MANHOLE RIM=573.73 (INACCESSIBLE)

MANHOLE RIM=573.79 (INACCESSIBLE)

DRAINAGE MH RIM=573.70 INV=571.2 INV=570.9

SANITARY MH RIM=574.22 INV=563.9(8") INV=562.4

DRAINAGE MH RIM=574.17 INV=572.0 INV=571.8

'B' INLET GRT=573.76 INV=572.0

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

18" RCP

4" CHERRY

PAVER SIDEWALK

CONCRETE SIDEWALK

OVERHEAD WIRE (TYP)

UTILITY JUNCTION BOX (TYP)

UTILITY POLE (TYP)

MANHOLE RIM=573.43

'B' INLET GRT=573.17

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

CONCRETE SIDEWALK

BUILDING CORNER CLEAR 0.6'

POINT OF BEGINNING

PHASE 1

PHASE 2

MERGED BLOCK 1206
LOTS 2, 3, 4 & 5
TOTAL AREA=4,654 SF
OR 0.107 ACRES

N72°24'03"E 80.00'

S72°24'03"W 80.00'

N17°35'57"W 58.17'

S17°35'57"E 58.17'

LOT LINE TO BE REMOVED (TYP)

PHASE 1 BUILDING
2 BUSINESS UNITS
8 APARTMENT UNITS
FOOTPRINT AREA=2,670 SF
5 STORIES
FF VARIES BY UNIT

PHASE 2 BUILDING
4 BUSINESS UNITS
20 APARTMENT UNITS
FOOTPRINT AREA=4,654 SF
5 STORIES
FF VARIES BY UNIT

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

PROPERTY LINE

BUILDING LINE OR PROPERTY LINE

N72°24'03"W 36.33'

CHAIN LINK FENCE

BUILDING CLEAR 0.3'

BLOCK 1206
LOT 1
DB 23527/1931

BLOCK 1206
LOT 6
DB 20939/1240

EXITING BUILDING

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)

TEMPORARY INLET FILTER PROTECTION DEVICE (TYP)

TEMPORARY SEDIMENT FILTER FENCE (TYP)

BUS STOP SIGN

GAS VALVE (TYP)

BLOCK 1218
LOT 17

EXITING BUILDING

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

DATE	REVISION

DYKSTRA WALKER DESIGN DW GROUP PA
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY SUITE 204 - LAKE HOPATCONG, NJ 07849
PHONE (973) 663-4640 - FAX (973) 663-0042
WWW.DYKSTRAWALKER.COM

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

SOIL EROSION & SEDIMENT CONTROL PLAN

PRELIMINARY & FINAL SITE PLAN
BLOCK 1206, LOTS 2, 3, 4, & 5
BLACKWELL STREET & NORTH WARREN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 10'
JOB NO.: 26001
DRAWN BY: JY
CHECKED BY: MGW
DATE: 9/9/26
SHEET NO. 5 OF 6

J:\cadd\PROJ\26\26001\DWG\Site Plan Set_26001.dwg 09/11/26 08:53:00AM jyoung, Layout:SESC

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

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 21 BELOW.
3. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 22 BELOW.
4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
5. TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
6. PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER". SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
9. STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILES BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF SLOPE.
10. A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
11. ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
14. ALL DEWATERING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
15. ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. A CLEAN OUT ELEVATION WILL 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. CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.

21. TOPSOIL STOCKPILE PROTECTION
   a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
   b) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
   c) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
   d) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
   e) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
   f) PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.

22. TEMPORARY STABILIZATION SPECIFICATIONS
   a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
   b) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
   c) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
   d) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
   e) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

23. PERMANENT STABILIZATION SPECIFICATIONS
   a) APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
   b) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
   c) APPLY FERTILIZER (10-20-10) AT A OF RATE 11 LBS. PER 1000 SQ. FT.
   d) APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS PER 1000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS PER 1000 SQ. FT.
   e) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
   f) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

***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 EROSION CONTROL MEASURES INCLUDING SILT FENCE, VEHICLE WHEEL CLEANING BLANKET, ETC AS NOTED ON PLAN. DURATION = 5 DAYS.
2) CLEAR AND GRUB PROPERTY. DURATION = 20 DAYS.
3) STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND STOCKPILES, PERFORM TEMPORARY STABILIZATION OF STOCKPILES. DURATION = 20 DAYS.
4) ROUGH GRADE SITE AND INSTALL DRAINAGE FACILITIES WITH STORM SEWER INLET PROTECTION. DURATION = 60 DAYS.
5) CONSTRUCT SITE IMPROVEMENTS AND INSTALL PERMANENT STABILIZATION OF ALL DISTURBED SURFACES. DURATION = 220 DAYS.
6) SCARIFY SUB SOILS DOWN 6" PRIOR TO APPLICATION OF TOPSOIL = 2 DAYS
7) REMOVE TEMPORARY SOIL EROSION MEASURES AFTER PERMANENT STABILIZATION IS ESTABLISHED AND APPROVED BY SOIL CONSERVATION DISTRICT. DURATION = 5 DAYS.

TOTAL DURATION = 332 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	1,200
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 COLLOIS. SEE SEDIMENT BASIN STANDARD, P. 26-1.		
POLYACRYLAMIDE (PAM) – DRY SPREAD			
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1,200

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.

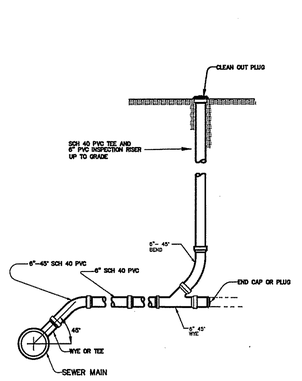
BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WATES, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

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 ACCUMULATION AROUND PLANTS.

STONE – COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SOIL COMPACTION EXEMPTION NOTE

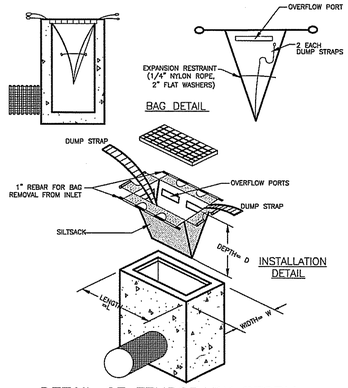
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".



ELEVATION

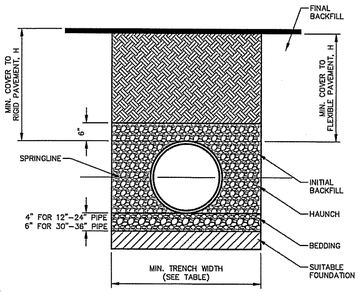
TYPICAL SANITARY SEWER CONNECTION

NOT TO SCALE



DETAIL OF TEMPORARY STORM SEWER INLET PROTECTION

NOT TO SCALE



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.
7. ALL TRENCH EXCAVATION SHALL MEET OSHA TRENCHING REQUIREMENTS

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"

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

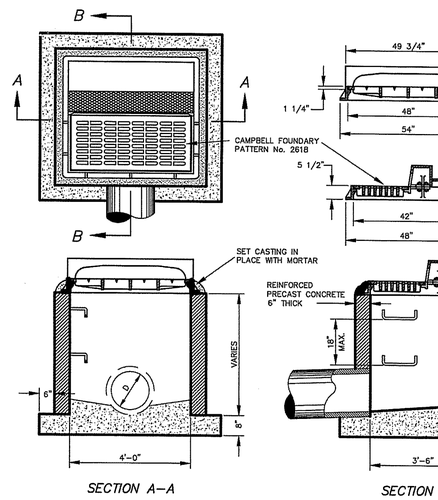
MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

PIPE DIAM.	COOPER E-80**
12"-48"	36"
54"-60"	48"

**COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
***E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.

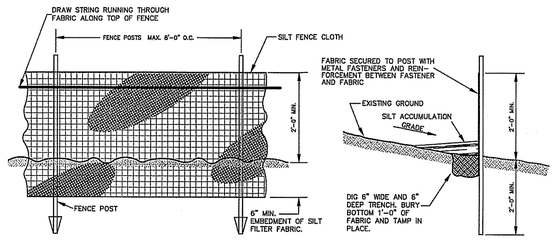
HDPE PIPE BEDDING DETAIL

NOT TO SCALE



TYPE "B" INLET

NOT TO SCALE



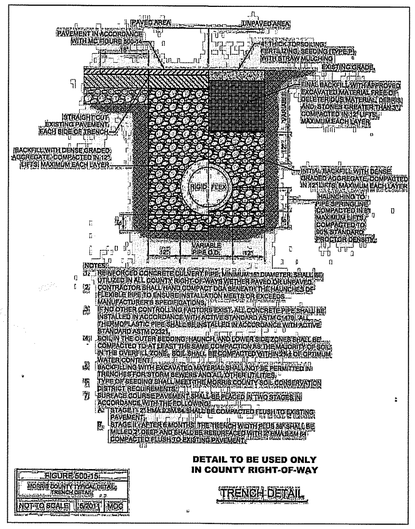
REQUIREMENTS FOR SILT FENCE

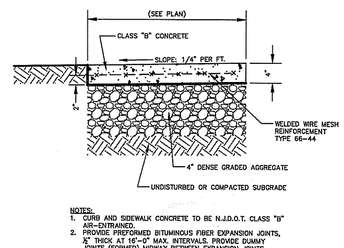
NOTES:

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

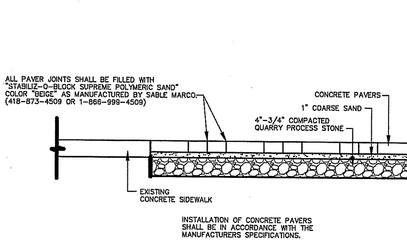




NOTES:
1. CURB AND SIDEWALK CONCRETE TO BE N.J.D.O.T. CLASS "B" AIR-ENTRAINED.
2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, ½" THICK AT 15'-0" MAX. INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.

CONCRETE SIDEWALK

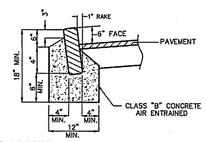
NOT TO SCALE



INSTALLATION OF CONCRETE PAVERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

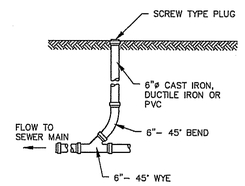
CONCRETE PAVER DETAIL

NOT TO SCALE



GRANITE BLOCK CURB

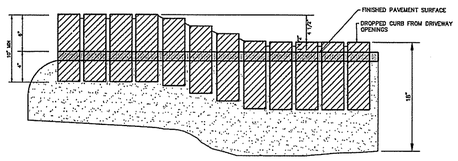
NOT TO SCALE



NOTES:
1. ALL COUPLINGS, PLUGS, PIPES, AND CAPS TO BE STANDARD FOR THE TYPE PF PIPE USED. INSTALLATION ARE TO BE WATERTIGHT.
2. CLEANOUTS AS SHOWN ARE REQUIRED ON ALL HOUSE CONNECTIONS.
3. HOUSE CONNECTIONS ARE TO BE 4" C.I.P., OR P.V.C. (P.V.C. SHALL NOT BE USED WITH LESS THAN 3' OF COVER.)
4. BEDDING BENEATH BASE OF DEEP HOUSE CONNECTIONS SHALL BE EQUAL TO THAT PROVIDED FOR THE REMAINDER OF THE SEWER MAIN.

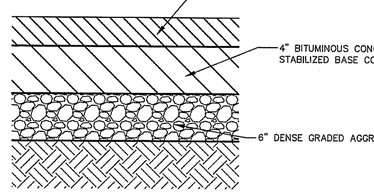
CLEANOUT DETAIL

NOT TO SCALE



GRANITE BLOCK DEPRESSED CURB

NOT TO SCALE

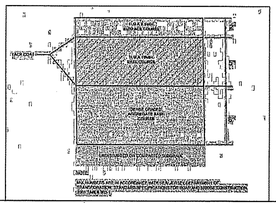


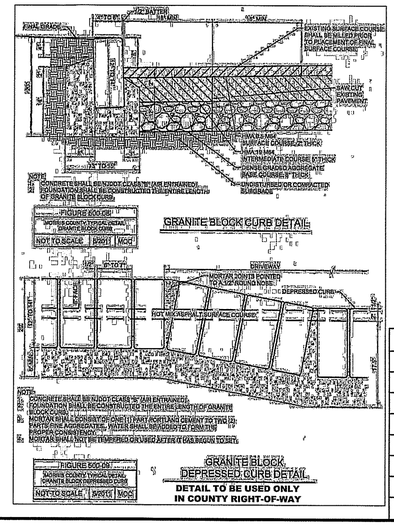
COMPACTED SUBGRADE TO 95% DENSITY- CONTRACTOR SHALL VERIFY THAT SUBGRADE IS SUFFICIENTLY FIRM TO SUPPORT ANTICIPATED TRAFFIC LOADS. IF SOIL IS CLAY, CLAY LOAM, SILT OR SIMILAR SOIL TYPE, ENGINEER SHALL BE CONSULTED FOR POSSIBLE INCREASE IN PAVEMENT THICKNESS.

PAVEMENT SECTION MAY BE DECREASED SUBJECT TO GEOTECHNICAL ENGINEERING CERTIFICATION.

ROADWAY PAVEMENT SECTION

NOT TO SCALE





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) 663-4446 · FAX (973) 663-0042
WWW.DYKSTRAWALKER.COM
MARC G. WALKER, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03640900

CONSTRUCTION NOTES & DETAILS

PRELIMINARY & FINAL SITE PLAN
BLOCK 1206, LOTS 2, 3, 4, & 5
BLACKWELL STREET & NORTH WARREN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: AS N
JOB NO.: 2
DRAWN BY:
CHECKED BY:
DATE: 9/9/26
SHEET NO.

J:\edak\PROJ\26\26001\DWG\Site Plan Set_26001.dwg 09/11/26 08:52:00AM, jyoung, Layout:DETAILS