

**ZONING ANALYSIS**

1. THE SUBJECT PROPERTY IS KNOWN AS LOTS 6 & BLOCKS 2016 AS SHOWN ON SHEET 20 OF THE OFFICIAL TAX MAP OF THE TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY.
2. THE PROPERTY IS LOCATED IN THE R-3 RESIDENTIAL (DOUBLE FAMILY) ZONE DISTRICT AND CONTAINS A TOTAL TRACT/LOTS 6 AREA OF 10,000 SF, 0.23 ACRES.
3. THE SUBJECT PROPERTY PRESENTLY CONTAINS ONE SINGLE-FAMILY RESIDENTIAL HOME. THE APPLICANT REQUESTS TO SUBDIVIDE THE PROPERTY TO PROVIDE TWO (2) WITH ONE LOT MAINTAINING EXISTING SINGLE FAMILY HOME (LOT 6) AND THE OTHER LOT (6.01) TO CONSTRUCTION A NEW TWO-FAMILY HOME ZONE DATA 6.0

	LOT 6				LOT 6.01			
	REQUIRED	EXISTING	PROPOSED	NOTES	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	5,000 SF (0.1147AC)	10,000 SF (0.23 AC)	5,000 SF (0.115AC)	(C)	7,300 SF (0.16 AC)	N/A	5,000 SF (0.115AC)	(V)
MINIMUM LOT WIDTH	50 FT	100 FT	50 FT	(C)	75 FT	N/A	50 FT	(V)
PRINCIPAL BUILDING								
MINIMUM FRONT YARD	10 FT*	24.49 FT	24.49 FT	(C)	10 FT*	N/A	10 FT	(C)
MINIMUM REAR YARD	30 FT	36.17 FT	36.25 FT	(C)	30 FT	N/A	40 FT	(C)
MINIMUM SIDE YARD	10 FT	31.31 FT	0.58 FT	(V)	10 FT	N/A	10 FT	(C)
MINIMUM TOTAL SIDE YARDS	25 FT	72.08 FT	32.69 FT	(V)	25 FT	N/A	25 FT	(C)
MAXIMUM BUILDING HEIGHT (FT/STR)	35 FT / 2.5 STR	35 FT / 2.5 STR	35 FT / 2.5 STR	(C)	35 FT / 2.5 STR	N/A	35 FT / 2.5 STR	(C)
MINIMUM GROSS FLOOR AREA (ONE STORY)	800	778.42 SF	1,250.00 SF	(C)	800	N/A	1,250 SF	(C)
MAXIMUM LOT COVERAGE (SF / %)	4,300 SF 85.00 %	3,046.31 SF 30.40 %	1,056.49 SF 60.11 %	(C)	4,300 SF 65.00 %	N/A	2,990.00 SF 59.80 %	(C)
MAXIMUM BUILDING COVERAGE (%)	25.00 %	7.78 %	25.00 %	(C)	25.00 %	N/A	25.00 %	(C)

\* AVERAGE FRONT YARD SETBACK ARE LESS THAN 10' THEREFORE 10' UTILIZED FOR FRONT YARD SETBACK

(C) DENOTES COMPLIES  
(B) EXISTING NON-COMFORMANCE  
(V) DENOTES VARIANCE

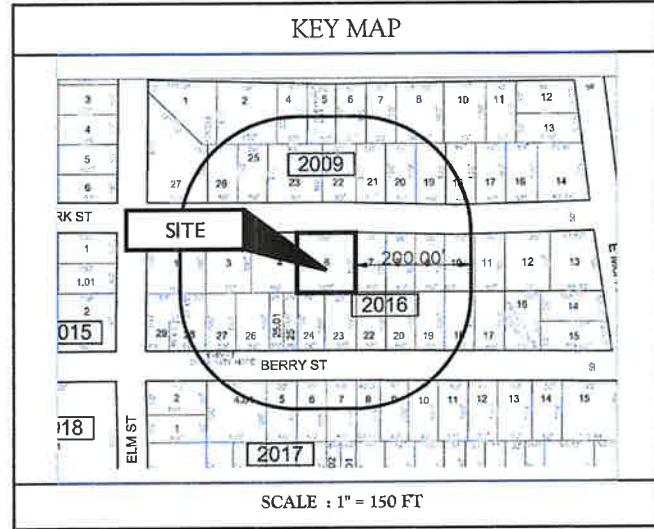
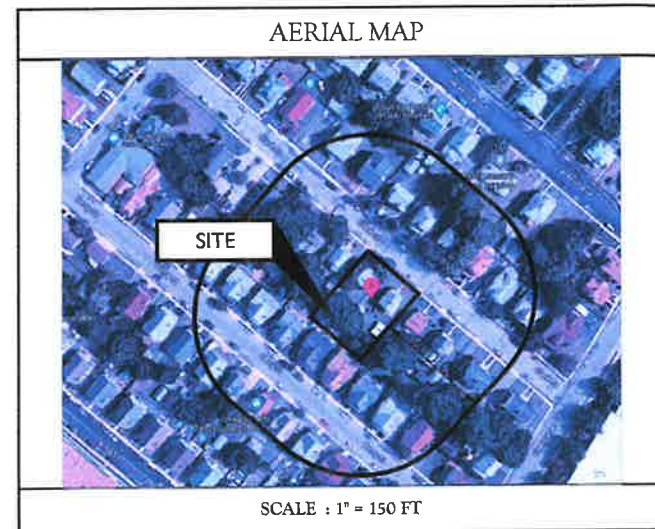
**PARKING CALCULATIONS:**  
RESIDENTIAL: 1.5 SPACES PER EACH DWELLING UNIT  
2 DWELLING UNITS X 2.0 SPACES = 4 SPACES REQUIRED

TOTAL EXISTING SPACE PROVIDED = 1 SPACES (EXISTING VARIANCE)  
TOTAL SPACES PROVIDED = 3 SPACES FOR SINGLE FAMILY HOME  
= 4 SPACES FOR TWO FAMILY HOME  
= TOTAL 6 SPACES (COMPLIES)

- REQUIRED APPROVALS FROM OUTSIDE AGENCIES:**  
MORRIS COUNTY SOIL CONSERVATION DISTRICT
1. BOUNDARY SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM TOPOGRAPHY SURVEY, PREPARED BY KTJ ASSOCIATES, LLC, NO. 24050433600, L.S. DATED 01/09/2020 OF TOWN OF DOVER, NJ.
  2. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ADJUSTED TO NAD1983. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.
  3. BENCHMARK REFERENCE: PROVIDED ELEV: 370.3590
  4. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DAETEL ENGINEERING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY. I, I, DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.

# PROPOSED MINOR SUBDIVISION PLAN

## 112 CLARK ST (TAX LOT 6, BLOCK 2016) DOVER, MORRIS COUNTY, NEW JERSEY



- GENERAL NOTES (CONT'D)**
- PROJECT NOTES**
1. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
  2. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
  3. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
- SITE NOTES**
1. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
  2. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS.
  3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  4. REUSE AND RECYCLABLES SHALL BE STORED COLLECTED WITHIN THE RESIDENCE AND BROUGHT CURBSIDE TO BE COLLECTED BY BOROUGHS WASTE MANAGEMENT BASED ON BOROUGHS CALENDAR.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
  6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
  7. MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
    - A. RESIDENTIAL SITE IMPROVEMENT STANDARDS (N.J.A.C. 52:1)
    - B. NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2019, AS SUPPLEMENTED.
    - C. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS
    - D. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
    - E. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
- UTILITY NOTES**
1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGN HEREON INAPPROPRIATE OR INEFFECTIVE.
  2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
  3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PREFABRICATED GASKET (TYFOX SUPERSEAL OR EQUIVALENT), ADS 1412 HIGH DENSITY POLYETHYLENE PIPE (HDPE), AS NOTED ON THE PLAN OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
  4. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHEN SPECIAL OR OVERSIZED DRAINAGE STRUCTURES ARE REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SPECIAL (OVERSIZED) DRAINAGE STRUCTURES TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
  5. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON CLARK STREET, OWNED AND OPERATED BY THE TOWN OF DOVER WATER DEPARTMENT. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL ACCORDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS, AMERICAN WATERWORKS ASSOCIATION STANDARDS, AND IN THE PINELANDS AREA, THE STANDARDS OF THE PINELANDS COMPREHENSIVE MANAGEMENT PLAN. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING OR HIGH DENSITY POLYETHYLENE (HDPE) SDR-11 PIPE AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
  6. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY (FORCE MAIN) CONNECTION TO EXISTING SEWER MAIN ON CLARK ST, OWNED AND OPERATED BY THE TOWN OF DOVER, SEWER DEPARTMENT. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS.
  7. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
  8. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (THAT IS DUCTILE IRON PIPE WITH MECHANICAL RESTRAINT JOINTS), WITH WATERTIGHT JOINTS THAT IS A MINIMUM OF 18 FEET FROM THE WATER MAIN. CONTRACTOR SHALL USE TRANSITION COUPLING, POWER SEAL MODEL #3501 OR EQUIVALENT AT DIPVC JOINTS.
  9. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.
  10. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
- THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

**APPROVED BY PLANNING BOARD - TOWN OF DOVER**

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BOARD SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

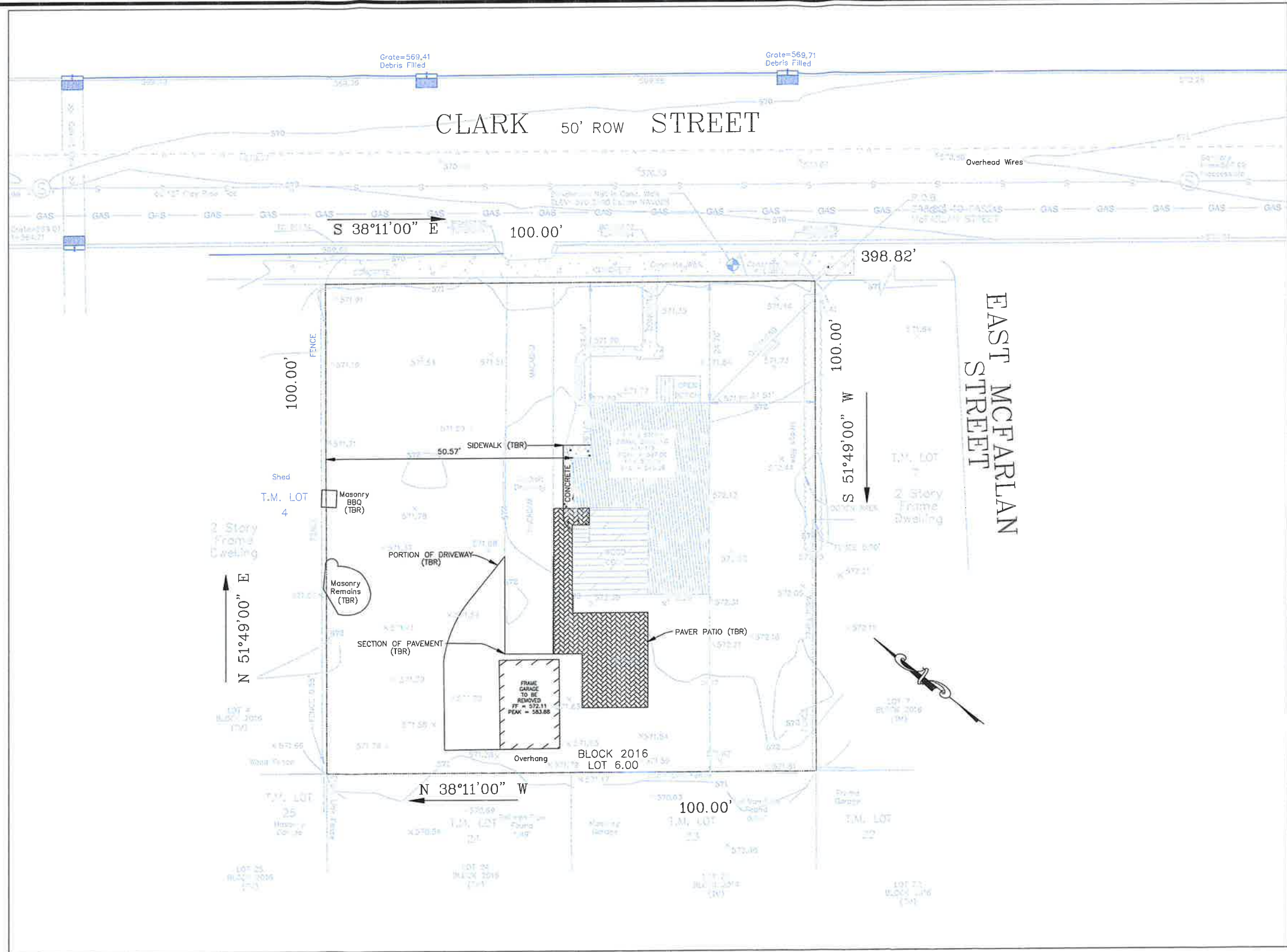
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BOARD CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

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TOWNSHIP ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

<p><b>TAX LOT 6</b> <b>BLOCK 2016</b> <b>PROPOSED MINOR SUBDIVISION PLAN</b> <b>112 CLARK ST</b> <b>DOVER, MORRIS COUNTY, NEW JERSEY</b></p>	<p><b>COVER SHEET</b></p>	<p><b>DAETEL ENGINEERING</b> Main Office: 115 ROUTE 46, STE D28, MOUNTAIN LAKES, NJ 07046 Tel: 201-602-7690 • 973-887-2334 New Jersey Certificate of Authorization No.: 24GA028298300</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">DRAWN BY</td> <td style="width: 10%;">DATE</td> <td style="width: 10%;">DESIGNED BY</td> <td style="width: 10%;">CHK</td> <td style="width: 10%;">APPROVED BY</td> <td style="width: 10%;">DATE</td> <td style="width: 10%;">REV PER</td> <td style="width: 10%;">COMMENTS</td> <td style="width: 10%;">DATE</td> <td style="width: 10%;">BY</td> </tr> <tr> <td>ADAM B. KANDIL, P.E.</td> <td>10/2/23</td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>REV PER ENGINEERS COMMENTS</td> <td></td> <td></td> </tr> </table>	DRAWN BY	DATE	DESIGNED BY	CHK	APPROVED BY	DATE	REV PER	COMMENTS	DATE	BY	ADAM B. KANDIL, P.E.	10/2/23					1	REV PER ENGINEERS COMMENTS		
DRAWN BY	DATE	DESIGNED BY	CHK	APPROVED BY	DATE	REV PER	COMMENTS	DATE	BY														
ADAM B. KANDIL, P.E.	10/2/23					1	REV PER ENGINEERS COMMENTS																
<p>JOB NUMBER: 23-1020</p> <p>SCALE: AS SHOWN</p> <p style="font-size: 2em; font-weight: bold;">C-01</p> <p>SHEET 1 OF 5</p>																							



**GENERAL NOTES:**

PARCEL IS KNOWN AS 112 CLARK AVE, DOVER, MORRIS COUNTY, NJ, AND FURTHER KNOWN AS TAX LOT 6, BLOCK 2016 AS SHOWN ON THE TOWN OF DOVER TAX MAPS.

PARCEL IS LOCATED ENTIRELY IN R-3 DISTRICT ZONE AS SHOWN ON THE ZONING MAP OF THE TOWN OF DOVER.

- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED. SITE PLAN REVISIONS AS SHOWN ARE AGREED-UPON DURING PRIOR PROCEEDINGS.
- THIS IS A SITE DEVELOPMENT PLAN AND NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- BOUNDARY SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM TOPOGRAPHY SURVEY, PREPARED BY GEORGE J. ANDERSON, L.L.C. NO. 24GA28180100, L.S. DATED 03/13/2023 OF TOWN OF DOVER, NJ.
- PROPOSED BUILDING FOOTPRINT AS PER THE ARCHITECTURAL PLANS PREPARED AND PROVIDED BY MV ARCHITECTURE LLC
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
  - N.J.DOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
  - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
- CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA); "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY; "CONSTRUCTION SAFETY CODE"; AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION," AND "BUILDING CODE".
- CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT DAK SERVICES LLC, IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES. SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
- ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
- TOP SOILING & SEEDING WILL BE PLACED IN THE AREAS DISTURBED DURING CONSTRUCTION AND / OR AS DIRECTED BY THE ENGINEER.

REVISED BY	DATE	REVISIONS
1	REV PER ENGINEER'S COMMENTS	

ADAM B. KANDIL, P.E.  
PROFESSIONAL ENGINEER  
DATE: 10/23/23

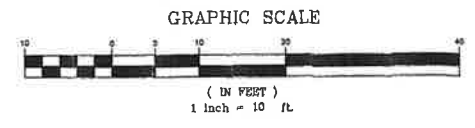
**DAE TEL**  
ENGINEERING  
Main Office: 115 ROUTE 46, STE D28,  
MOUNTAIN LAKES, NJ 07046  
Tel: 201-602-7690 • 973-887-2354  
New Jersey Certificate of Authorization No.: 24GA28180300

**BLOCK 2016**  
PROPOSED MINOR SUBDIVISION PLAN  
112 CLARK ST  
DOVER, MORRIS COUNTY, NEW JERSEY  
**EXISTING CONDITIONS**

JOB NUMBER:  
24-1009  
SCALE: AS SHOWN  
**C-02**  
SHEET 2 OF 5

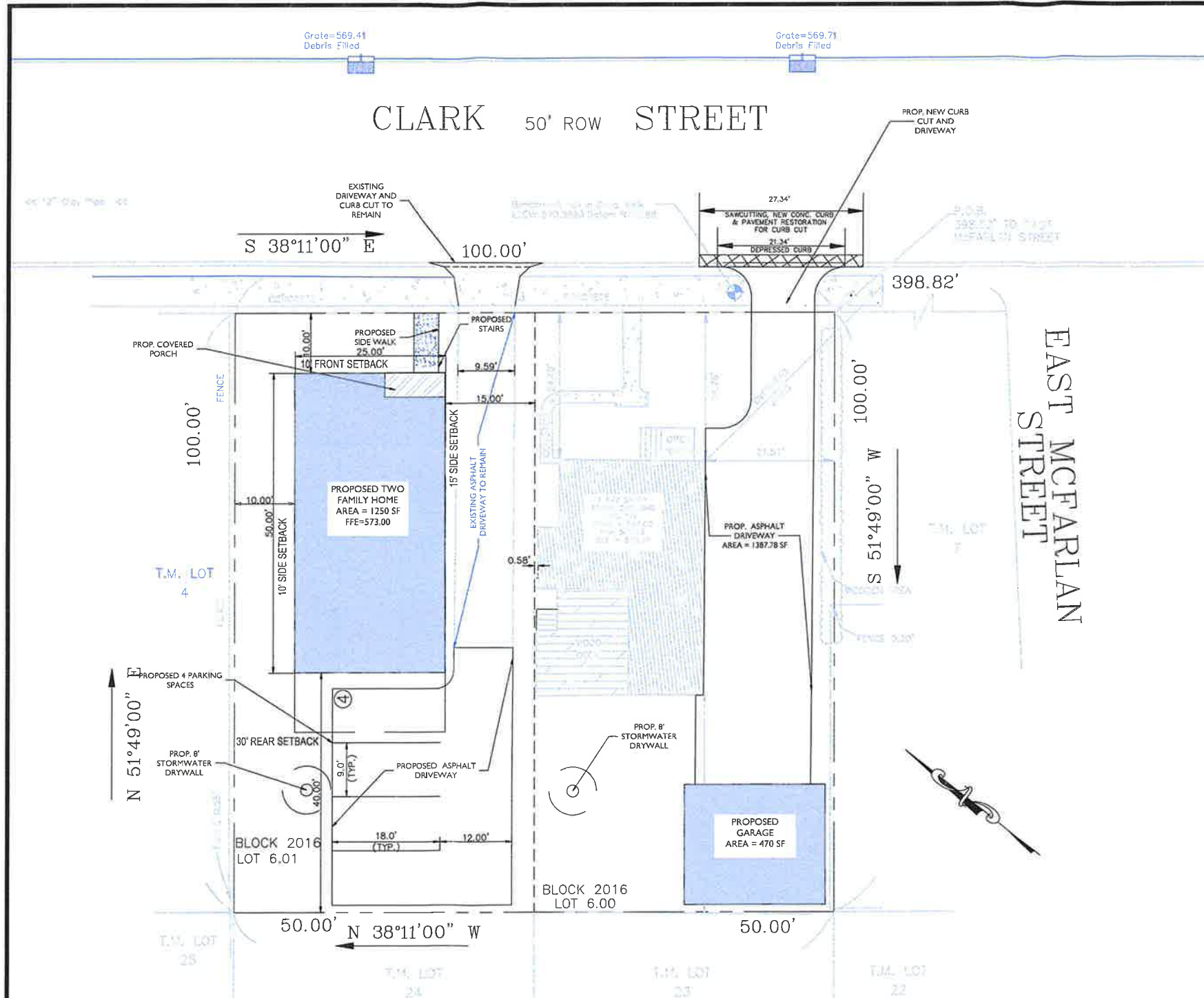
**LEGEND:**  
TBR - TO BE REMOVED

**EXISTING CONDITIONS AND DEMOLITION PLAN**

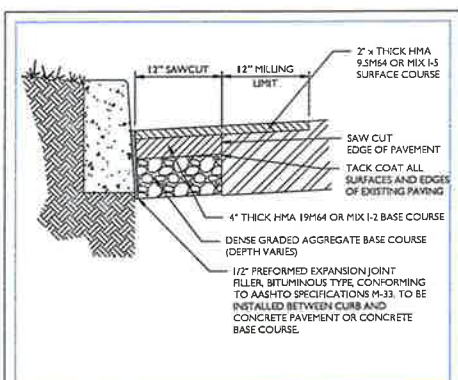


- NOTES:**
- SURVEY INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY SURVEY FOR PROPERTY SITUATED AT 112 CLARK ST, TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY, TAX LOT 6.0, TAX BLOCK 2016 PREPARED BY KTJ ASSOCIATES, LLC NO. 24GS04333600, L.S. DATED 01/09/2020
  - ONLY KNOWN AND/OR MARKED UTILITIES ARE SHOWN ON THIS PLAN. EXACT LOCATION, CONDITION, AND CAPACITY, OF ANY OTHER UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY SHALL BE VERIFIED BY CONTACTING RESPECTIVE UTILITY COMPANIES OR MUNICIPALITIES.

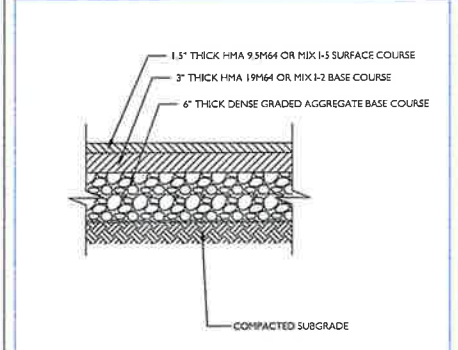
PROPERTY IS NOT WITHIN FLOOD ZONE



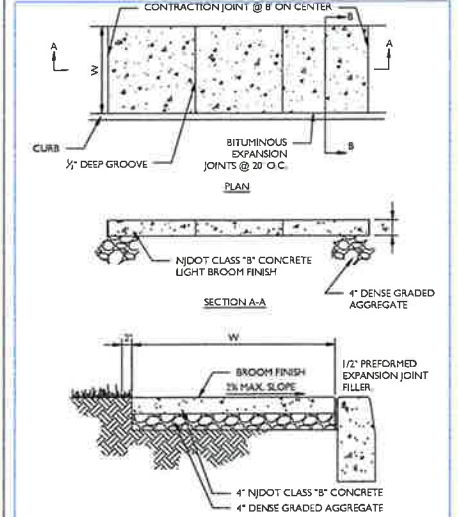
LEGEND	
	SUBDIVISION LINE
	PROPERTY LINE



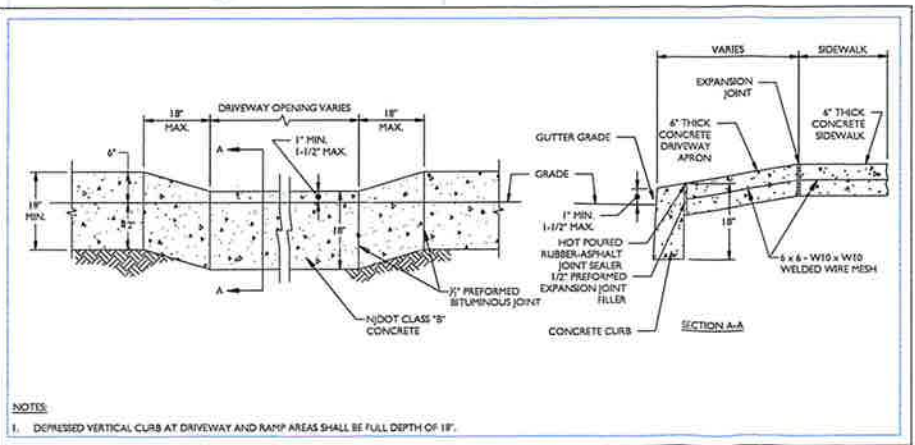
**SAWCUT AND PAVEMENT RESTORATION DETAIL**  
NOT TO SCALE DAE 05/01/17



**STANDARD ASPHALT PAVEMENT DETAIL**



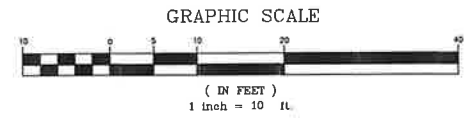
**CONCRETE SIDEWALK DETAIL**  
DTL SCALE DTL NUMBER MODIFIED DTL DATE



**DEPRESSED CONCRETE CURB AT DRIVEWAY DETAIL**  
NOT TO SCALE DAE-SITE-CURB-1800 05/01/17

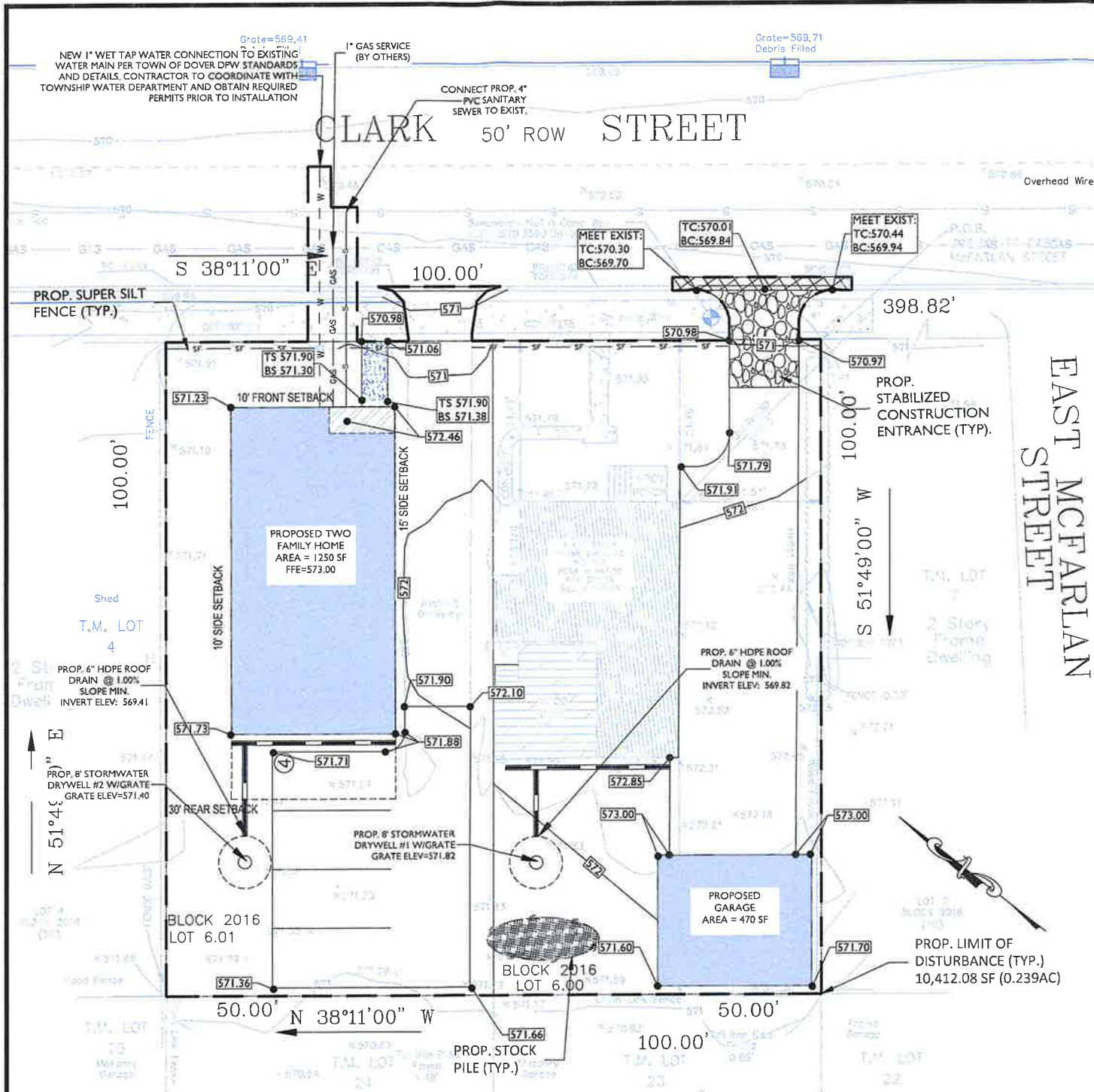
**GENERAL NOTES:**

- PARCEL IS KNOWN AS 112 CLARK ST. TOWN OF DOVER MORRIS COUNTY NJ AND FURTHER KNOWN AS TAX LOT 6, BLOCK 2016 AS SHOWN ON THE TOWN OF DOVER
- AREA OF PARCEL OF LOT 6= 5,000 S.F. OR 0.115 ACRES. AREA OF PARCEL OF LOT 6.01= 5,000 S.F. OR 0.115 ACRES.
- PARCEL IS LOCATED ENTIRELY IN R-3 RESIDENTIAL ZONE AS SHOWN ON THE ZONING MAP OF TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY.
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- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- PROPOSED BUILDING FOOTPRINT AS PER THE ARCHITECTURAL PLANS PREPARED
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED 'ISSUED FOR CONSTRUCTION'.
- ALL MATERIAL WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
  - NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS CURRENTLY AMENDED.
  - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
- CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA), "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY, "CONSTRUCTION SAFETY CODE" AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION" AND "BUILDING CODE".
- CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT DAK SERVICES LLC, IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES. SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
- ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
- TOP SOILING & SEEDING WILL BE PLACED IN THE AREAS DISTURBED DURING CONSTRUCTION AND / OR AS DIRECTED BY THE ENGINEER.



<p><b>ADAM B. KANDIL, P.E.</b> PROFESSIONAL ENGINEER</p> <p><i>Adam B. Kandil</i> DATE: 10/20/20N.J. LICENSE NO. 24610301800</p>	<p><b>DAE TEL</b> ENGINEERING</p> <p>Main Office: 115 ROUTE 46, STE D28, MOUNTAIN LAKES, NJ 07046 Tel: 201-602-7690 • 973-887-2354 New Jersey Certificate of Authorization No.: 24GA2A28298300</p>
<p>TAX LOT 6 BLOCK 2016 PROPOSED MINOR SUBDIVISION PLAN 112 CLARK ST DOVER, MORRIS COUNTY, NEW JERSEY</p>	<p><b>PROPOSED SUBDIVISION PLAN</b></p>
<p>JOB NUMBER: 24-1009</p> <p>SCALE: AS SHOWN</p>	<p><b>C-03</b> SHEET 3 OF 5</p>





### DUST CONTROL

ASCA389D071

**DUST CONTROL METHODS:**

- APPLY MULCHES OR VEGETATIVE COVER AS PER NJ SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
- TILL AND ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- SPRINKLE THE SITE UNTIL THE SURFACE IS WET.
- ERECT BARRIERS SUCH AS SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL TO CONTROL AIR CURRENTS AND SOIL BLOWING.
- APPLY CALCIUM CHLORIDE 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. NOT SUITABLE ON STEEP SLOPES NEAR THE STREAMS OR POTENTIALLY ACCUMULATE AROUND PLANTS.
- COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.
- USE SPRAY-ON ADHESIVE ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. MATERIALS AS FOLLOWS:

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12:1	FINE SPRAY	735
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON			
POLYACRYLAMIDE (PAM) - DRY SPREAD			
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

**NOTES:**

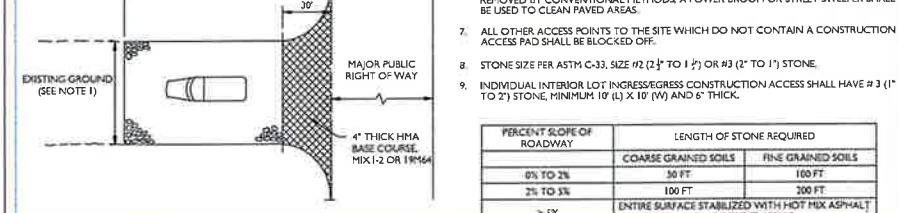
- THE WIDTH OF CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS OR EGRESS, OR AS SHOWN ON THE PLAN.
- THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS.
- THE ENTRANCE SHALL BE PERIODICALLY TOP DRESSED WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS ON-SITE CONDITIONS REQUIRE.
- SPILLED, DROPPED, WASHED, OR TRACKED SEDIMENT ONTO ROADWAYS OR OTHER IMPERVIOUS SURFACES SHALL BE REMOVED IMMEDIATELY.
- WHERE ACCUMULATION OF DUST AND SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER SHALL BE USED TO CLEAN PAVED AREAS.
- ALL OTHER ACCESS POINTS TO THE SITE WHICH DO NOT CONTAIN A CONSTRUCTION ACCESS PAD SHALL BE BLOCKED OFF.
- STONE SIZE PER ASTM C-33, SIZE #2 (2 1/2" TO 1") OR #3 (2" TO 1") STONE.
- INDIVIDUAL INTRIOR LOT INGRESS/EGRESS CONSTRUCTION ACCESS SHALL HAVE # 3 (1" TO 2") STONE, MINIMUM 10' (L) X 10' (W) AND 6" THICK.

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	30 FT	100 FT
2% TO 5%	100 FT	300 FT
> 5%	ENTIRE SURFACE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX 1-3	



### SEQUENCE OF CONSTRUCTION

- CLEARING OF ENTRANCE AND LIMIT OF DISTURBANCE FOR INSTALLATION OF SILT FENCE AND CONSTRUCTION ENTRANCE PAD (1 WEEK).
- CLEARING AND ROUGH GRADING (2 WEEKS)
- INSTALL STORM DRAINAGE SYSTEM, CONDUIT OUTLET PROTECTION AND ALL OTHER UTILITIES. INSTALL INLET PROTECTION (3 WEEKS)
- CONSTRUCT CURBS AND PLACE PAVEMENT SUBBASE (2 WEEKS).
- CLEAR AND GRADE BUILDING AREAS AND CONSTRUCT BUILDINGS. ALL DISTURBED AREAS SHALL BE STABILIZED AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL NOTES. (ONGOING FROM COMMENCEMENT OF PROJECT)
- ESTABLISH FINISH GRADES AND PLACE PERMANENT VEGETATION COVER (2-3 WEEKS)
- PAVE ROADS AND COMPLETE FINAL LANDSCAPING (1 MONTH)
- REMOVE TEMPORARY ACCESS PROTECTION, SILT FENCE, AND INLET PROTECTION AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- SCARIFICATION OF THE SUB SOIL TO A DEPTH OF 6" PRIOR TO APPLICATION OF TOP SOIL



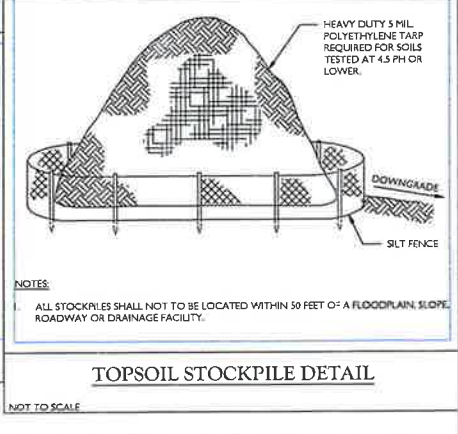
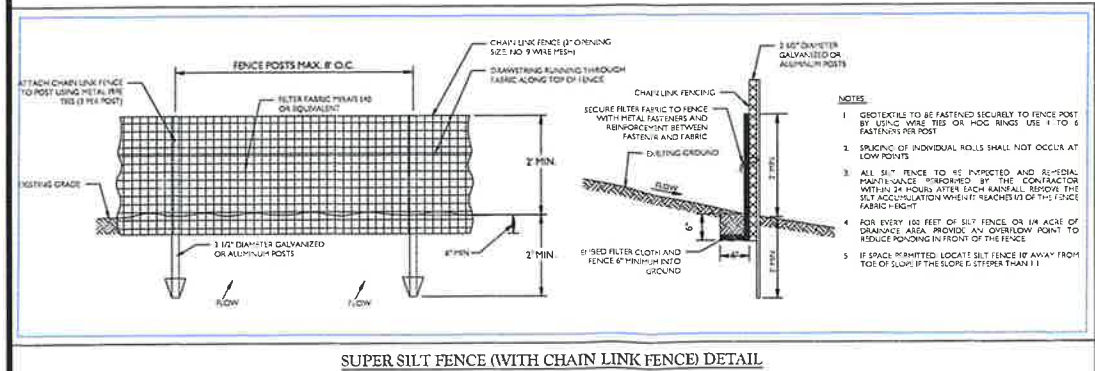
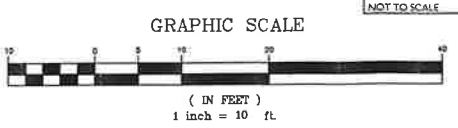
### MORRIS COUNTY SOIL CONSERVATION DISTRICT NOTES

MCN-SOIL-NOTE-1011 05/01/17

- 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.
- ANY STOCKPILE OR DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN FOURTEEN (14) 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.
- 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.
- 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.
- TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS SEE THE DIVERSION DETAIL.
- 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.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
- STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF SLOPE.
- 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.
- ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
- 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.
- 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.
- 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.
- 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.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
- 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.
- CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
- TOPSOIL STOCKPILE PROTECTION
  - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
  - APPLY FERTILIZER (10-20-10) AT A RATE OF 1 LBS PER 1000 SQ. FT.
  - APPLY PERENNIAL RYEGRASS SEED AT 1 LB PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB PER 1000 SQ. FT.
  - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ. FT.
  - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
  - PROPERTY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
- TEMPORARY STABILIZATION SPECIFICATIONS
  - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
  - APPLY FERTILIZER (10-20-10) AT A RATE OF 1 LBS PER 1000 SQ. FT.
  - APPLY PERENNIAL RYEGRASS SEED AT 1 LB PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB PER 1000 SQ. FT.
  - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ. FT.
  - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- PERMANENT STABILIZATION SPECIFICATIONS
  - APPLY TOPSOIL TO A DEPTH OF 3 INCHES (UNSETTLED).
  - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
  - APPLY FERTILIZER (10-20-10) AT A RATE OF 1 LBS PER 1000 SQ. FT.
  - APPLY HARD FESCUE SEED AT 2.2 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.
  - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ. FT.
  - 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.

THIS PLAN IS TO BE USED FOR SOIL EROSION CONTROL PURPOSES ONLY



**MORRIS COUNTY SOIL CONSERVATION DISTRICT NOTES**

MCN-SOIL-NOTE-1011 05/01/17

APPROVED BY: [Signature] DATE: 10/23/17

DESIGNED BY: [Signature] DATE: 10/23/17

ADAM B. KANDIL, P.E. PROFESSIONAL ENGINEER

**DAE TEL ENGINEERING**

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New Jersey Certificate of Authorization No.: 24GA28298300

**BLOCK 2016 PROPOSED MINOR SUBDIVISION PLAN**  
112 CLARK ST  
DOVER, MORRIS COUNTY, NEW JERSEY

**PROPOSED SOIL EROSION AND SEDIMENT CONTROL PLAN**

JOB NUMBER: 24-1009  
SCALE: AS SHOWN

**C-05**  
SHEET 5 OF 5