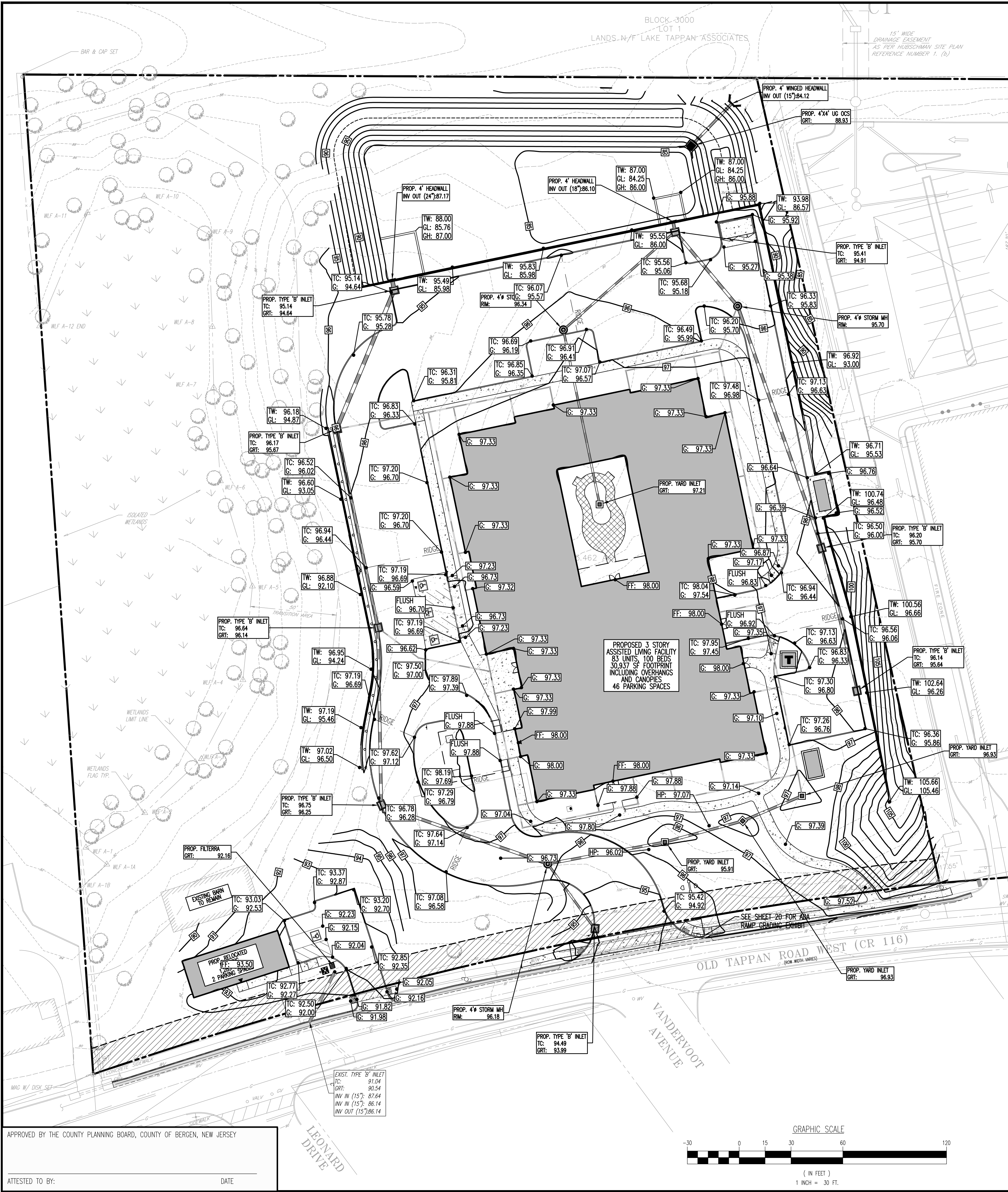


Plotted: 12/17/21 - 5:10 PM. By: jdemartini
File: P:\JECPC PROJECTS\1423 Capital Seniors Housing\99-006 Old Tappan\dwg\Site Plans\0142399006SG.dwg, ---> 06 GRADING PLAN



GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT TO PREVENT POOLING. ANY DISCREPANCIES THAT MAY AFFECT PUBLIC SAFETY OR PROJECT COSTS MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CARRY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7229), OR AN ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED RETENTION OR DETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO INSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS, METHODS, AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS OTHERWISE DEFINED ELSEWHERE IN THE CONTRACT DOCUMENTS.

EXISTING AND PROPOSED AVERAGE GRADE TABLE

Station	Existing Elevation	Proposed Elevation
0+00.00	102.37	97.33
0+10.00	102.67	97.53
0+20.00	102.87	97.73
0+30.00	103.30	97.92
0+33.86	103.41	98.00
0+36.36	103.47	98.00
0+40.00	103.59	98.00
0+50.00	103.85	98.00
0+60.00	106.07	97.99
0+70.00	107.47	97.98
0+80.00	108.42	97.73
0+90.00	108.35	97.60
1+00.00	109.66	97.47
1+10.86	110.00	97.33
1+12.86	110.00	97.33
1+13.73	110.00	97.33
1+13.78	110.00	97.33
1+20.00	110.00	97.33
1+30.00	110.00	97.33
1+39.87	110.00	97.33
1+50.00	110.00	97.33
1+60.00	110.00	97.33
1+75.60	110.00	97.33
1+77.60	110.00	97.33
1+80.00	110.00	97.44
1+90.00	109.48	97.90
1+92.24	109.23	98.00
1+98.24	108.66	98.00
2+00.00	108.49	98.00
2+05.32	107.97	98.00
2+10.00	108.23	98.00

2+13.32	108.41	98.00
2+20.00	107.85	98.00
2+30.00	106.20	98.00
2+32.29	105.83	98.00
2+38.29	104.87	98.00
2+40.00	104.59	98.00
2+46.95	99.74	97.33
2+70.00	99.85	97.33
2+80.00	99.47	97.33
2+90.00	98.74	97.33
2+93.60	98.65	97.33
3+00.00	97.28	97.33
3+10.00	96.16	97.33
3+20.00	95.53	97.33
3+30.00	95.15	97.33
3+40.00	94.98	97.33
3+50.00	94.28	97.33
3+60.00	93.50	97.33
3+70.00	92.84	97.33
3+73.91	92.30	97.33
3+80.00	93.10	97.33
3+85.06	93.33	97.33
3+90.00	92.84	97.33
4+00.00	92.20	97.33
4+07.87	91.94	97.33
4+10.00	91.98	97.33
4+20.00	91.16	97.33
4+30.00	89.63	97.33
4+40.00	87.76	97.33
4+47.62	86.04	97.33
4+49.62	86.00	97.33
4+60.00	86.00	97.33

4+70.00	86.00	97.33
4+80.00	86.00	97.33
4+90.00	86.00	97.33
5+00.00	86.00	97.33
5+10.00	86.00	97.33
5+20.28	87.71	97.33
5+10.00	86.80	97.33
5+30.00	88.09	97.33
5+40.00	89.47	97.33
5+50.00	90.85	97.33
5+57.03	91.87	97.33
5+60.00	91.69	97.33
5+70.00	91.09	97.33
5+80.21	90.61	97.33
5+90.54	91.93	97.33
6+00.00	91.57	97.33
6+10.00	91.21	97.33
6+20.00	91.11	97.33
6+30.00	91.42	97.33
6+34.81	91.56	97.33
6+36.81	91.31	97.33
6+40.00	91.40	97.33
6+50.00	91.69	97.33
6+58.38	91.94	97.33
6+60.37	92.05	97.33
6+70.00	93.23	97.33
6+80.00	95.47	97.33
6+90.00	96.36	97.33
6+98.89	99.85	97.33
7+00.00	99.96	97.33
7+10.00	101.73	97.33
7+14.89	101.77	97.33

7+20.00	102.05	97.33
7+30.00	102.28	97.33
7+38.22	102.51	97.33
7+40.00	102.46	97.33
7+42.87	102.40	97.33
7+50.00	102.56	97.33
7+60.00	102.62	97.33
7+65.52	102.62	98.00
7+69.52	102.50	98.00
7+80.00	102.50	98.00
7+85.80	102.50	98.00
7+89.60	102.62	98.00
7+90.00	102.55	97.75
8+10.00	102.45	97.50
8+17.04	102.37	97.33
Average	98.84	97.50

BUILDING HEIGHT CALCULATION

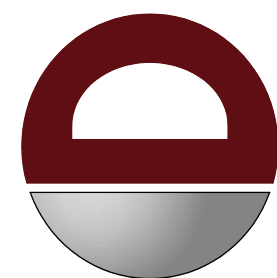
TOTAL BUILDING HEIGHT = (FINISHED FLOOR ELEVATION - LOWER OF THE EXISTING OR PROPOSED AVERAGE GRADE CALCULATION) + BUILDING HEIGHT FROM FINISHED FLOOR ELEVATION

THEREFORE:

$$(98.00 - 97.50) + 34' = 34.50'$$

GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)	OFF-SITE PROPERTY LINES
EXIST. CABLE LINE	EXIST. SPOT ELEVATIONS
PROF. CABLE LINE	EXIST. GUTTER ELEV.
EXIST. ELECTRIC LINE	EXIST. TOP OF CURB ELEV.
PROF. ELECTRIC LINE	EXIST. FINISH FLOOR ELEV.
EXIST. FIBER OPTIC LINE	EXIST. GARAGE FLOOR ELEV.
PROF. FIBER OPTIC LINE	EXIST. FIRE HYDRANT
EXIST. GAS LINE	EXIST. WATER VALVE
PROF. GAS LINE	EXIST. GAS VALVE
EXIST. OVERHEAD WIRES	EXIST. GAS METER
PROF. OVERHEAD WIRES	EXIST. ELECTRIC METER
EXIST. TELEPHONE LINE	EXIST. ELECTRIC BOX
PROF. TELEPHONE LINE	EXIST. CLEAN OUT
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	EXIST. WATER SHUT OFF VALVE
PROF. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	EXIST. TELEPHONE BOX
EXIST. WATER LINE	EXIST. CABLE TV BOX
PROF. WATER LINE	EXIST. UTILITY POLE
EXIST. SANITARY SEWER LINE	EXIST. GUY WIRE
PROF. SANITARY SEWER LINE	EXIST. LIGHT POLE
EXIST. STORM DRAIN LINE	EXIST. BUILDING LIGHT
PROF. STORM DRAIN LINE	EXIST. SHOE BOX LIGHT
EXIST. MINOR CONTOUR & ELEVATION	EXIST. COBRA LIGHT POLE
EXIST. MAJOR CONTOUR & ELEVATION	EXIST. TRAFFIC SIGNAL POLE
PROF. FINISH GRADE CONTOUR & ELEVATION	EXIST. MANHOLE
EXIST. MONITORING WELL	EXIST. "A" INLET
APPROX. TEST PIT LOCATION	EXIST. "B" INLET
	EXIST. "C" INLET
	EXIST. FLARED END SECTION
	EXIST. HEADWALL



DYNAMIC
ENGINEERING
• SURVEY • TRAFFIC

MS	GL	BY
3	12/20/21	REVISED PER UPDATED LAYOUT
2	09/10/21	REVISED PER SCD & COUNTY COMMENTS
1	07/29/21	REVISED PER SCD & COUNTY COMMENTS
		COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: KHC
CHECKED BY: KHC/DRL
DATE: DTS

PROJECT: CSH OLD TAPPAN, LLC
PROPOSED ASSISTED LIVING FACILITY
BLOCK 1606, LOT 3
244 OLD TAPPAN ROAD
BOROUGH OF OLD TAPPAN, BERGEN COUNTY, NEW JERSEY



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES BEFORE ANY CONSTRUCTION. CALL 811 TO LOCATE UTILITIES BEFORE YOU DIG.

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Del Rio, Texas • 1.512.971.8070

www.dynamiccec.com

DANIEL T. SEHNAL

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53572

JOSEPH G. JAWORSKI

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 36618

TITLE: **GRADING PLAN**

SCALE: (H) 1"=30'
(V) 1"=10'
DATE: 05/18/2021
PROJECT NO: 1423-99-006

SHEET NO: **6**
Rev. #1
OF 20

APPROVED BY THE COUNTY PLANNING BOARD, COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY: _____ DATE: _____