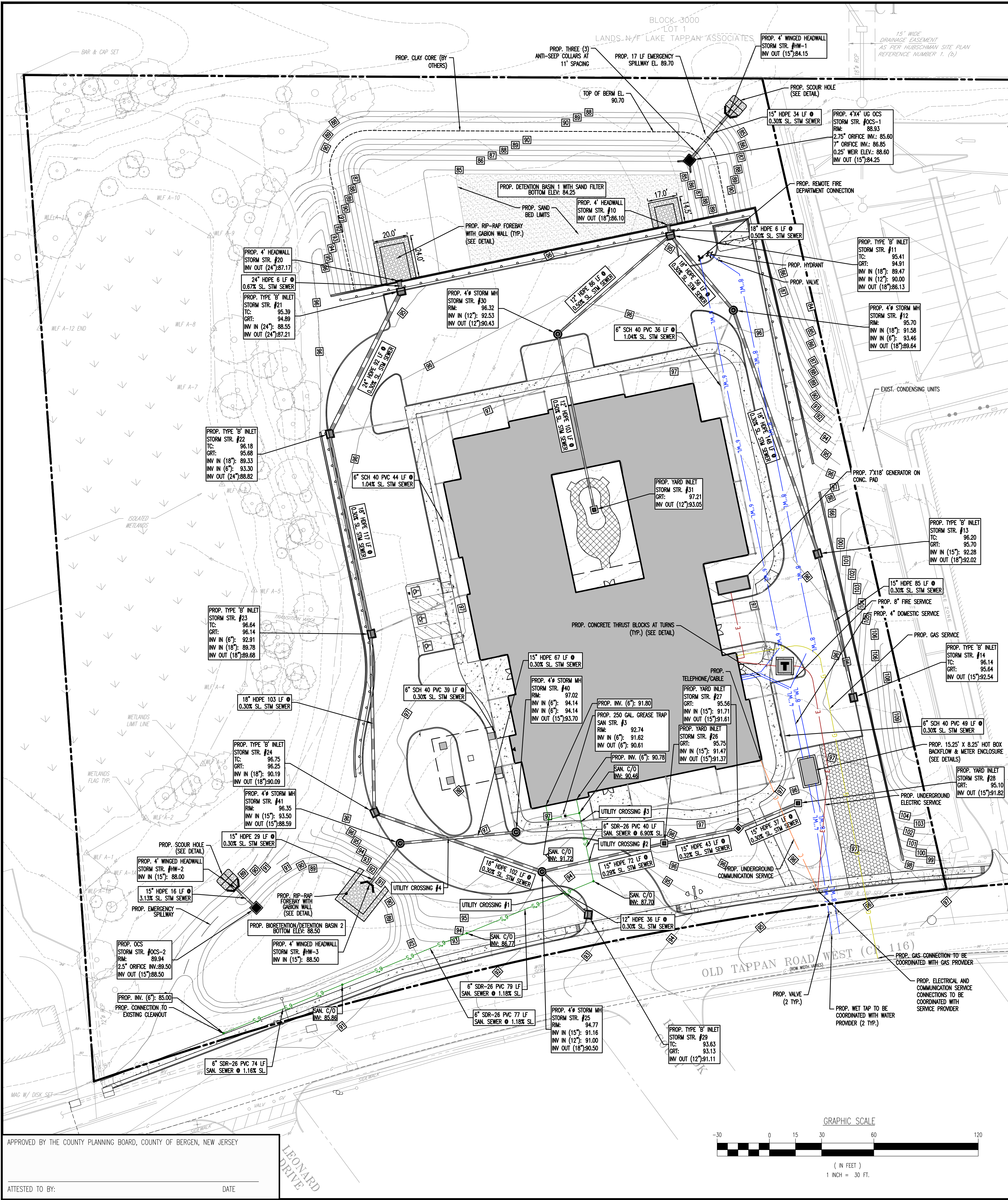


Plotted: 09/30/22 - 1:28 PM. By: jdemartini
File: P:\CECPC PROJECTS\1423 Capital Seniors Housing\09-006 Old Tappan\DWG\Site Plans\14230900606SU10.dwg, ----> 07 DRAINAGE AND UTILITY PLAN



UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADE/INTERFERENCE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
8. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
11. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
12. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
13. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
14. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
15. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SLT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.
16. HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SLT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F417. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
17. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F417. FIELD WATER/TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2457. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
18. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

Crossing #	Pipe 1 - Top of Pipe	Pipe 2 - Bottom of Pipe	Separation
1	6" SAN. PVC PIPE: 88.01'	12" STM. HOPE PIPE: 90.96'	2.95'
2	6" SAN. PVC PIPE: 89.05'	15" STM. HOPE PIPE: 91.13'	2.08'
3	6" SAN. PVC PIPE: 90.64'	6" STM. PVC PIPE: 94.24'	3.60'
4	18" STM. HOPE PIPE: 91.97	15" STM. HOPE PIPE: 93.47'	1.50'

GRADING/UTILITY GRAPHIC LEGEND

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

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TO	39/26/22	REVISED PER ENGINEERING COMMENTS	GL	42	BY
9	39/30/22	REVISED PER BOROUGH COMMENTS	GL		
8	37/11/22	REVISED PER BOROUGH COMMENTS	GL		
7	36/15/22	REVISED PER BOROUGH COMMENTS	GL		
6	35/02/22	REVISED PER BOROUGH & SCD COMMENTS	GL		
5	35/16/22	NEW REV PER BOROUGH COMMENTS	GL		
4	32/01/22	REVISED PER SCD COMMENTS	GL		
3	12/20/21	REVISED PER UPDATED LAYOUT	GL		
2	09/10/21	REVISED PER SCD & COUNTY COMMENTS	GL		
1	07/29/21	REVISED PER SCD & COUNTY COMMENTS	GL		
					COMMENTS
					DATE

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

DRAWN BY: KHC
DESIGNED BY: KHC
CHECKED BY: KHC/DRL
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

811
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DRAINAGE AND UTILITY PLAN

SCALE: (H) 1" = 30'
(V) 1" = 30'
DATE: 05/18/2021
PROJECT No: 1423-99-006
SHEET No: **7**
Rev. #:

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

ATTESTED TO BY: _____ DATE: _____

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