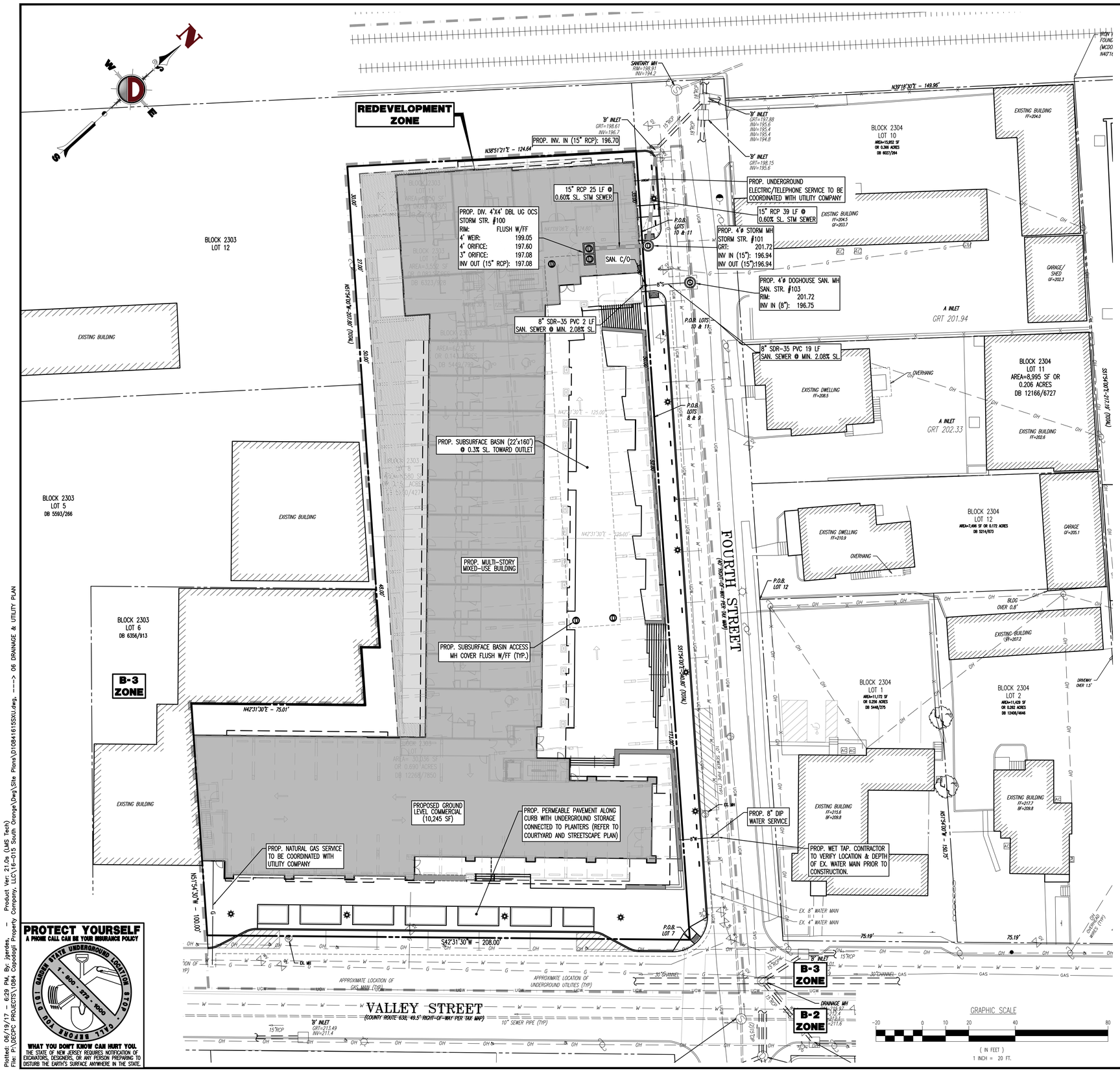

UTILITY NOTES

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 GRADIENT. INTERFACE 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. 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.
11. 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.
12. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
13. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
14. 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 SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.
15. HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR 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 SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
16. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR 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 F477. FIELD WATERTIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. 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.
17. 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.

EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE, OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES

EXIST. CABLE LINE
PROP. CABLE LINE
EXIST. ELECTRIC LINE
PROP. ELECTRIC LINE
EXIST. FIBER OPTIC LINE
PROP. FIBER OPTIC LINE
EXIST. FUEL LINE
PROP. FUEL LINE
EXIST. OVERHEAD WIRES
PROP. OVERHEAD WIRES
EXIST. TELEPHONE LINE
PROP. TELEPHONE LINE
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
EXIST. WATER LINE
PROP. WATER LINE
EXIST. SANITARY SEWER LINE
PROP. SANITARY SEWER LINE
EXIST. STORM DRAIN LINE
PROP. STORM DRAIN LINE
EXIST. MINOR CONTOUR & ELEVATION
EXIST. MAJOR CONTOUR & ELEVATION
PROP. FINISH GRADE CONTOUR & ELEVATION
EXIST. MONITORING WELL
APPROX. TEST PIT LOCATION

× 8.9 EXIST. SPOT ELEVATIONS
×G 8.90 EXIST. GUTTER ELEV.
×TC 8.90 EXIST. TOP OF CURB ELEV.
×FF: 8.90 EXIST. FINISH FLOOR ELEV.
×GF: 8.90 EXIST. GARAGE FLOOR ELEV.
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. GAS VALVE
EXIST. GAS METER
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. CLEAN OUT
EXIST. WELL
EXIST. WATER SHUT OFF VALVE
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
EXIST. UTILITY POLE
EXIST. GUY WIRE
EXIST. LIGHT POLE
EXIST. BUILDING LIGHT
EXIST. SHOE BOX LIGHT
EXIST. COBRA LIGHT POLE
EXIST. TRAFFIC SIGNAL POLE
EXIST. MANHOLE
EXIST. "A" INLET
EXIST. "B" INLET
EXIST. "E" INLET
EXIST. YARD INLET
EXIST. FLARED END SECTION
EXIST. HEADWALL

TC: 000.00 / G: 000.00 PROP. GRADE SPOT ELEV.
TC: 000.00 / G: 000.00 PROP. TOP OF CURB & FINISHED GRADE ELEV.
FF: 000.00 PROP. FINISHED FLOOR ELEV.
TW: 000.00 / GL: 000.00 PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
TC: 000.00 / GH: 000.00 / GL: 000.00 PROP. TOP OF EXTENDED CURB, (GH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
PROP. DIRECTION OF DRAINAGE FLOW ARROW
PROP. WATER VALVE
PROP. GAS VALVE
PROP. STORM CLEANOUT
PROP. SANITARY CLEANOUT
PROP. AREA LIGHT
PROP. OUTLET CONTROL STRUCTURE
PROP. DRAINAGE MANHOLE
PROP. SANITARY SEWER MANHOLE
PROP. "A" INLET
PROP. "B" INLET
PROP. "E" INLET
PROP. YARD INLET
PROP. FLARED END SECTION
PROP. HEADWALL

NOTE: ALL ROOF LEADERS TO BE CONNECTED INTO THE STORM WATER MANAGEMENT BASIN

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY
CALL BEFORE YOU DIG! GARDEN STATE UNDERGROUND LOCATION SERVICE 1-800-272-1000 STOP
WHAT YOU DON'T KNOW CAN HURT YOU. THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

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

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LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
245 Main Street - Suite 110, Chester, NJ 07930, T: 908.879.9229, F: 908.879.0222, www.dynamicec.com
Additional offices conveniently located at:
1904 Main Street, Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.3521 | 6 Robbins Street, Suite 102, Toms River, NJ 08753 T: 732.974.0198 F: 732.974.3521
790 Newtown-Yardley Road, Suite 425, Newtown, PA 18940 T: 267.685.0276 F: 267.685.0361 | 901 Mopac Expressway South, Barton Oaks Plaza One, Suite 300, Austin, TX 78746 T:512.646.2646
1301 Central Expressway South, Suite 210, Allen, TX 75013 T: 972.534.2100 | 14521 Old Katy Road, Suite 250, Houston, TX 77079 T: 281.799.6400

TITLE: DRAINAGE & UTILITY PLAN

PROJECT: CAPODAGLI PROPERTY COMPANY, LLC / MERIDIA, LLC
MERIDIA VILLAGE COMMONS - PROPOSED MIXED-USE BUILDING
BLOCK 2303, LOTS 7-11
4TH STREET & VALLEY STREET (C.R. 638)
TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NJ

JOB No: 1084-16-015
DATE: 06/19/2017
DRAWN BY: GH
SCALE:(H) 1"=20' (V)
DESIGNED BY: RJC
CHECKED BY: JCS
SHEET No: 6 OF 11
CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE
DEC Client Code: 1084
Rev. # 0

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204
PENNSYLVANIA LICENSE No. 078200
DELAWARE LICENSE No. 17322
COLORADO LICENSE No. 58848
VIRGINIA LICENSE No. 51627

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985
PENNSYLVANIA LICENSE No. 77727
NEW YORK LICENSE No. 087562
CONNECTICUT LICENSE No. 0027591

Rev. | Date | Comments | By

Plotted: 06/19/17 - 6:29 PM, By: jperdek, - Product Ver: 21.0s (LMS Tech)
File: P:\DEDPC PROJECTS\1084 Capodagli Property Company, LLC\16-015 South Orange\Dwg\Site Plans\D1084161SXU.dwg, ---> 06 DRAINAGE & UTILITY PLAN