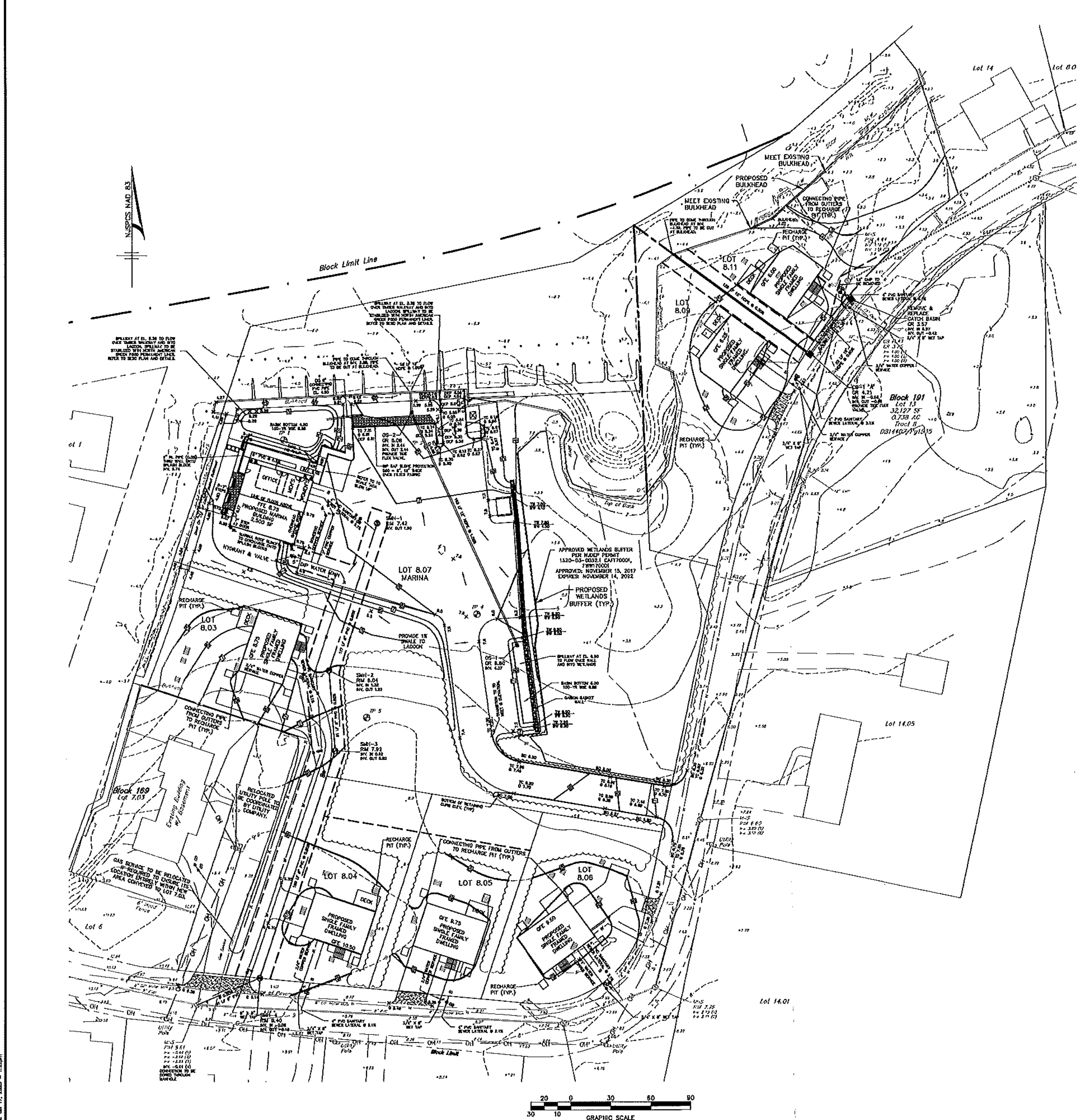
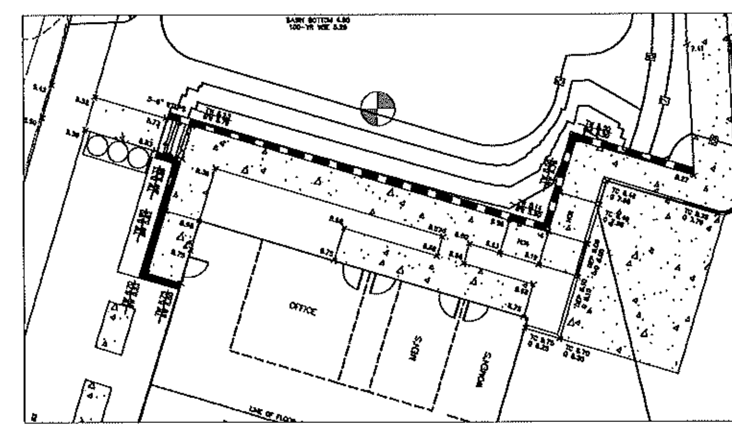


Grading & Utility Notes

1. All proposed curbing to be concrete curb with 6" reveal, unless otherwise stated.
2. All grading within grassed areas to be a minimum of 2% and a maximum of 3:1 slope unless otherwise noted.
3. All grading in pavement areas shall be greater than 1% unless otherwise noted.
4. Positive drainage to be maintained from all buildings in accordance with applicable regulations and building code.
5. All grassed areas to have a minimum of 5" clean top soil, when sod is being installed, or 6" clean top soil for seeding applications.
6. All contractors must call the New Jersey One Call System (800-272-4000) in accordance with the Underground Facilities Control Act Law prior to any subsurface activity.
7. Contractor to perform test pits to verify existing utility depths, sizes and locations prior to connecting proposed sewer and water mains to existing sewer and water mains. The contractor shall notify the engineer in writing of any conflicts so that design modifications can be made if necessary.
8. Pipe lengths indicated are measured center to center of each structure.
9. The contractor shall take appropriate precautions during the course of construction to prevent any damage or overloading on the existing bulkhead(s). Additionally wall tie-backs and tire barriers may be required along the bulkhead at the forklift operating area.
10. All through pipes or fittings in bulkhead shall be sealed with concrete collars, and where appropriate cut flush to the bulkhead
11. All utility services along docks and piers, such as electric and fresh water, shall be installed in accordance with requirements of the Uniform Building Code, and/or as approved by the Ocean Township Construction Office.
12. During construction, existing catch basin and section of 15" CMP adjacent to Block 191, Lot 13 shall be cleaned and videoed by contractor, inspected by town engineer and replaced by contractor, if found to be damaged or inadequate.
13. The location of the limit of clearing will be staked in the field and approved by the Township of Ocean prior to clearing.
14. An irrigation system will be provided on the marina property (Lot 8.07). Irrigation systems for the individual single family home lots will be specified, if necessary, via future plot plans.
15. Marina owner / operator is responsible for maintenance of marina stormwater management facilities. Refer to separate "Operation and Maintenance Manual," prepared by MidAtlantic Engineering Partners and dated October 11, 2016.
16. During construction, sedimentation shall be limited from entering the lagoon through use of filter bags / silt sacks on water quality feature outlet structures. Refer to SESC Plan and Details.
17. Storm Sewer Easements to be dedicated to the Township of Ocean. Sanitary Sewer Easements to be dedicated to the Township of Ocean Utility Department.
18. No impervious surface or planting of trees/shrubs shall occur over the recharge pits/dry wells. Only stone or lawn to be provided.
19. Any / all sanitary manholes within a flood hazard area / below elevation 8' shall have a watertight cover.
20. Individual lot owners shall be responsible for maintenance of dry well pits.
21. Sewers conveying sanitary flow, combined sanitary and stormwater flow, or industrial flow shall be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separation is not possible, the pipes shall be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the Department;
    1. Where appropriate separation from a water main is not possible, the sewer shall be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer shall be provided. The Department may also require additional structural support for storm sewers crossing over sewer lines.



ADA BLOW-UP

GRAPHIC SCALE
1 inch = 10 feet

APPROVED
File No.: 1520-03-0032.1
Activity No.: CAF220001
Date: 9/19/2023
State of New Jersey
Department of Environmental Protection
Watershed and Land Management

LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
100-YR WATER SURFACE ELEV.
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING STORM SEWER LINE
PROPOSED STORM SEWER LINE
EXISTING INLET
PROPOSED INLET
PROPOSED MANHOLE
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
PROPOSED SANITARY LATERAL
PROPOSED SANITARY CLEANOUT
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING HYDRANT
PROPOSED WATER HYDRANT
PROPOSED WATER METER
PROPOSED WATER LATERAL
EXISTING GAS LINE
PROPOSED GAS LINE

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
BLOCK 169, LOTS 8.01, 12, 13; BLOCK 191, LOT 13
WARETOWN HARBOR
GRADING & UTILITY PLAN
SITUATED IN
OCEAN TOWNSHIP, OCEAN COUNTY, NEW JERSEY

Louis J. Zuegner IV, P.E.

DRAWN BY: DJS | CHECKED BY: MVW | RELEASED BY: MVW
DATED: 10/24/13 | HORIZONTAL SCALE: AS SHOWN | VERTICAL SCALE: N/A
PROJECT No.: AMB-131