

SHEA PLAZA
(WP - 11 - 01 - 01)

ISSUE NO.	ISSUE	DATE
1	ISSUED FOR BID	06-09-11

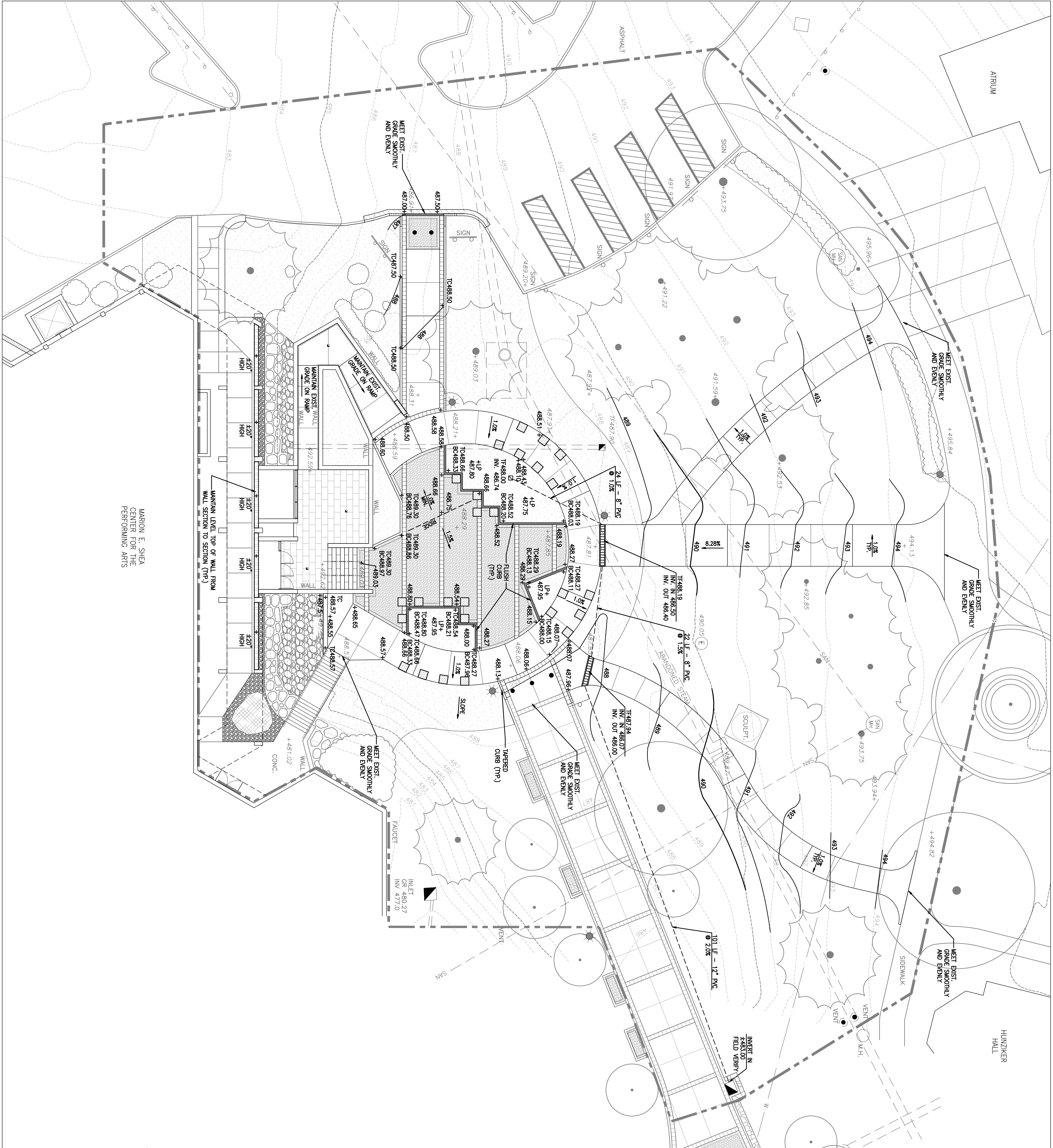
DRAWING TITLE	DRAWING NO.
SITE GRADING & DRAINAGE PLAN	L-1.2
SCALE:	1"=10'
DATE:	05/06/11

GRADING NOTES:

1. THE CONTRACTOR SHALL CHECK AND VERIFY PROPOSED GRADES, DIMENSIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR THEIR DISCRETION BEFORE PROCEEDING WITH THE WORK.
2. BASE SURVEY INFORMATION WAS SUPPLIED BY WILLIAM PATERSON UNIVERSITY. FIELD DESIGN DRAWINGS AND EXISTING SPOT ELEVATIONS WERE VERIFIED BY A PROFESSIONAL SURVEYING DATED 3-29-11. CONTRACTOR SHALL FIELD VERIFY ALL AS NECESSARY TO COMPLETE THE FORMS AND SPECIFICATIONS.
3. THESE CONTRACT DOCUMENTS MAKE NO REPRESENTATIONS AS TO THE MEANS AND METHODS OF CONSTRUCTION.
4. CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING TO LOCATE AND MARK EXISTING UTILITIES.
5. MEET ELEVATIONS OF EXISTING SURFACES FLUSH.
6. SLOPES SHALL BE GRADDED, FINISHED AND BLENDED TO MEET SURROUNDING TERRAIN CONDITIONS ACCORDING TO THE TYPICAL SECTIONS OR CONTOUR LINES AS SHOWN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. PROVIDE SLOPES ON PAVEMENT SURFACES AS INDICATED TO ALLOW FOR PROPER DRAINAGE AWAY FROM BUILDINGS IN THE DIRECTION OF A DRAINAGE SLOPE. SLOPES SHALL HAVE A MINIMUM PITCH OR CROSS SLOPE OF 1% UNLESS OTHERWISE INDICATED BY CONTOUR LINES OR SPOT ELEVATIONS.
8. MAINTAIN EXIST. GRADE AT/UNDER EXISTING TREES AND SHRUBS TO REMAIN. REMOVE VERTICAL CURBES OR RAMPINGS AT ASSEPT CHANGES IN GRADE UNLESS OTHERWISE NOTED. BLEND NEW EXIST/WORK SMOOTHLY INTO EXISTING GRADES.
9. COORDINATE ALL UTILITY WORK WITH THE LOCATIONS AND FINAL GRADES OF ALL OTHER WORK WHERE CONFLICTS OCCUR. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF UTILITIES TO MAKE ADJUSTMENTS AS NECESSARY TO AVOID CONFLICTS WITH EXISTING AND PROPOSED TREES, WALLS, FENCING OR OTHER STRUCTURES AT DEPTHS TOO SHALLOW FOR PROPER CONSTRUCTION. EXISTING TREES, PLANTS, LAWNS, AND OTHER FEATURES TO BE REMOVED OR REPLACED AS NECESSARY WITHOUT EXTRA COMPENSATION.
10. FILL MATERIAL IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
11. PITCH EVENLY BETWEEN SPOT GRADES. PAVED AREAS TO PITCH TO DRAIN AWAY AT A MIN. 1/2" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
12. PITCH EVENLY BETWEEN SPOT GRADES. PAVED AREAS TO PITCH TO DRAIN AWAY AT A MIN. 1/2" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
13. ONCE GRADING OPERATIONS ARE COMPLETED, ALL DISTURBED AREAS WITHIN OR OUTSIDE THE LIMITS OF WORK SHALL BE STABILIZED BY FINE GRADING AND SEEDING OR MULCHING.
14. ALL EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY SITE DISTURBANCE ACTIVITIES & MAINTAINED IN FUNCTIONAL ORDER THROUGHOUT THE DURATION OF CONSTRUCTION.
15. PROTECT EXISTING TREES, PLANTS, LAWNS, AND OTHER FEATURES DESIGNATED TO REMAIN AS PART OF THE WORK.
16. PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE OF UNEXPECTED SUB-SURFACE CONDITIONS.
17. PROTECT BOTTOMS OF EXCAVATIONS AND SOIL BENEATH AND AROUND SURFACE WHEN DRAINING INTO EXCAVATED AREAS.
18. DO NOT STOCKPILE TOPSOIL MORE THAN FOUR FEET HIGH.
19. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TRENCH DRAINS.

GRADING LEGEND:

	NEW PRECAST CONCRETE SEATS
	NEW 6" CONCRETE CURB
	NEW FLUSH CONCRETE CURB CUT
	NEW FLUSH CONCRETE CURB
	NEW TRANSITION CURB (PAPER CURB FROM VERTICAL TO FLUSH)
	NEW CONCRETE PAVEMENT & 12"x12" CONCRETE FINGER BAND RETAINING WALL
	NEW CONCRETE MASONRY UNIT RETAINING WALL
	ASPHALT RESURFACING
	NEW TRENCH DRAIN
	NEW DRAINAGE INLET
	EXIST. SPOT ELEVATION
	EXIST. CONTOURS
	NEW 1' CONTOUR
	NEW 5' CONTOUR
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION
	SPOT ELEVATION
	LOW POINT ELEVATION
	TOP OF FRAME ELEVATION
	EXIST. LIGHT FIXTURE
	EXIST. SANITARY SEWER
	EXIST. ELECTRIC LINE
	EXIST. GAS LINE
	EXIST. WATER LINE
	EXIST. STORM LINE & INLET
	EXIST. TELCOM
	EXIST. SHADE TREE
	EXIST. EVERGREEN TREE
	CONTRACT LIMIT LINE



1 SITE GRADING & DRAINAGE PLAN

