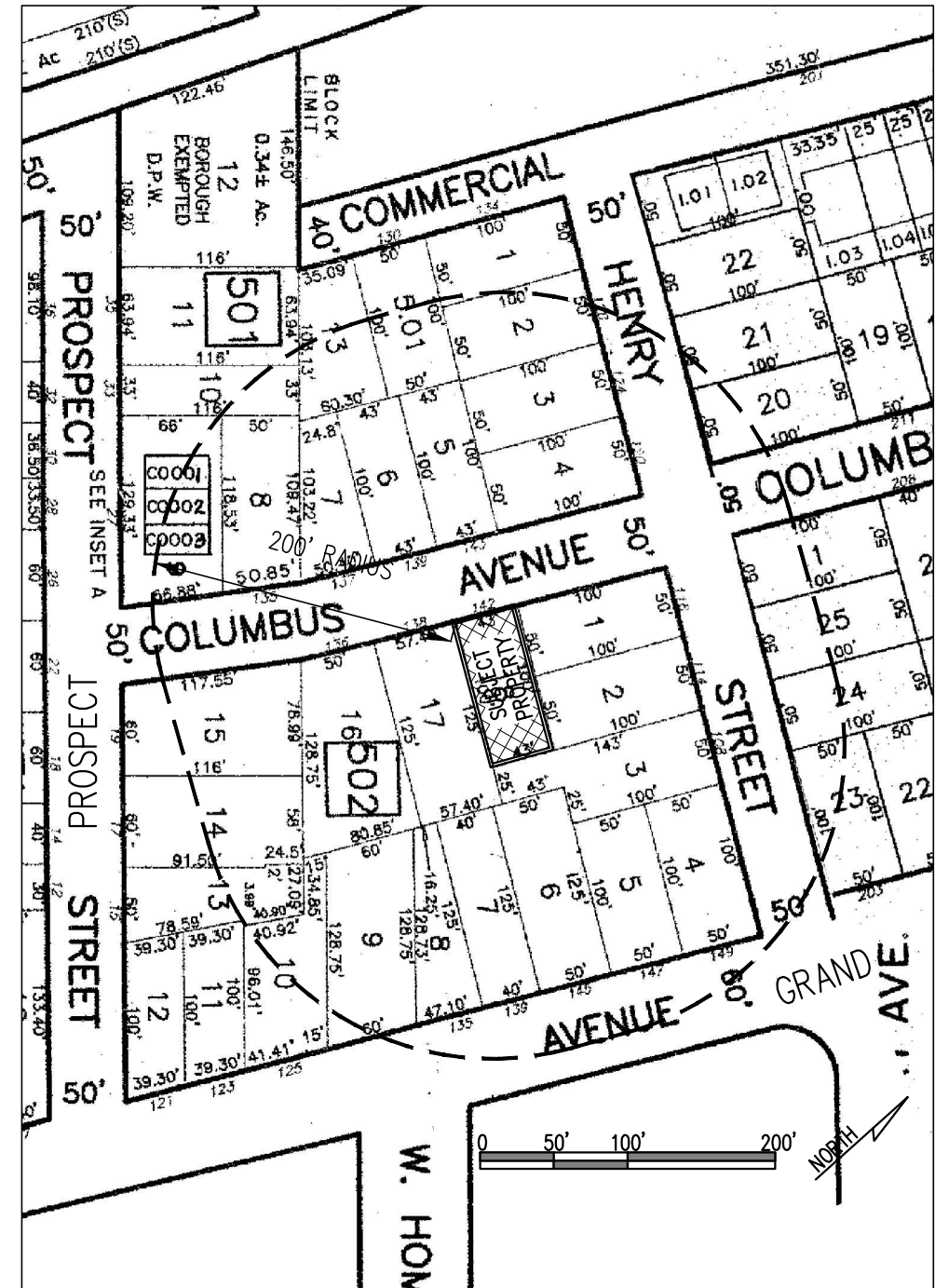


AERIAL VIEW NOT TO SCALE



KEY PLAN SCALE: 1"=100'-0"

142 COLUMBIA AVE, PALISADES PARK, NEW JERSEY
 BLOCK: 502 LOT: 18 ZONING INFO - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	4,300 SQUARE FEET	YES (1)
LOT WIDTH (EXISTING):	50.00 FEET	43.00 FEET	YES (1)
LOT DEPTH (EXISTING):	100.00 FEET	100.00 FEET	NO
DWELLING UNITS:	TWO	TWO (2)	NO
LOT AREA PER UNIT:	2,500 SQUARE FEET	2,150 SQUARE FEET	YES
BUILDING COVERAGE:	2,500 SQ. FEET MAX 40.00%	2,148 SQ. FEET 49.95 %	NO YES
FRONT YARD: (2)	20.00 FEET (2)	20.33 FEET	NO
RIGHT SIDE YARD	6.00 FEET	3.50 FEET	YES
LEFT SIDE YARD	6.00 FEET	3.50 FEET	YES
REAR YARD:	25.00 FEET	20.00 FEET	YES
BUILDING HEIGHT: (3)	2.5 STORIES 28.00 FEET	3.0 STORIES 30.75 FEET	YES

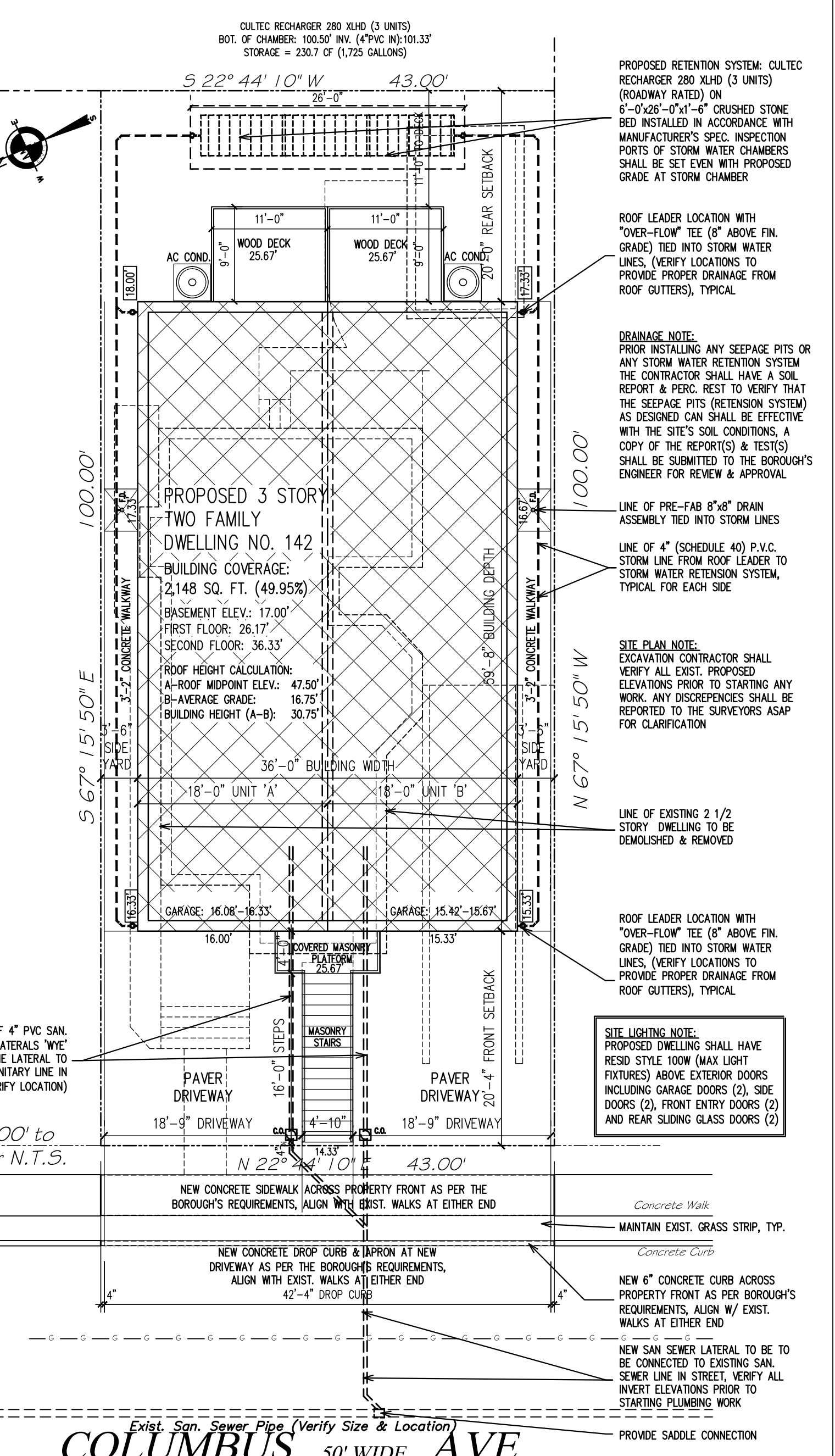
- (1) PRE-EXISTING NON-CONFORMING CONDITION
- (2) BASED ON PREVAILING SETBACK ALONG COLUMBIA AVENUE

THE BOROUGH OF PALISADES PARK PLANNING BOARD APPROVED THIS PLAN BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON _____ PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD

BOARD ENGINEER _____ DATE _____
 BOARD SECRETARY _____ DATE _____
 BOARD CHAIRPERSON _____ DATE _____

V.C.A. GROUP
 VASSILIOS COCOROS ARCHITECT
 V.C.A.GROUP, LLC
 467 SYLVAN AVENUE
 LOWER LEVEL
 ENGLEWOOD CLIFFS, NEW JERSEY
 TEL. 201.541.6595
 FAX. 201.541.6596

Date	Item
12/10/20	CLIENT REVIEW
03/04/21	PRELIM. ZONING REVIEW
03/17/21	ZONING REVIEW
6/29/21	ZONING BOARD REVIEW



SCHEMATIC SITE PLAN
 SCALE: 1" = 10'-0"

Architect shall not be responsible for the means & methods of construction and or site maintenance & safety

PROJECT:
 Proposed:
New Two Family Dwelling
 Located at:
 142 Columbus Avenue
 Palisades Park, New Jersey
 Block: 502 Lot: 18
 AA Residential Zone

DRAWING TITLE:
 ELEVATIONS AND SITE PLAN

SCALE: AS NOTED	DATE: 12/04/20
DESIGNED BY: VC	PROJECT#: RSN-20-12
DRAWN BY: VC	CAD FILE:
CHECKED BY: VC	DRAWING #:
PROFESSIONAL SEAL:	DRAWING:

VASSILIOS COCOROS, RA
 N.J. LIC. # AI 13644

SHEET #: 1 OF 3

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THE BOROUGH OF FORT LEE ZONING BOARD OF ADJUST. APPROVED THIS PLAN BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON _____ PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD

BOARD ENGINEER _____ DATE _____
 BOARD SECRETARY _____ DATE _____
 BOARD CHAIRPERSON _____ DATE _____

Architect shall not be responsible for the means & methods of construction and or site maintenance & safety

PROJECT:
 Proposed:
New Two Family Dwelling
 Located at:
142 Columbus Avenue
Palisades Park, New Jersey
Block: 502 Lot: 18
AA Residential Zone

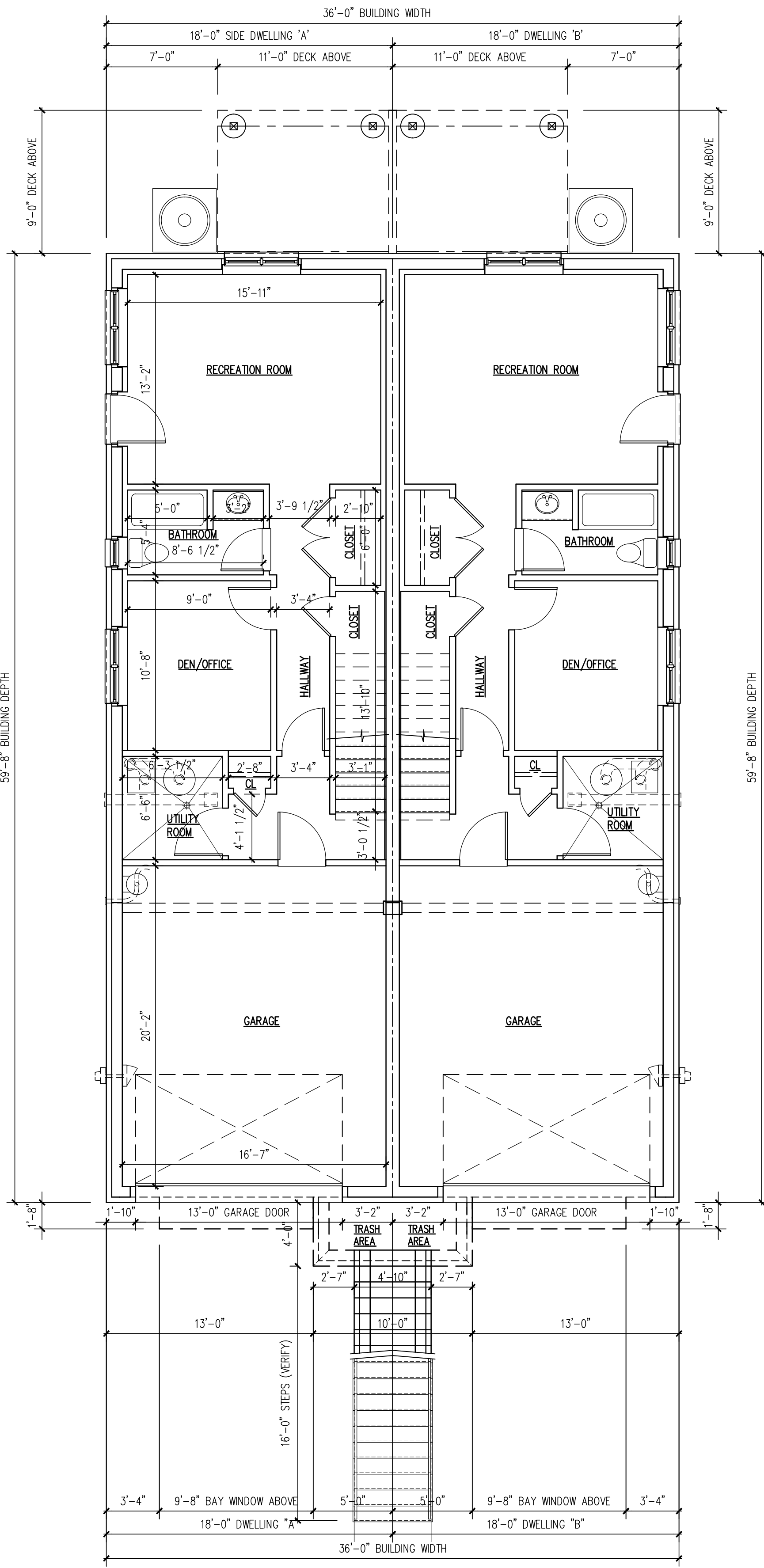
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Date	Item
12/10/20	CLIENT REVIEW
3/04/21	PRELIM. ZONING REVIEW
3/17/21	ZONING REVIEW
6/29/21	ZONING BOARD REVIEW

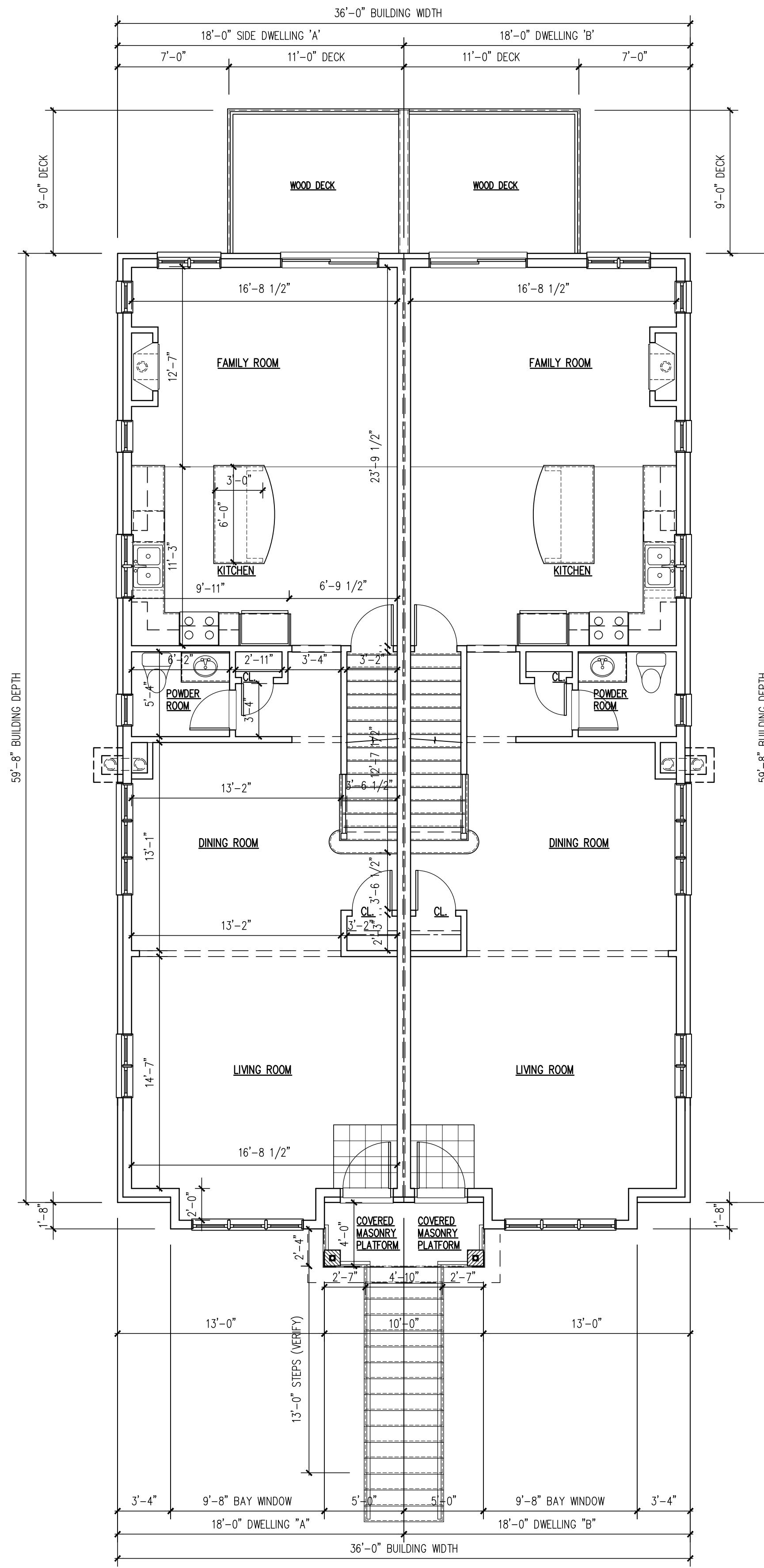
DRAWING TITLE: FLOOR PLANS

SCALE: AS NOTED	DATE: 12/04/20
DESIGNED BY: VC	PROJECT#: RSN-20-12
DRAWN BY: VC	CAD FILE:
CHECKED BY: VC	DRAWING #:

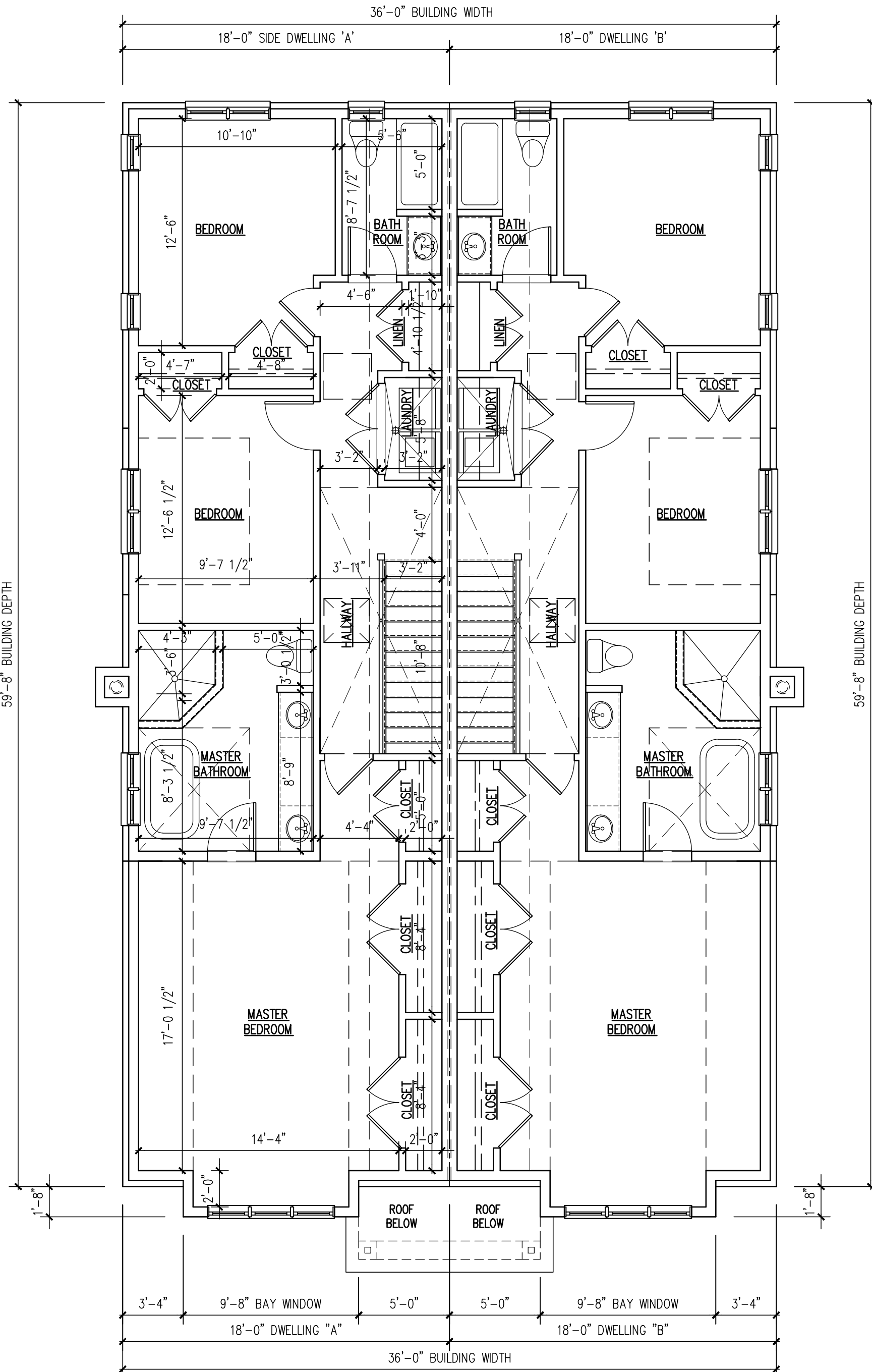
PROFESSIONAL SEAL: _____
 DRAWING: A2
 VASSILIOS COCOROS, RA
 N.J. LIC. # AI 13644
 SHEET #: 2 OF 3



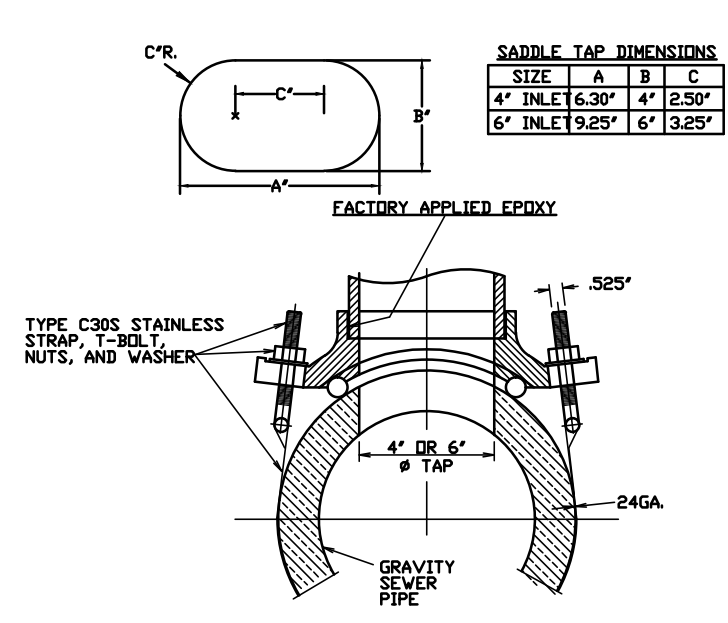
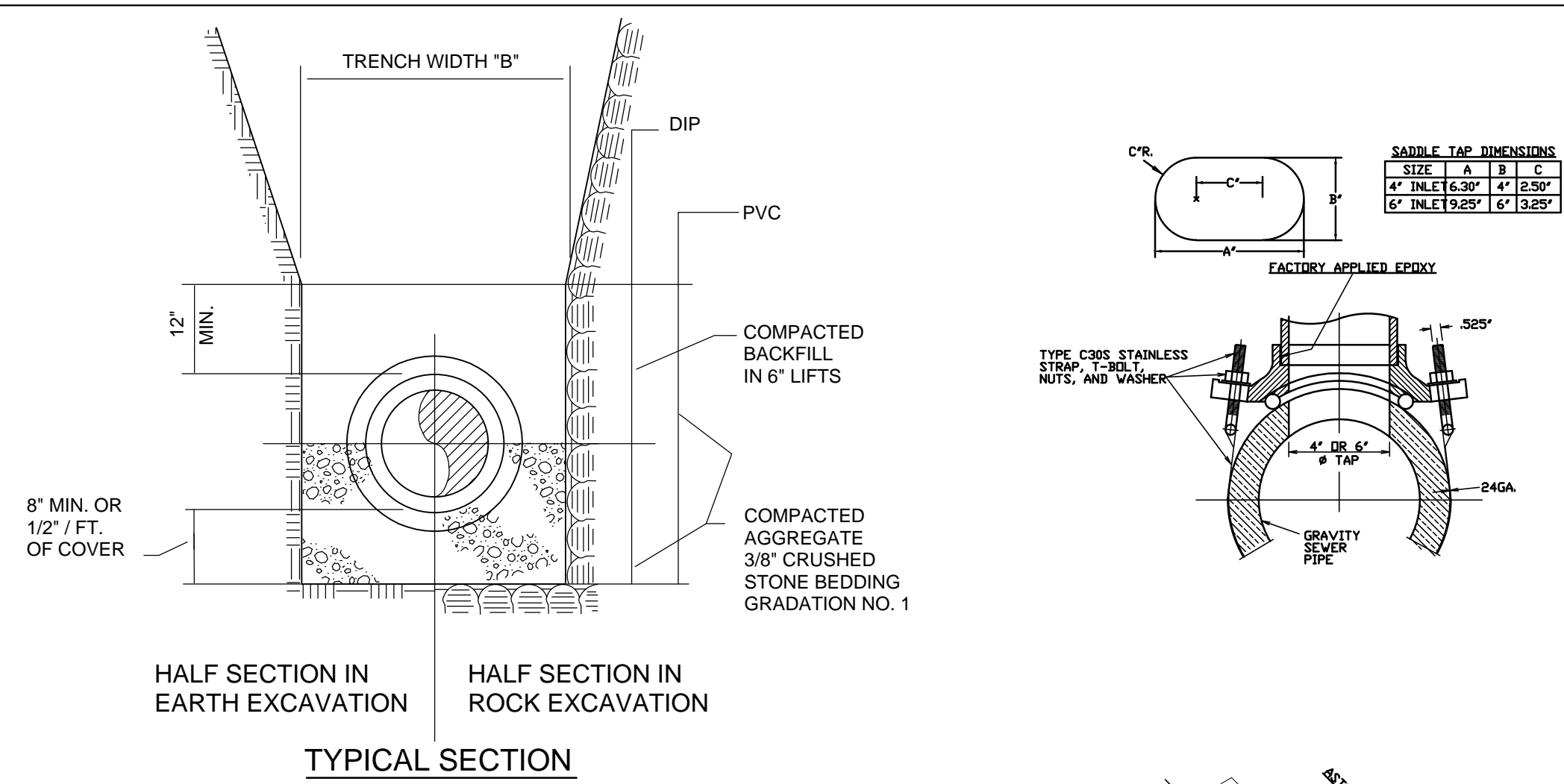
BASEMENT PLAN
 SCALE: 3/16" = 1'-0"
 GROSS AREA: 2,148 SQFT



FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 GROSS AREA: 2,180 SQFT



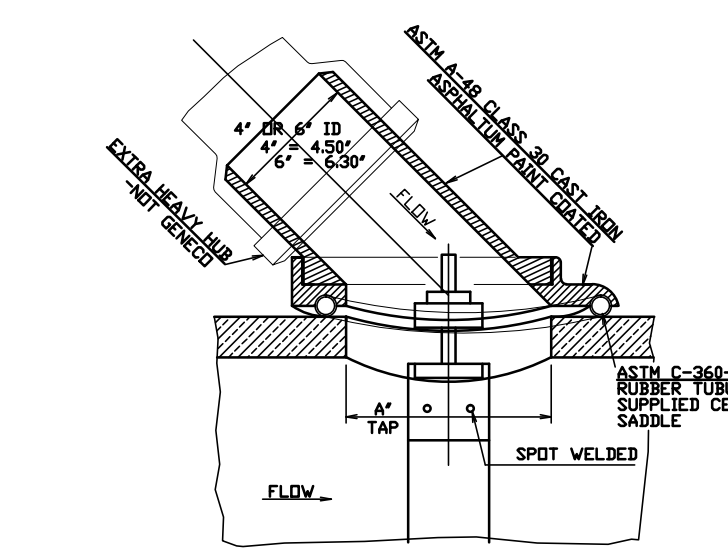
SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 GROSS AREA 2,180 SQFT



TRENCH WIDTHS

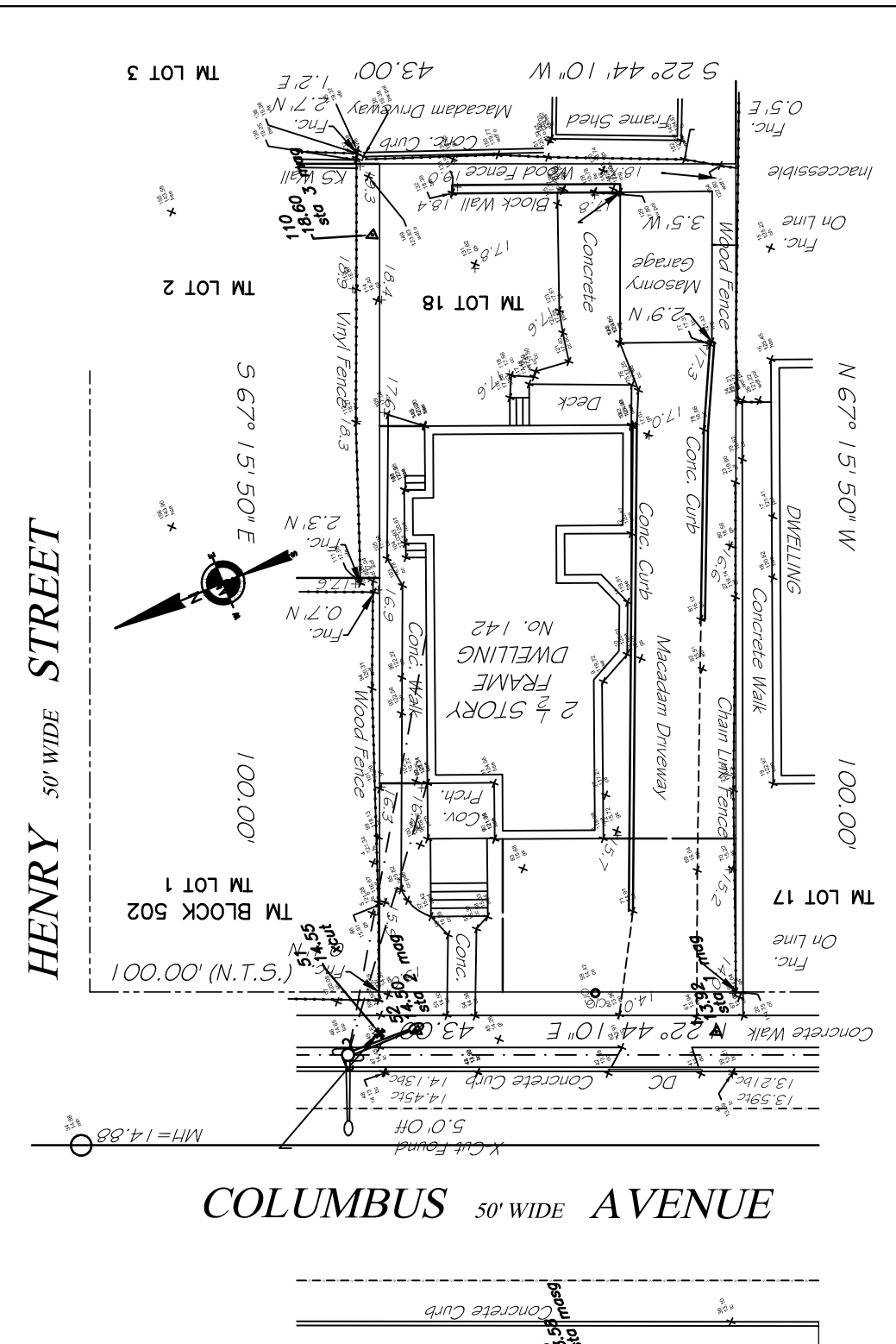
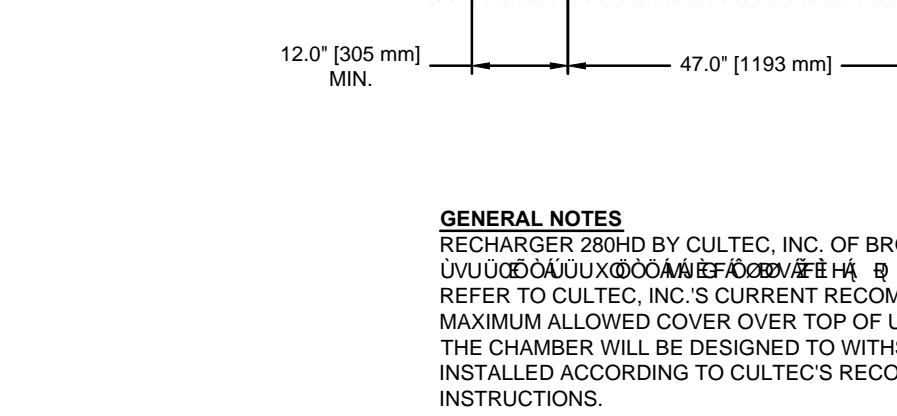
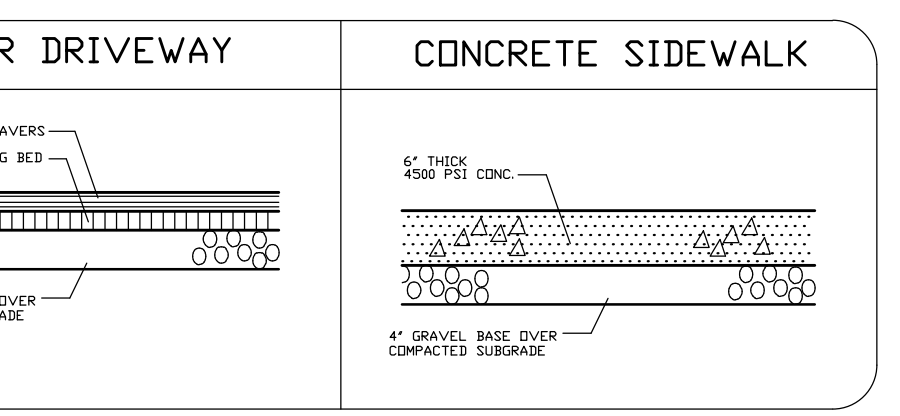
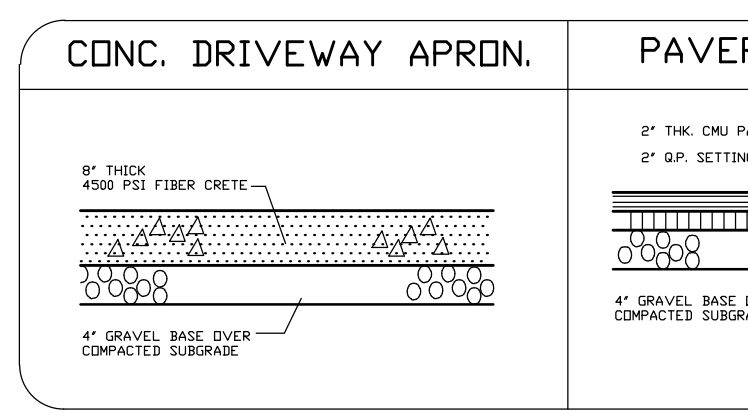
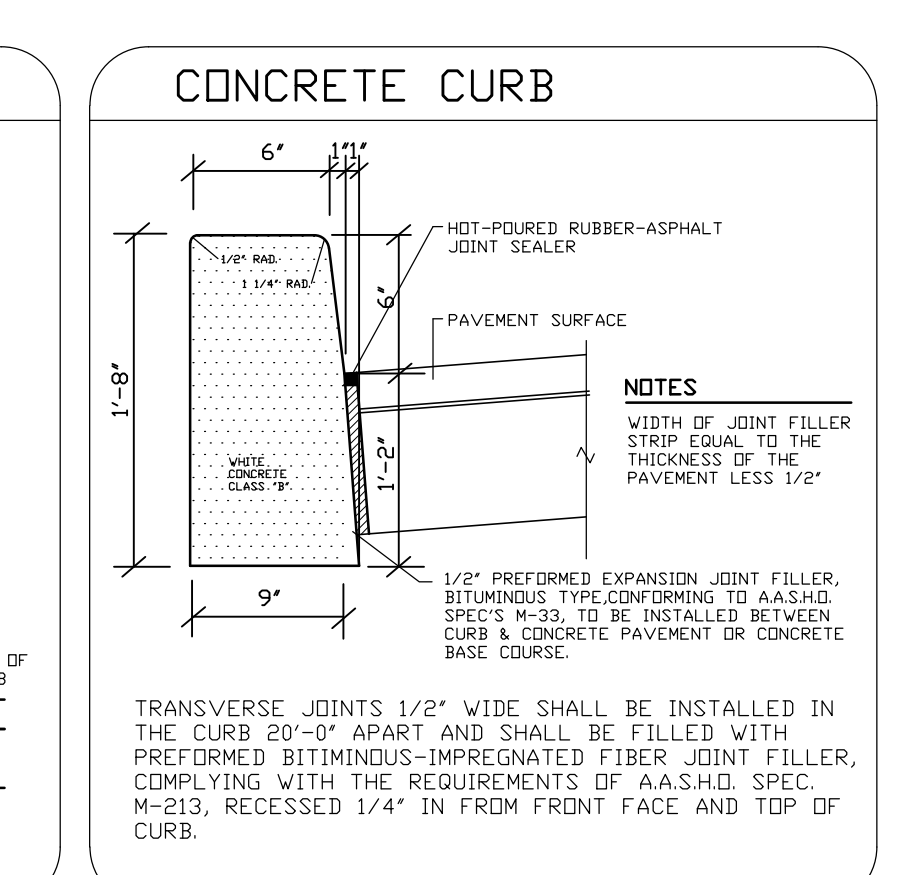
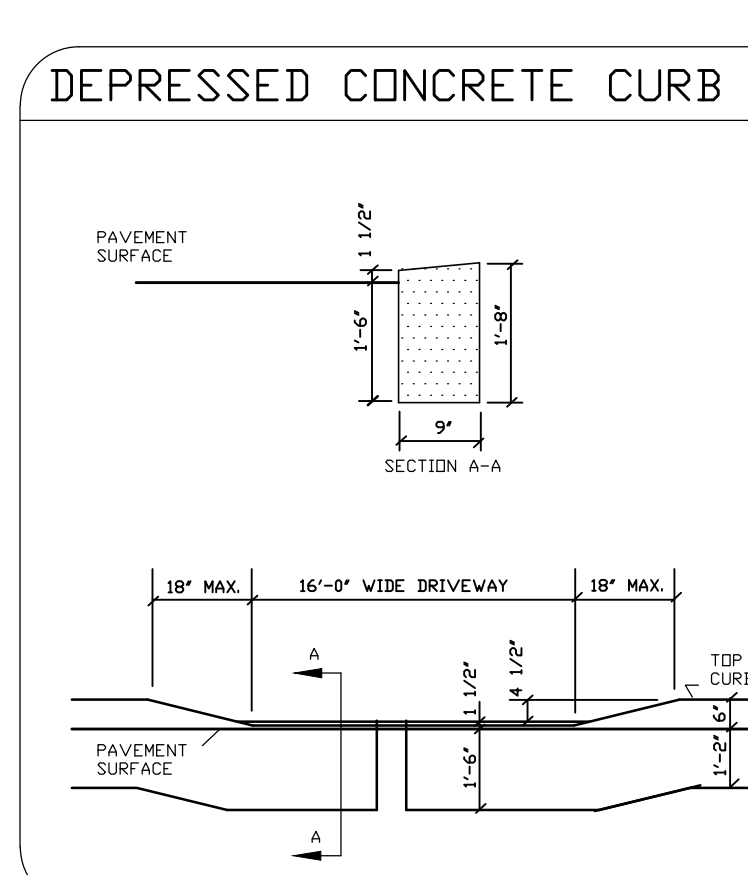
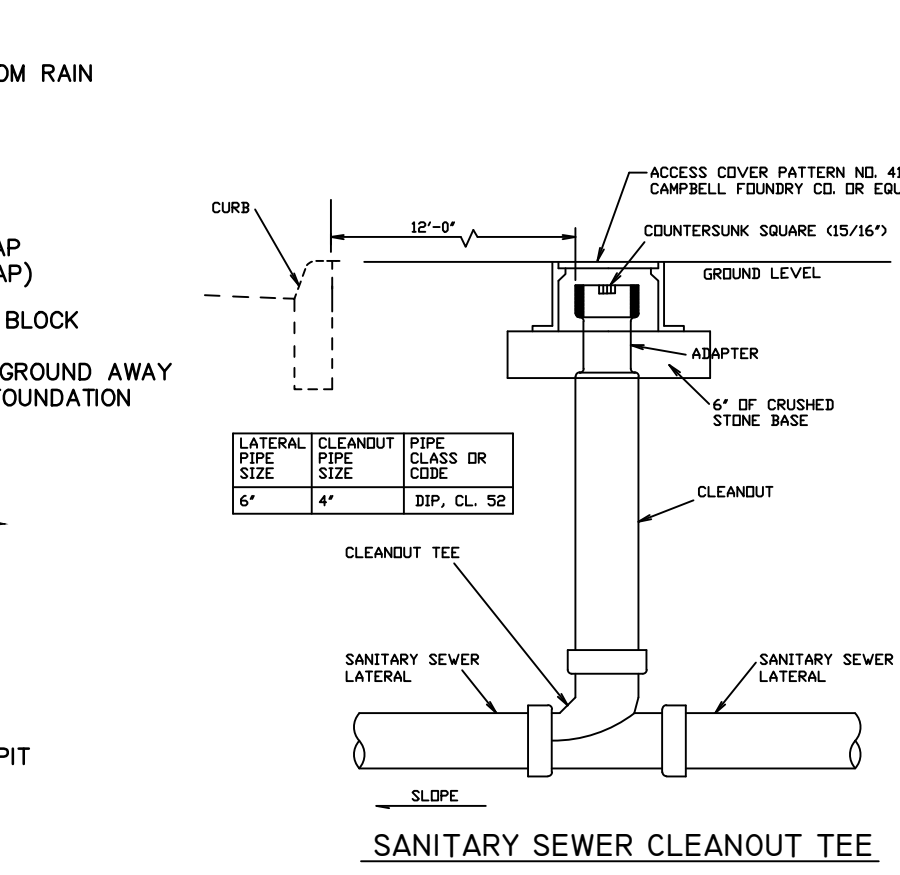
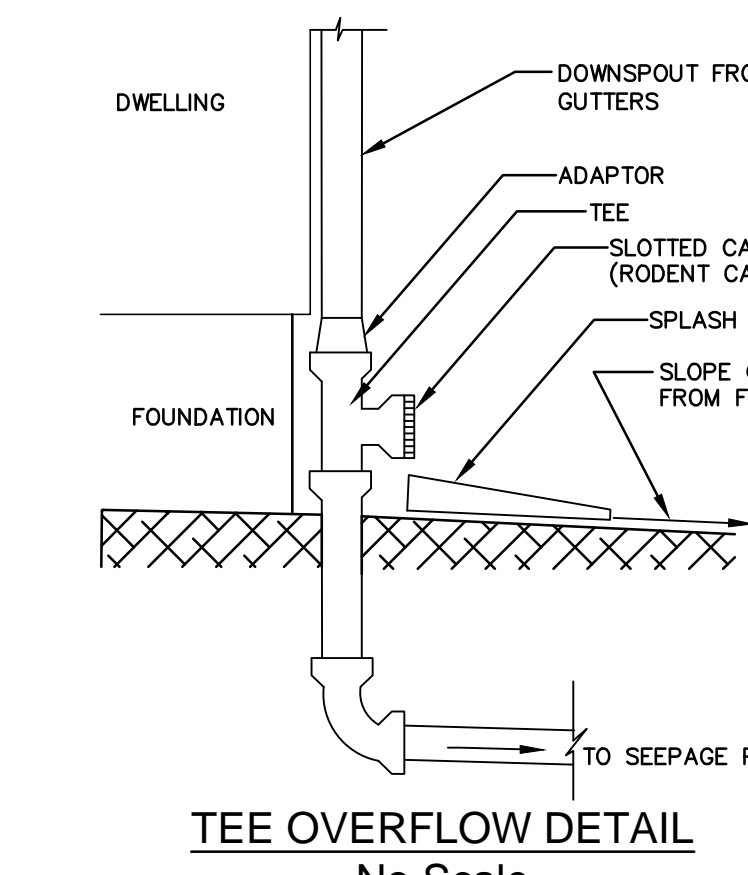
PIPE SIZE	TRENCH WIDTH "B" MIN.	TRENCH WIDTH "B" MAX.
4"	24"	30"
6"	24"	30"
8"	24"	36"
10"	26"	36"
12"	28"	40"
14"	30"	42"
16"	30"	42"
18"	32"	42"
24"	42"	60"
30"	50"	62"
36"	56"	68"

- NOTES:**
- TRENCH WIDTH "B" IS MEASURED AT A POINT 12" ABOVE TOP OF PIPE. TRENCH WIDTH AT 12" ABOVE TOP OF PIPE CAN NOT EXCEED "B" MAX. TRENCH WIDTH ABOVE THIS POINT CAN EXCEED "B" MAX.
 - TRENCH WIDTH REQUIRED FOR STEEL TRENCH BOXES IN EXCESS OF THE MAXIMUM WIDTHS INDICATED ABOVE WILL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
 - IF THE EXCAVATED NATIVE MATERIAL IS JUDGED TO BE UNSUITABLE FOR BACKFILL BY THE ENGINEER, IT WILL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH SELECT FILL.
 - IN UNSTABLE TRENCHES PROVIDE SUFFICIENT 1 1/2" CRUSHED STONE TO WITHIN 8" OF THE BOTTOM OF PIPE TO PREPARE A FIRM BASE FOR THE 3/4" CRUSHED STONE BEDDING. IF REQUIRED BY THE ENGINEER EXTEND THE 3/4" CRUSHED STONE COMPACTED IN PLACE TO 12" ABOVE THE TOP OF PIPE.
 - BASE AND SURFACE COURSE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH BOROUGH REQUIREMENTS.



SANITARY SEWER WYE SADDLE CONNECTION
NO SCALE

NOTE: THIS DETAIL IS FOR GENERAL ENGINEERING CO. (1800) 348-3454. OTHER ENGINEER APPROVED, EQUAL MAY BE USED.

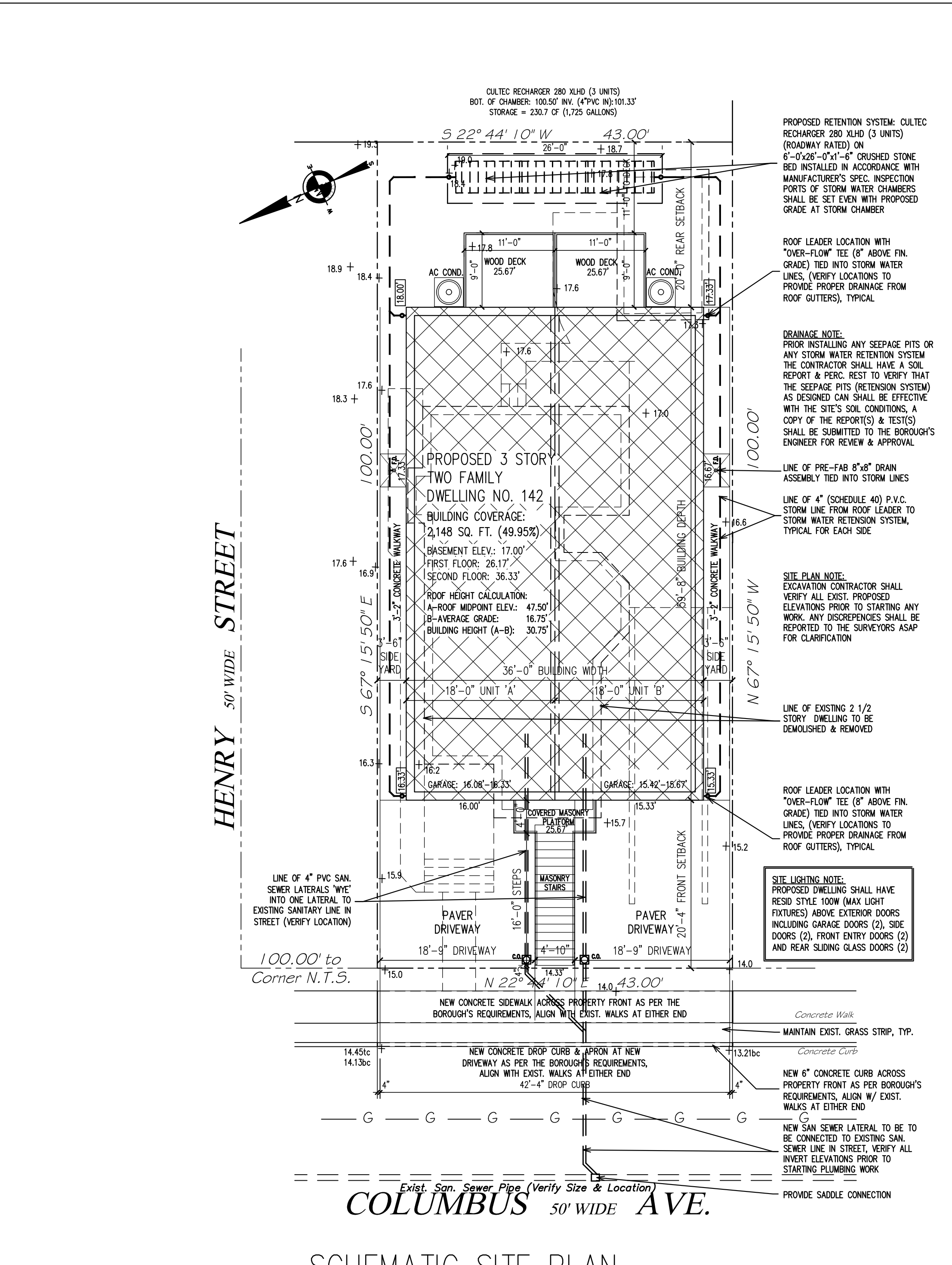


EXISTING SITE
SCALE: 1" = 20'-0"

142 COLUMBIA AVE, PALISADES PARK, NEW JERSEY BLOCK: 502 LOT: 18 ZONING INFO - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	4,300 SQUARE FEET	YES (1)
LOT WIDTH (EXISTING):	50.00 FEET	43.00 FEET	YES (1)
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DWELLING UNITS:	TWO	TWO (2)	NO
LOT AREA PER UNIT:	2,500 SQUARE FEET	2,150 SQUARE FEET	YES
BUILDING COVERAGE:	2,500 SQ. FEET MAX 40.00%	2,148 SQ. FEET 49.95%	NO YES
FRONT YARD: (2)	20.00 FEET (2)	20.33 FEET	NO
RIGHT SIDE YARD:	6.00 FEET	3.50 FEET	YES
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REAR YARD:	25.00 FEET	20.00 FEET	YES
BUILDING HEIGHT: (3)	2.5 STORIES 28.00 FEET	3.0 STORIES 30.75 FEET	YES

(1) PRE-EXISTING NON-CONFORMING CONDITION
(2) BASED ON PREVAILING SETBACK ALONG COLUMBUS AVENUE



SCHEMATIC SITE PLAN
SCALE: 1" = 10'-0"

CULTEC RECHARGER 280HD MAINTENANCE SCHEDULE

Frequency	Action
Inlets and Outlets	Every 3 years
CULTEC Stormwater Chambers	2 years after commissioning
	9 years after commissioning every 9 years following
	45 years after commissioning
Surrounding Site	Monthly in 1 st year
	Spring and Fall
	Yearly

V.C.A. GROUP
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467 SYLVAN AVENUE
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TEL. 201.541.6595
FAX. 201.541.6596

- NOTES:**
- ALL CONSTRUCTION WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CONSTRUCTION CODE, FEDERAL, STATE, AND LOCAL REQUIREMENTS, MANUFACTURER'S INSTALLATION REQUIREMENTS AND PROCEDURES, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICE AS PERTAINS TO SAFETY.
 - CURBS, DRIVEWAYS, SIDEWALKS AND STORM SEWERS SHALL BE CONSTRUCTED TO BOROUGH SPECIFICATIONS.
 - ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURBS, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED.
 - ALL ROOF LEADERS SHALL BE CONNECTED INTO SEEPAGE PITS.
 - PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS W/ THIS PLAN.

Architect shall not be responsible for the means & methods of construction and or site maintenance & safety

PROJECT:
Proposed:
New Two Family Dwelling
Located at:
142 Columbus Avenue
Palisades Park, New Jersey
Block: 502 Lot: 18
AA Residential Zone

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Date	Item
12/10/20	CLIENT REVIEW
3/04/21	PRELIM. ZONING REVIEW
3/17/21	ZONING REVIEW
6/29/21	ZONING BOARD REVIEW

DRAWING TITLE:
STORMWATER PLAN & DETAILS

SCALE: AS NOTED DATE: 12/04/20

DESIGNED BY: VC PROJECT#: RSN-20-12

DRAWN BY: VC CAD FILE:

CHECKED BY: VC DRAWING #:

PROFESSIONAL SEAL: DRAWING:

BOARD ENGINEER DATE

BOARD SECRETARY DATE

BOARD CHAIRPERSON DATE