

VASSILIOS COCOROS ARCHITECT

V.C.A.GROUP, LLC 467 SYLVAN AVENUE ENGLEWOOD CLIFFS, NEW JERSEY TEL. 201.541.6595 FAX. 201.541.6596

DATE

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

BOARD SECRETARY

BOARD CHAIRPERSON

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

PROJECT: 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 ${\rm Item}$ 12/10/20 | CLIENT REVIEW 3/04/21 PRELIM. ZONING REVIEW ZONING REVIEW 6/29/21 ZONING BOARD REVIEW

DRAWING TITLE:

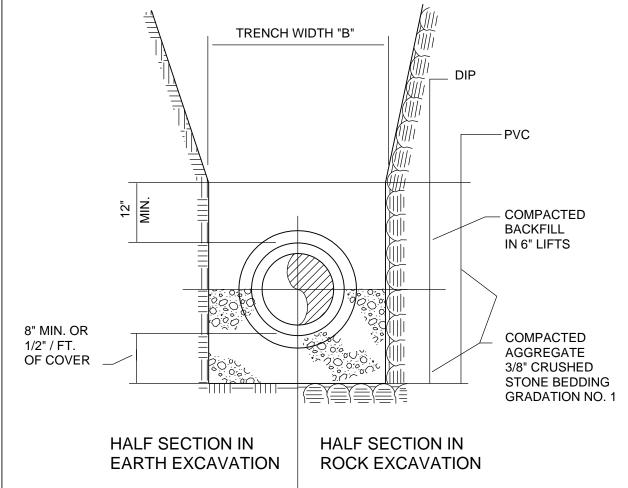
FLOOR PLANS

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

DRAWING:

PROFESSIONAL SEAL:

VASSILIOS COCOROS, RA N.J. LISC. # AI 13644 SHEET #: 2 OF 3



TYPICAL SECTION

NOTES:

| IKENCH WIDTHS | | | | |
|---------------|-----------------|------|--|--|
| PIPE | TRENCH WIDTH "B | | | |
| SIZE | MIN. N | 1AX. | | |
| 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" | | |

TDENICH WIDTHS

1. 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.

FACTORY APPLIED EPOXY

SANITARY SEWER WYE

SADDLE CONNECTION

HITE: DETAIL IS FOR GENERAL ENGINEERING CO. EL. (800) 345-6454 ITHER, ENGINEER APPRO∨ED, EQUAL MAY BE USED.

INSTRUCTIONS

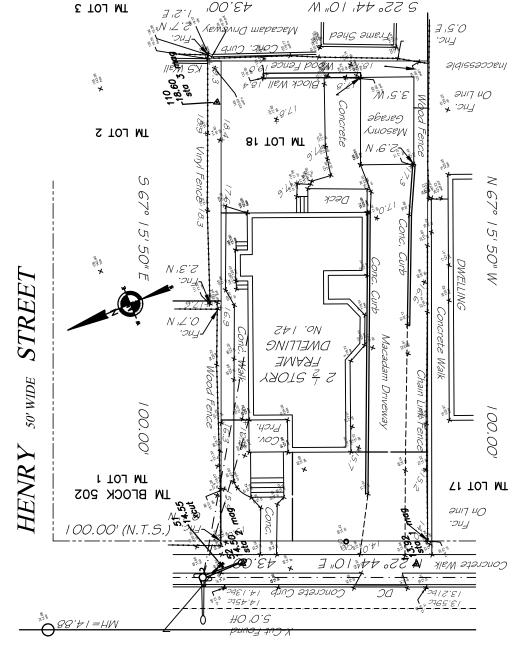
NO SCALE

2. TRENCH WIDTH REQUIRED FOR STEEL TRENCH BOXES IN EXCESS OF THE MAXIMUM WIDTHS INDICATED ABOVE WILL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.

3. 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.

4. IN UNSTABLE TRENCHES PROVIDE SUFFICIENT 1 ½" CRUSHED STONE TO WITHIN 8" OF THE BOTTOM OF PIPE TO PREPARE A FIRM BASE FOR THE 3/8" CRUSHED STONE BEDDING. IF REQUIRED BY THE ENGINEER EXTEND THE 3/81 CRUSHED STONE COMPACTED IN PLACE TO 12" ABOVE THE TOP OF PIPE.

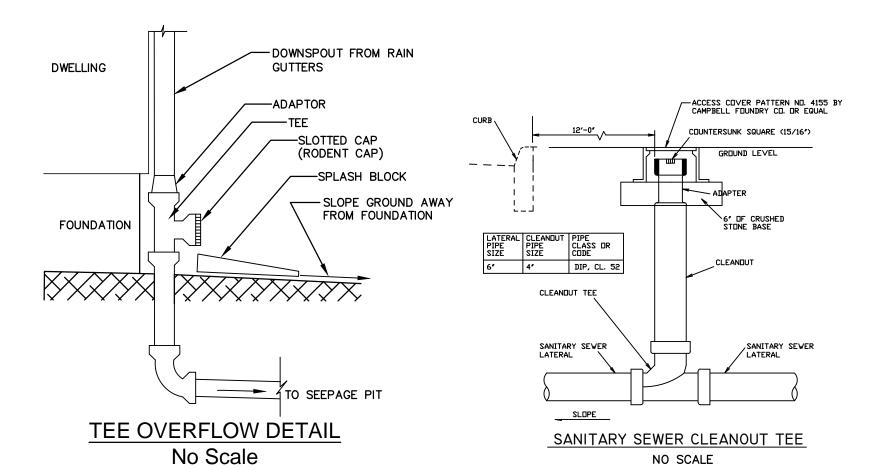
36" | 56" | 68" | 5. BASE AND SURFACE COURSE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH BOROUGH

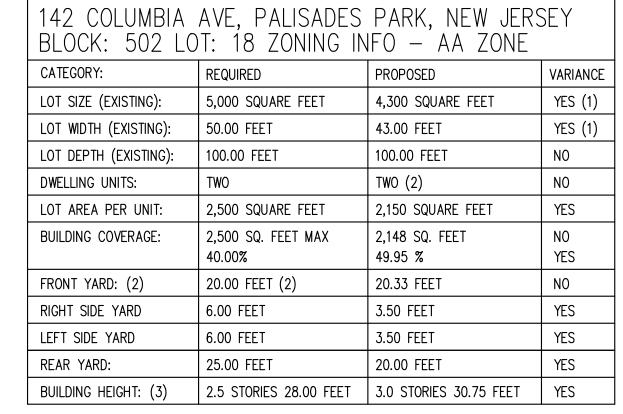


COLUMBUS 50' WIDE A VENUE



EXISTING SITE

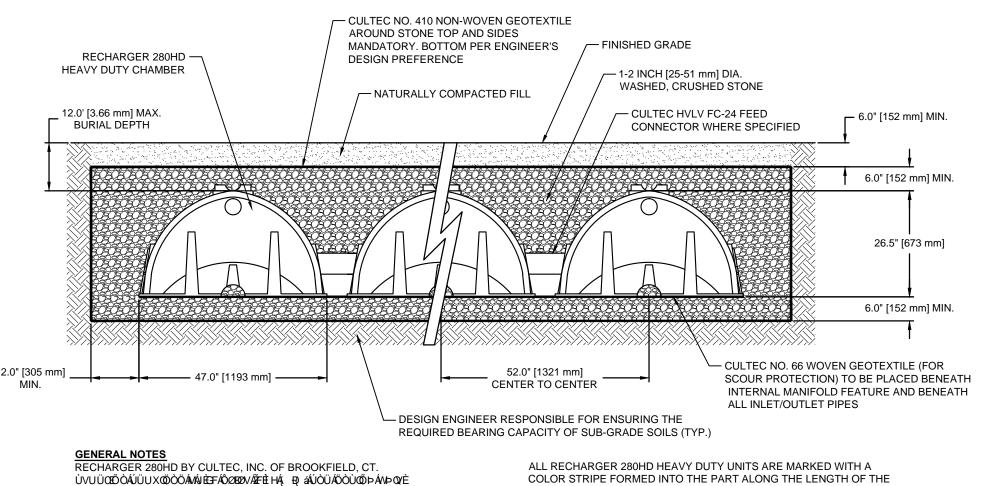




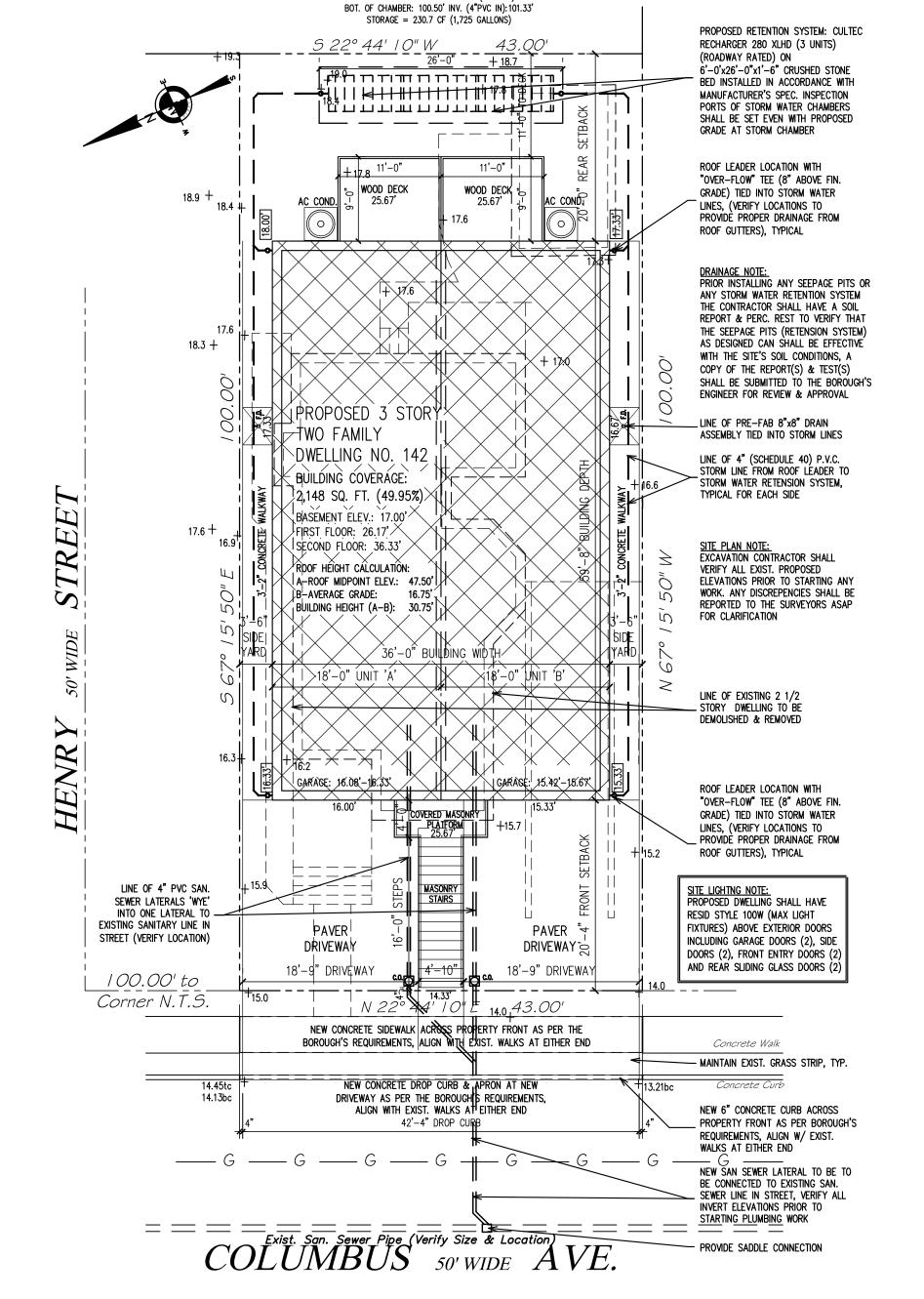
(1) PRE-EXISTING NON-CONFORMING CONDITION (2) BASED ON PREVAILING SETBACK ALONG COLUMBUS AVENUE

DEPRESSED CONCRETE CURB CONCRETE CURB -HOT-POURED RUBBER-ASPHALT PAVEMENT SURFACE 1/2" RAD. · 1 1/4" RA PAVEMENT SURFACE WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2" SECTION A-A 1/2" PREFORMED EXPANSION JOINT FILLER, BITUMINOUS TYPE, CONFORMING TO A.A.S.H.D. SPEC'S M-33, TO BE INSTALLED BETWEEN CURB & CONCRETE PAVEMENT OR CONCRETE 16'-0" WIDE DRIVEWAY 18" MAX. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITIMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.O. SPEC. M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF

| CONC. DRIVEWAY APRON. | PAVER DRIVEWAY | CONCRETE SIDEWALK |
|-------------------------------|--|---|
| 8' THICK 4500 PSI FIBER CRETE | 2' THK. CMU PAVERS 2' Q.P. SETTING BED 4' GRAVEL BASE DVER COMPACTED SUBGRADE | 6' THICK 4500 PSI CONC. — A A A A A A A A A A A A A A A A A A |



COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. ALL RECHARGER 280HD CHAMBERS MUST BE INSTALLED IN MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65 m) THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION REGULATIONS.



CULTEC RECHARGER 280 XLHD (3 UNITS)

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

CULTEC RECHARGER 280HD MAINTENANCE SCHEDULE

| | Frequency | Action |
|-------------------------------|---|---|
| Inlets and Outlets | Every 3 years | Obtain documentation that the inlets, outlets and vents have been cleaned and will function as intended. |
| | Spring and Fall | Check inlet and outlets for clogging and remove any debris as required. |
| CULTEC Stormwater Chambers | 2 years after commissioning | Inspect the interior of the stormwater management chambers through inspection port for deficiencies using CCTV or comparable technique. Obtain documentation that the stormwater management chambers and feed connectors will function as anticipated. |
| | 9 years after commissioning every 9 years following | Clean stormwater management chambers and feed connectors of any debris. Inspect the interior of the stormwater management structures for deficiencies using CCTV or comparable technique. Obtain documentation that the stormwater management chambers and feed connectors have been cleaned and will function as intended. |
| | 45 years after commissioning | Clean stormwater management chambers and feed connectors of any debris. Determine the remaining life expectancy of the stormwater management chambers and recommended schedule and actions to rehabilitate the stormwater management chambers as required. Inspect the interior of the stormwater management chambers for deficiencies using CCTV or comparable technique. Replace or restore the stormwater management chambers in accordance with the schedule determined at the 45-year inspection. Attain the appropriate approvals as required. Establish a new operation and maintenance schedule. |
| Surrounding Site | Monthly in 1st year | Check for depressions in areas over and surrounding the stormwater management system. |
| | Spring and Fall | Check for depressions in areas over and surrounding the stormwater management system. |
| | Yearly | Confirm that no unauthorized modifications have been performed to the site. |

For additional information concerning the maintenance of CULTEC Subsurface Stormwater Management Chambers, please contact CULTEC, Inc. at 1-800-428-5832.

THE BOROUGH OF PALISADES PARK 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

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

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.

2. CURBS, DRIVEWAYS, SIDEWALKS AND STORM SEWERS SHALL BE CONSTRUCTED TO BOROUGH SPECIFICATIONS.

3. ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURBS, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED.

4. ALL ROOF LEADERS SHALL BE CONNECTED INTO SEEPAGE PITS.

5. 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.

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PROJECT: Proposed: New Two Family Dwelling

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

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|------------|---------|----|-----|----|---------|---|
| STORMAN | WATER | PL | AN | & | DETAILS | |
| SCALE: | AS NOTE | ΞD | DAT | E: | 12/0 | 4 |

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

PROFESSIONAL SEAL: DRAWING:



VASSILIOS COCOROS, RA SHEET #: 3 OF 3