



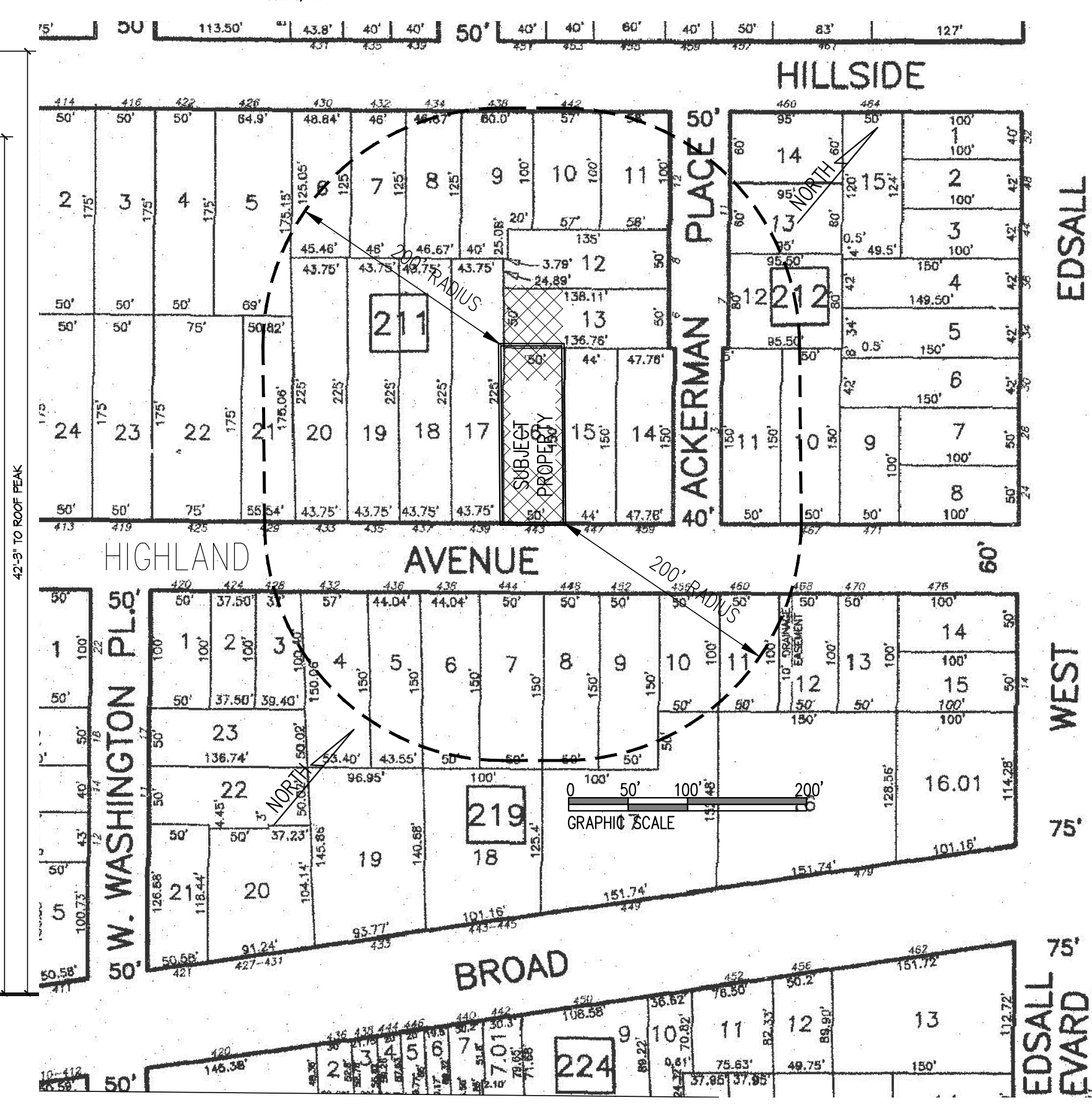
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



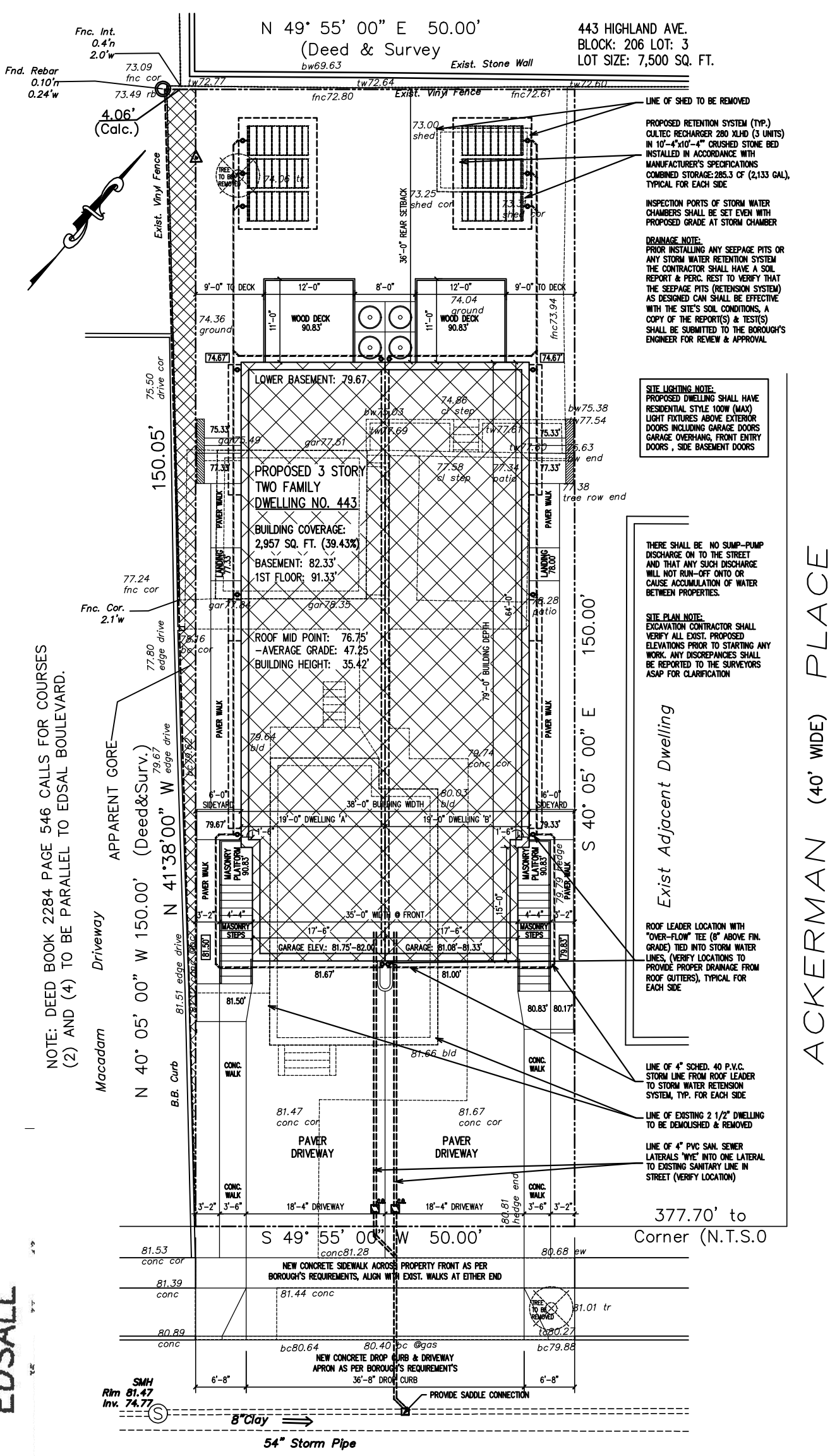
REAR ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION (LEFT ELEVATION SIMILAR)
SCALE: 3/16" = 1'-0"



TAX MAP / KEY PLAN SCALE: 1" = 100'-0"



HIGHLAND (60' WIDE) AVE.
SCHEMATIC SITE PLAN
SCALE: 1/16" = 1'-0"

443 HIGHLAND AVENUE PALISADES PARK N.J.
ZONING INFO - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	7,500 SQUARE FEET	NO
LOT WIDTH (EXISTING):	50.00 FEET	50.00 FEET	NO
LOT DEPTH (EXISTING):	50.00 FEET	150.00 FEET	NO
BUILDING COVERAGE:	40.00% (3,000 SQ. FEET)	39.43% (2,910 SQ. FEET)	NO
BUILDING COVERAGE:	2,500 SQ. FEET MAX	2,957 SQUARE FEET	YES (1)
FRONT YARD:	25.00 FEET	35.00 FEET	NO
RIGHT SIDE YARD:	6.00 FEET	6.00 FEET	NO
LEFT SIDE YARD:	6.00 FEET	6.00 FEET	NO
REAR YARD:	25.00 FEET	36.00 FEET	NO
BUILDING HEIGHT:	2.5 STORIES 28.00 FEET	3.0 STORIES 35.42 FEET	YES

(1) VARIANCE REQUESTED FOR MAX BUILDING FOOTPRINT PERCENT COVERAGE COMPLIES

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

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
03/30/21	PRELIM. ZONING REVIEW
05/25/21	ZONING BOARD REVIEW

PROJECT:
Proposed New:
Two Family Dwelling
Located at:
**443 Highland Avenue
Palisades Park, New Jersey
Block: 211 Lot: 16
AA Zone**

DRAWING TITLE:		ELEVATIONS, SITE PLAN & ZONING INFO	
SCALE:	AS NTD.	DATE:	03/05/21
DESIGNED BY:	VC	PROJECT#:	BC-21-01
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	
PROFESSIONAL SEAL:		DRAWING:	A1
VASSILIOS COCOROS, RA N.J. LISC. # AI 13644		SHEET #:	1 OF 4

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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 _____

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PROJECT:
 Proposed New:
Two Family Dwelling
 443 Highland Avenue
 Palisades Park, New Jersey
 Block: 211 Lot: 16
 AA Zone

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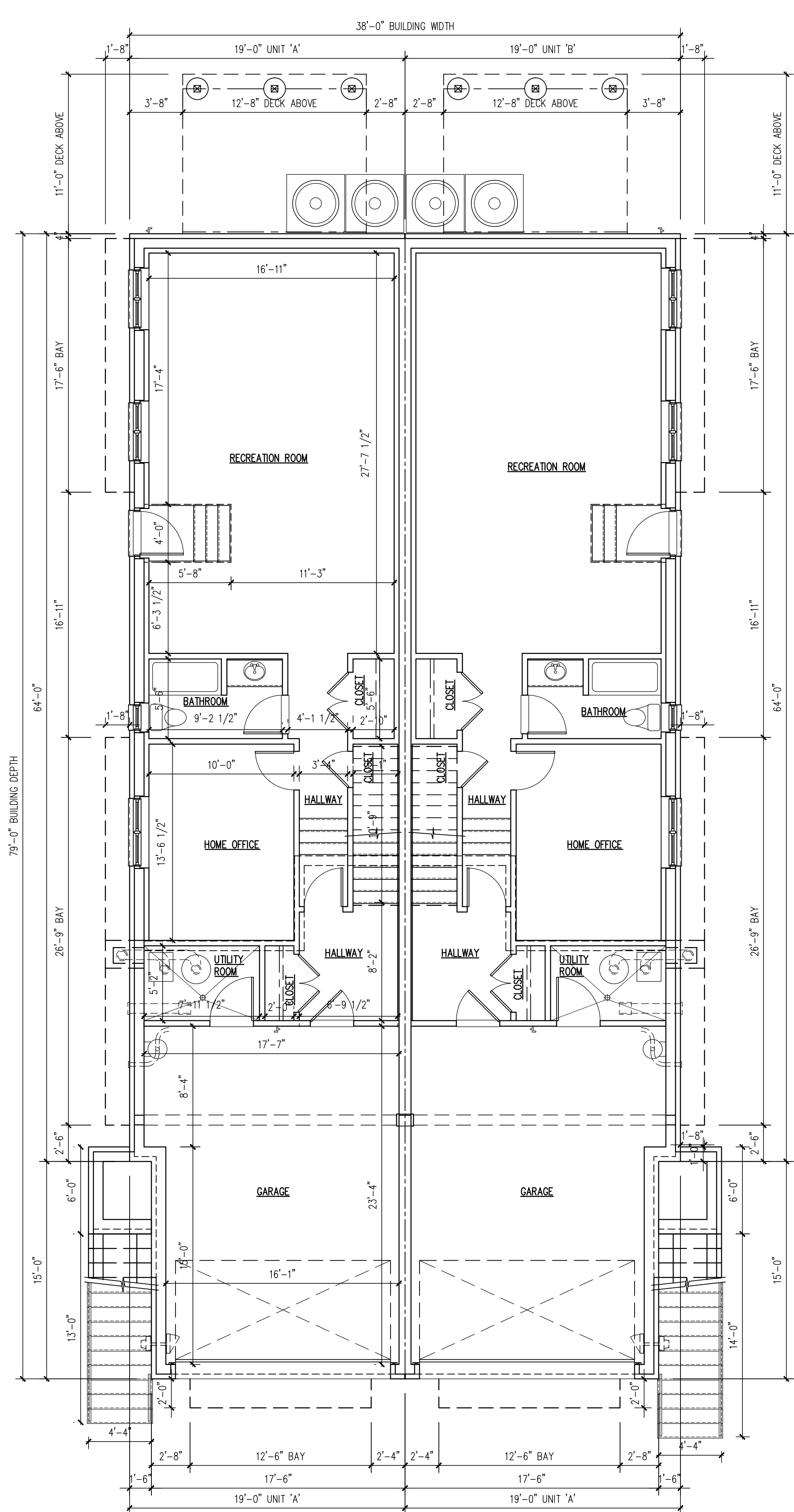
Date	Item
03/30/21	PRELIM. ZONING REVIEW
05/25/21	ZONING BOARD REVIEW

DRAWING TITLE:
 FLOOR PLANS

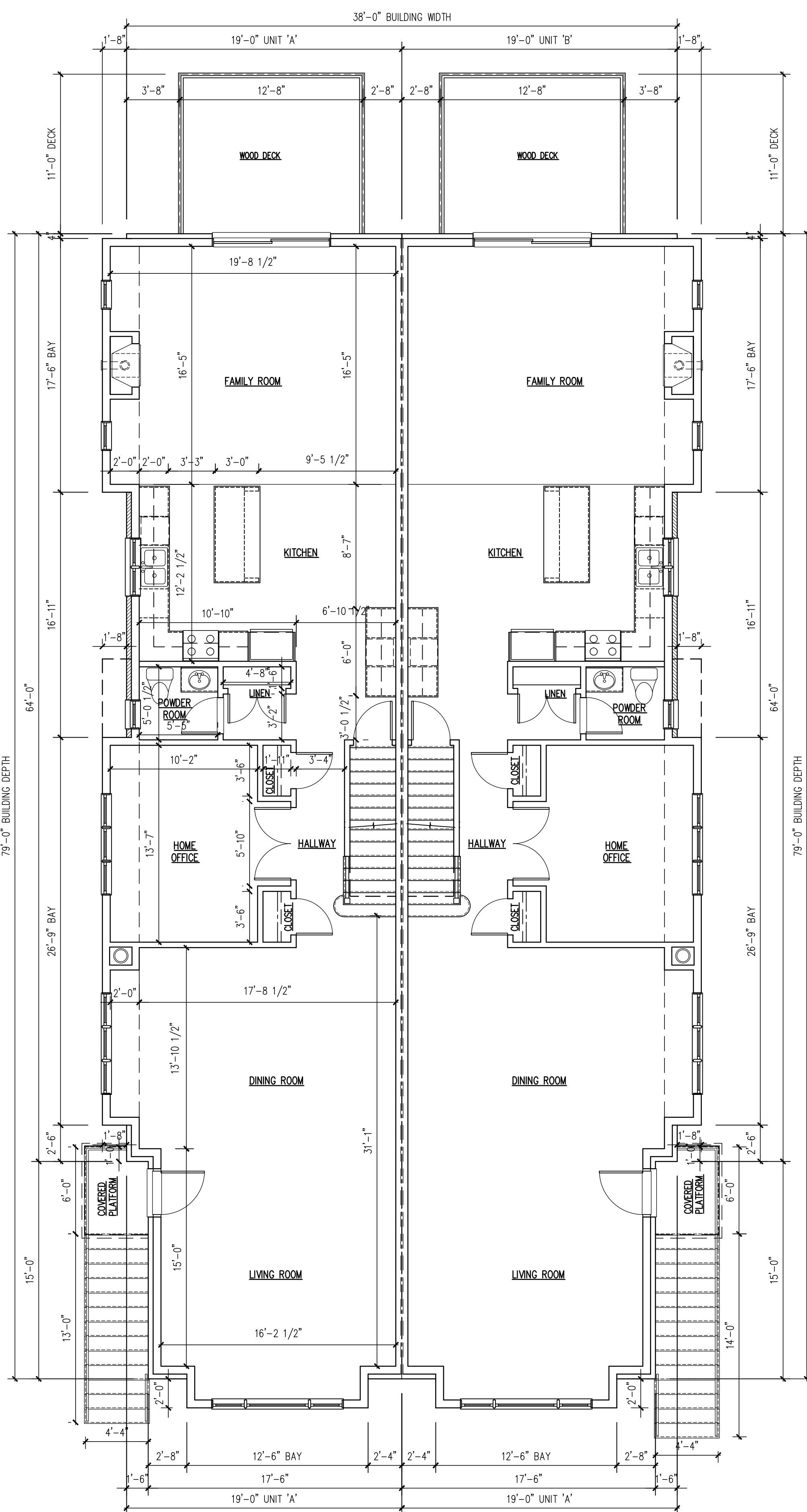
SCALE:	AS NTD.	DATE:	03/05/21
DESIGNED BY:	VC	PROJECT#:	BC-21-01
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	

PROFESSIONAL SEAL: _____ DRAWING: _____

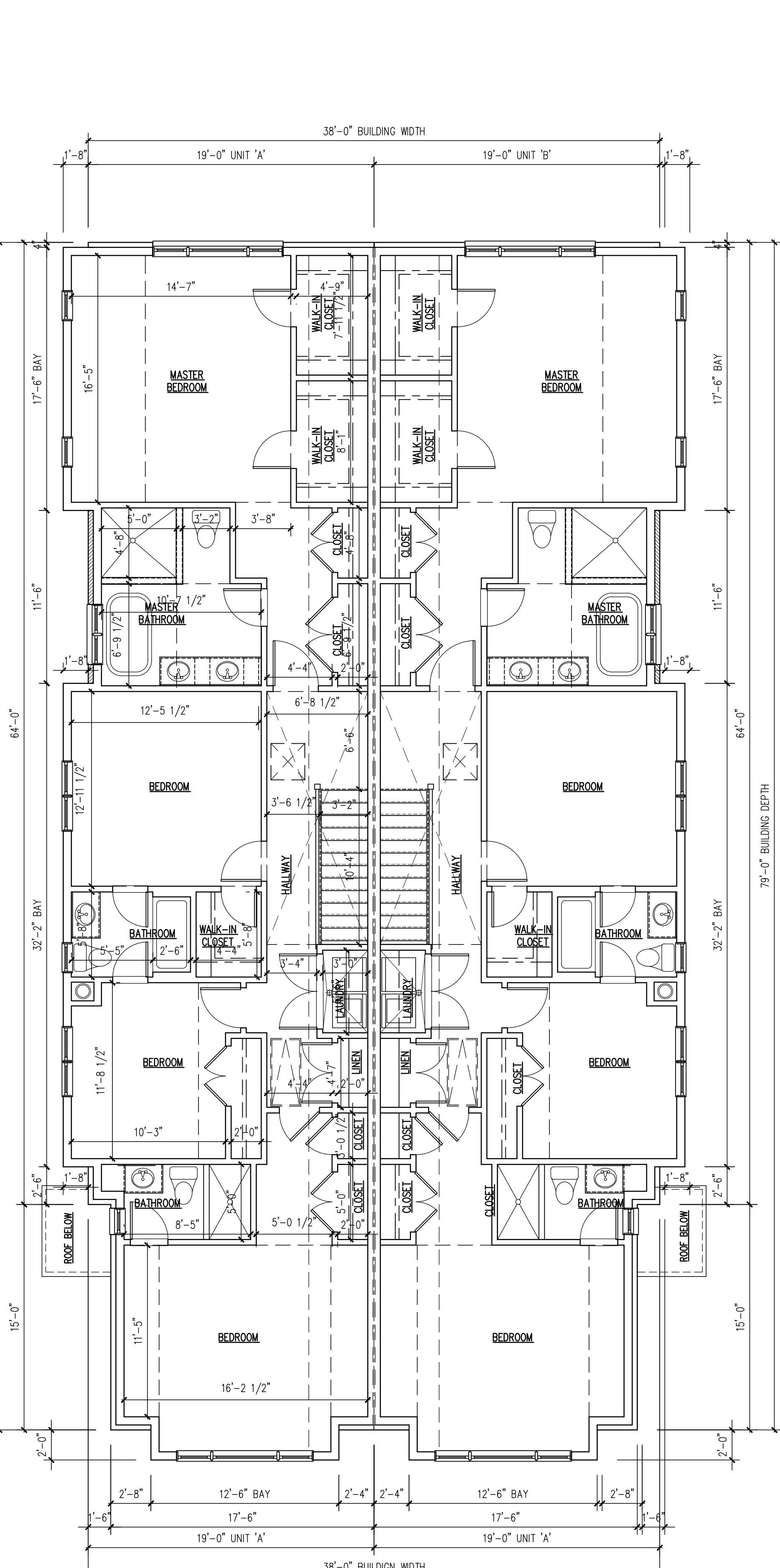
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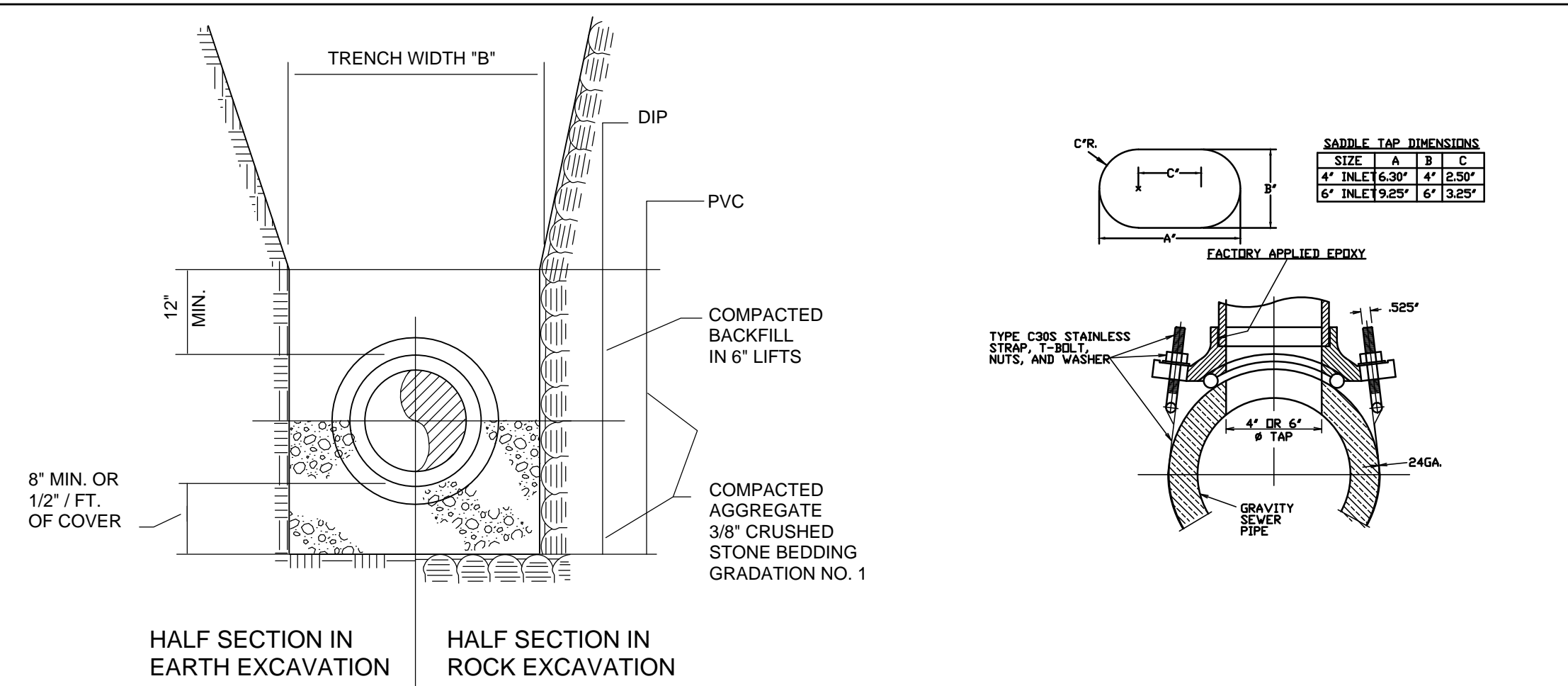
BASEMENT PLAN
 SCALE: 3/16" = 1'-0"
 GROSS AREA: 2,957 SQUARE FEET



FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 GROSS AREA: 3,154 SQUARE FEET



SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 GROSS AREA: 3,172 SQUARE FEET

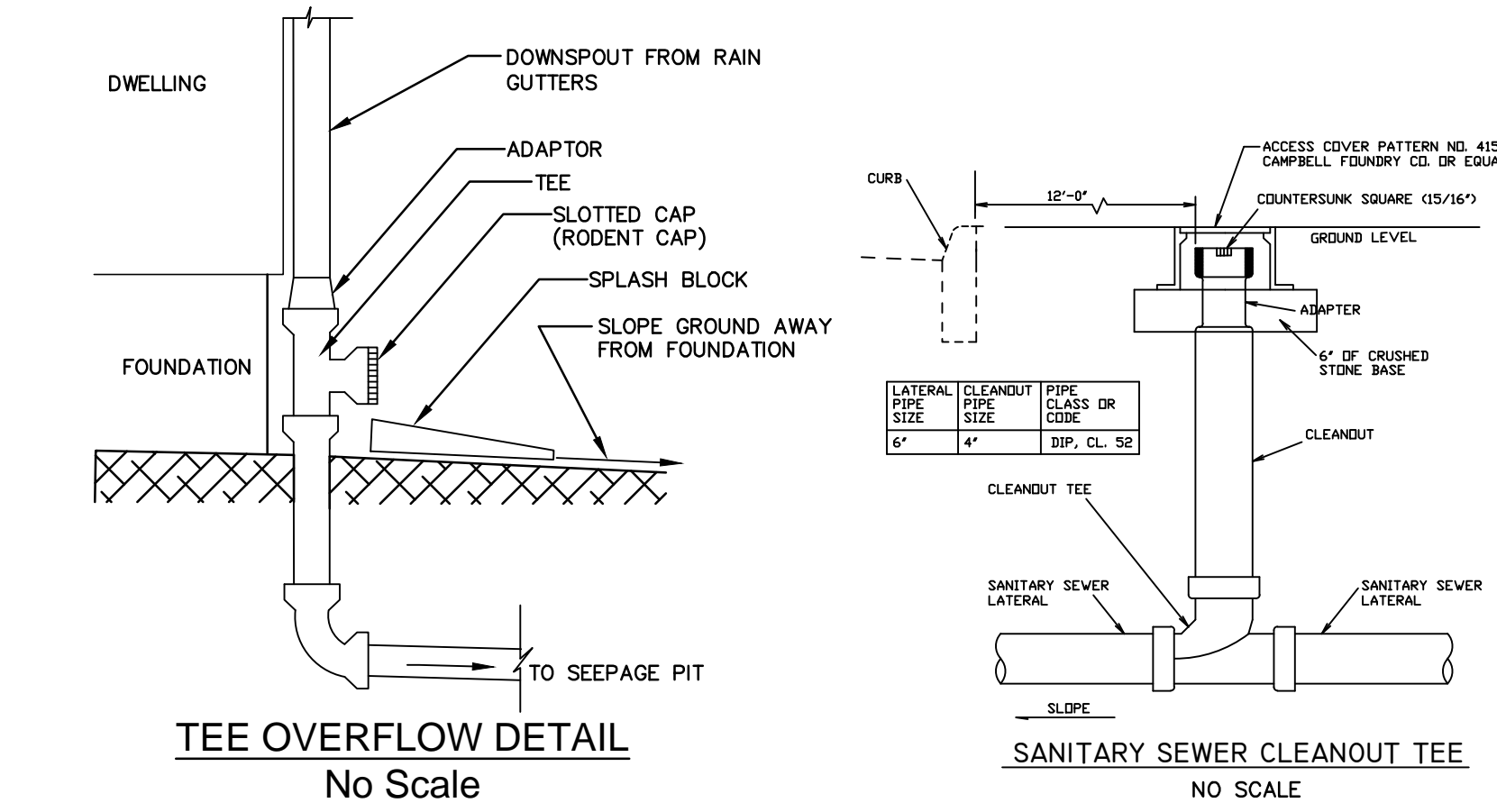


HALF SECTION IN EARTH EXCAVATION HALF SECTION IN ROCK EXCAVATION
TYPICAL SECTION

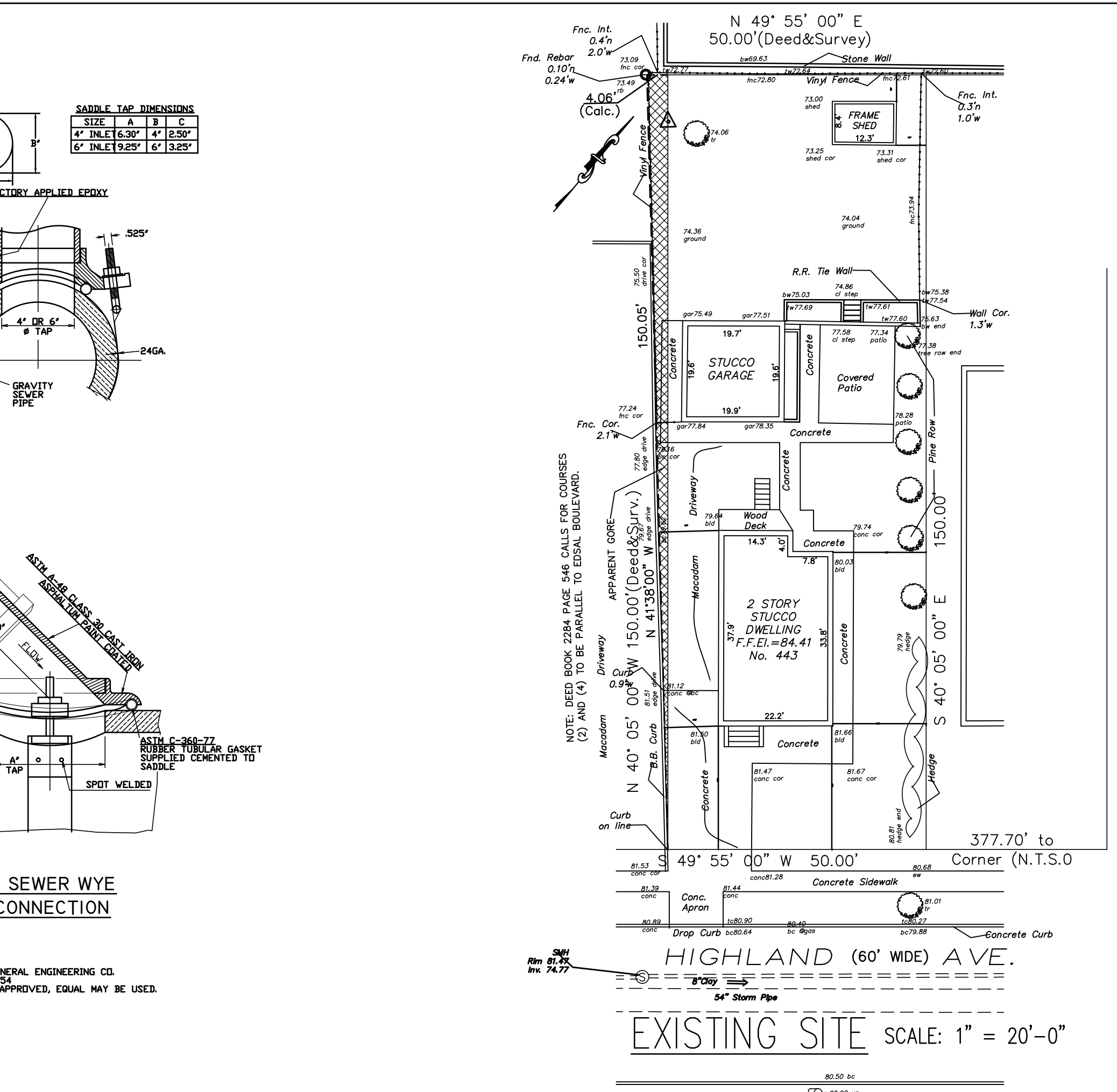
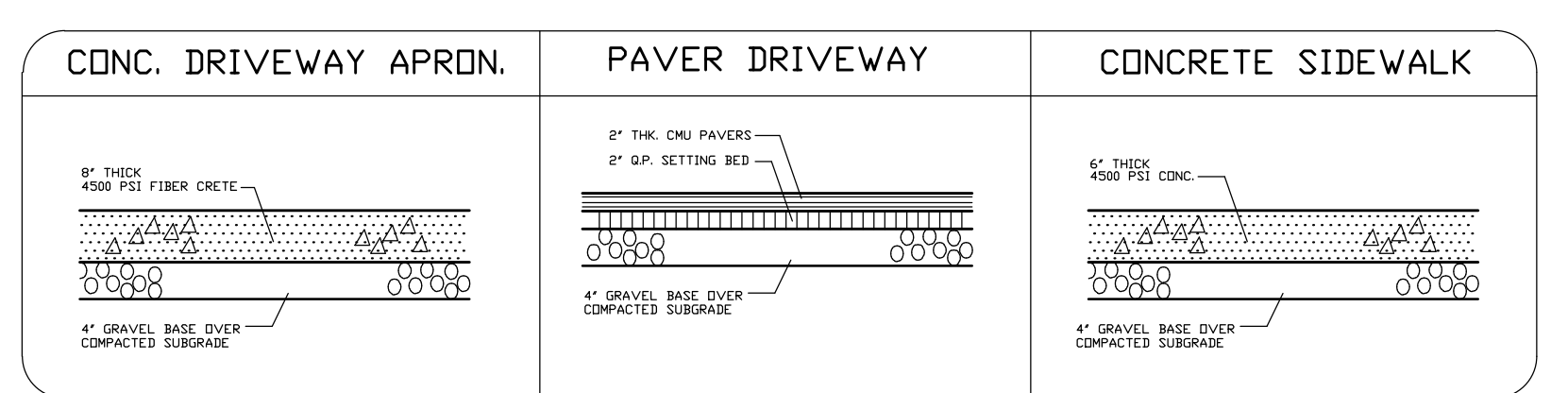
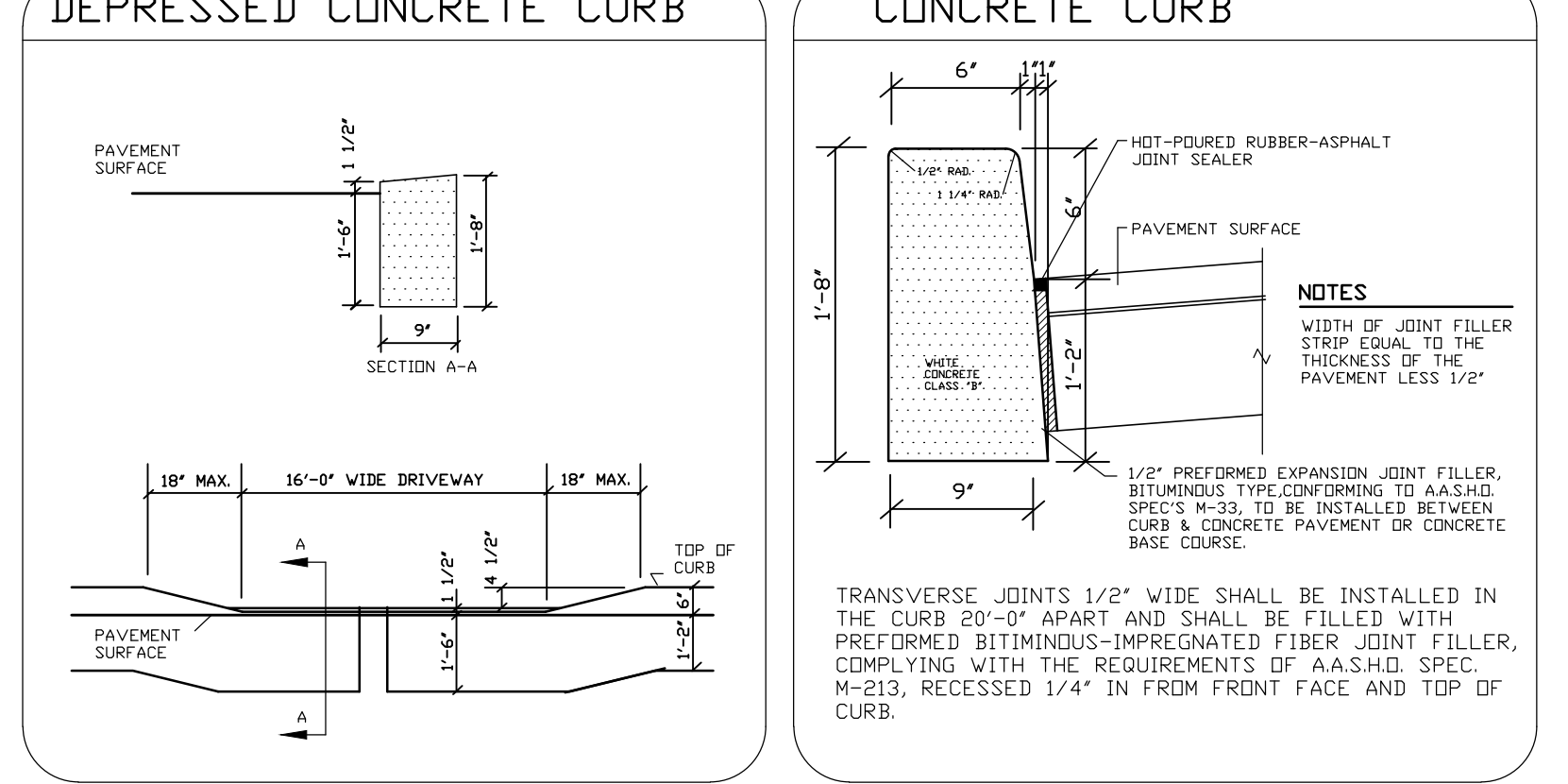
NOTES:

- 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.

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"

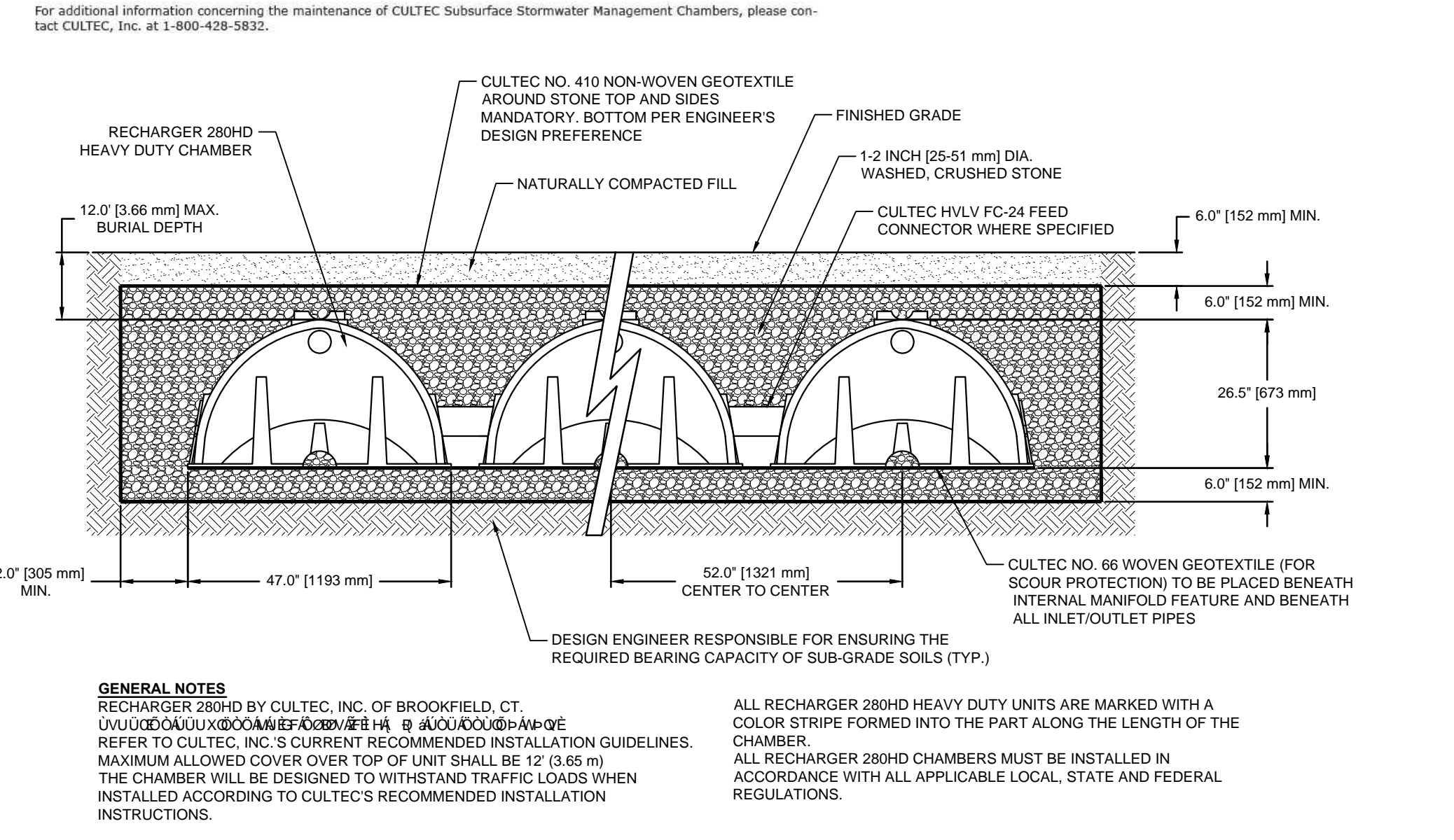


TEE OVERFLOW DETAIL NO SCALE
SANITARY SEWER CLEANOUT TEE NO SCALE

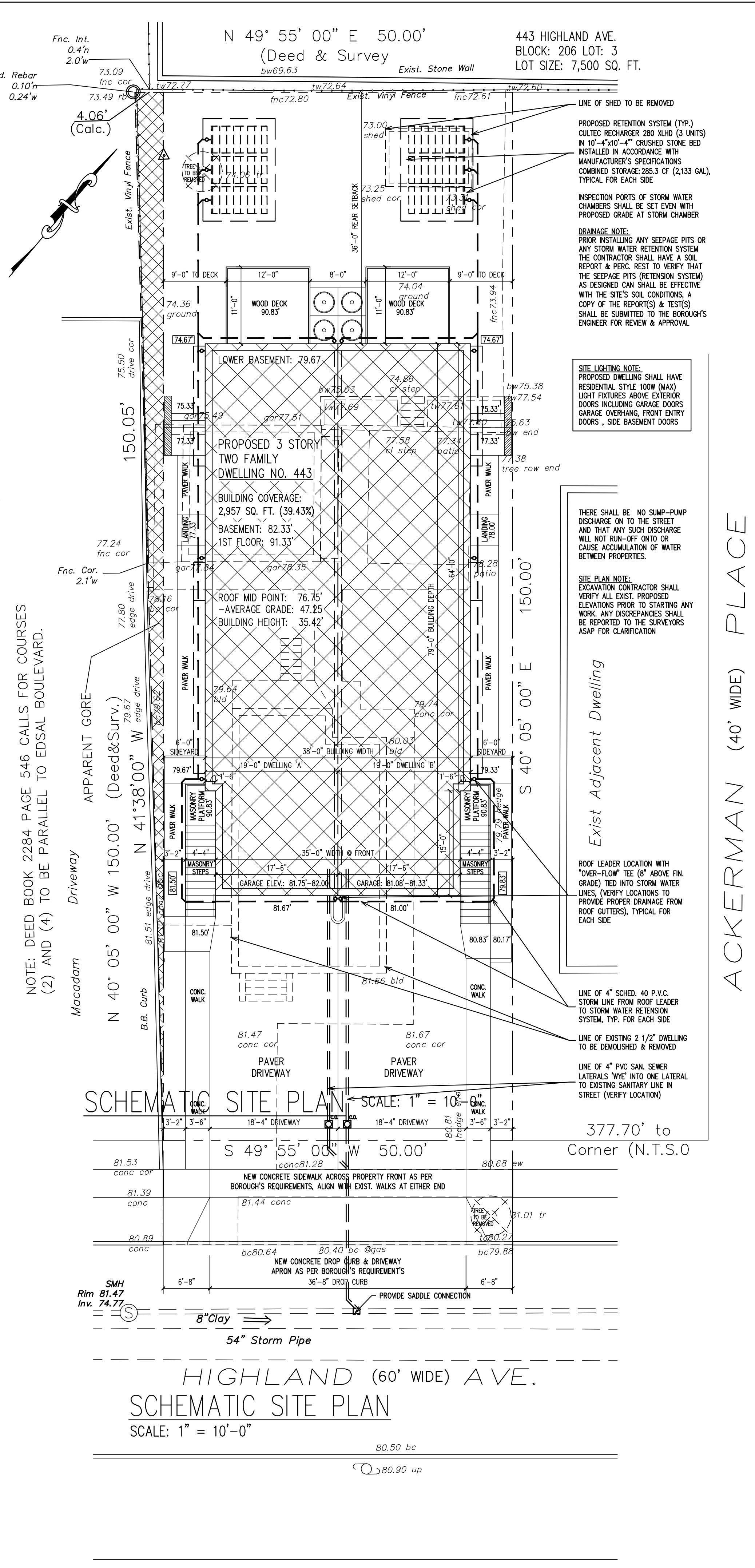


CULTEC RECHARGER 280HD MAINTENANCE SCHEDULE

Frequency	Action
Inlets and Outlets	Every 3 years
Spring and Fall	Check inlet and outlets for clogging and remove any debris as required.
CULTEC Stormwater Chambers	2 years after commissioning
9 years after commissioning every 9 years following	Inspect the interior of the stormwater management chambers through inspection port for deficiencies using CCTV or comparable techniques.
45 years after commissioning	Obtain documentation that the stormwater management chambers and feed connectors will function as anticipated.
Surrounding Site	Monthly in 1 st year
Spring and Fall	Clean stormwater management chambers and feed connectors of any debris.
Yearly	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.
	Clean stormwater management chambers and feed connectors of any debris.
	Inspect the interior of the stormwater management chambers 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.
	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.
	Obtain the appropriate approvals as required.
	Establish a new operation and maintenance schedule.
	Check for depressions in areas over and surrounding the stormwater management system.
	Check for depressions in areas over and surrounding the stormwater management system.
	Confirm that no unauthorized modifications have been performed to the site.



GENERAL NOTES
RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT.
ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3,660 mm) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.



HIGHLAND (60' WIDE) AVE.
SCHEMATIC SITE PLAN
SCALE: 1" = 10'-0"

V.C.A. GROUP
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- NOTES:**
- PROPERTY DESCRIPTION:
443 HIGHLAND AVENUE
PALISADES PARK, N.J.
TAX MAP BLOCK: 211 LOT: 16
 - 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.

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PROJECT:
Proposed New:
Two Family Dwelling
443 Highland Avenue
Palisades Park, New Jersey
Block: 211 Lot: 16
AA Zone

Date	Item
03/30/21	PRELIM. ZONING REVIEW
06/25/21	ZONING BOARD REVIEW

DRAWING TITLE:
STORMWATER PLAN & DETAILS

SCALE: AS NOTED. DATE: 03/05/21

DESIGNED BY: VC PROJECT#: BC-21-01

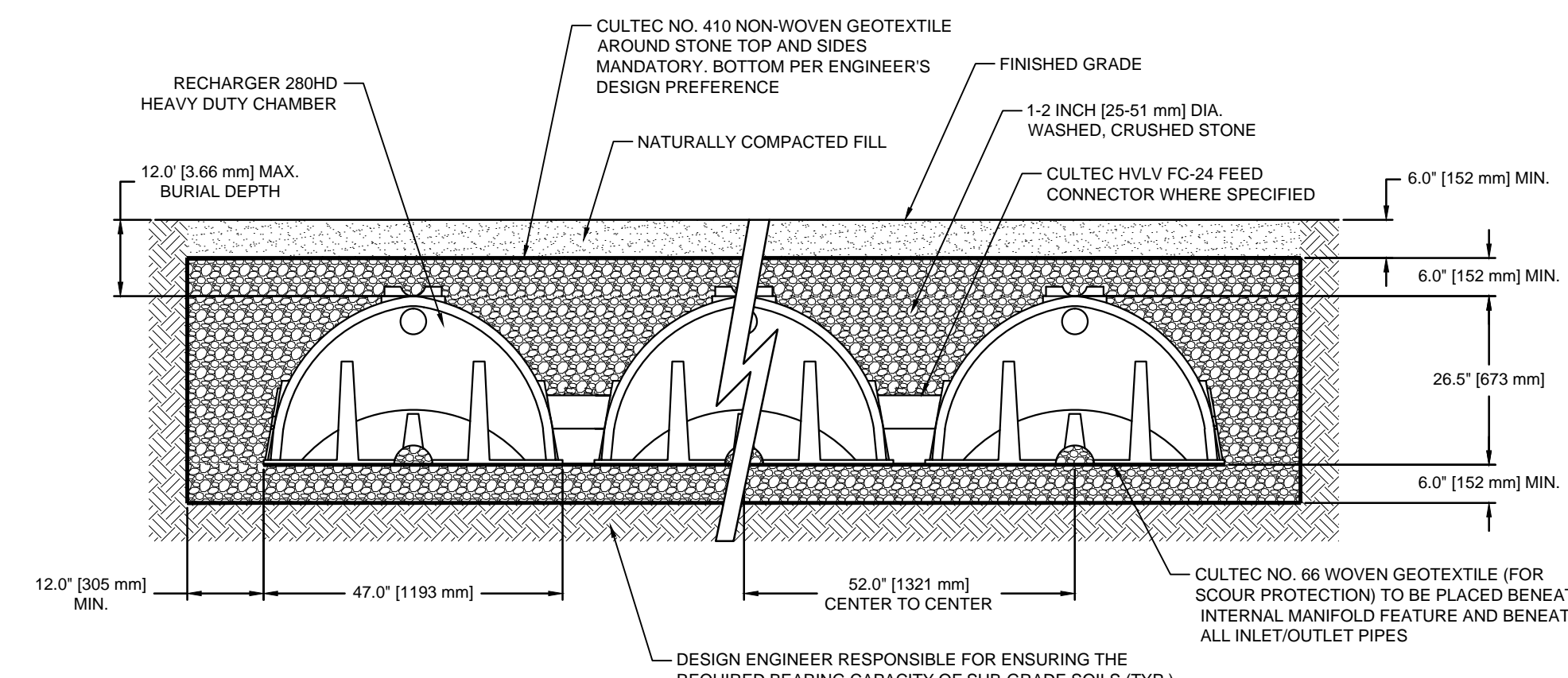
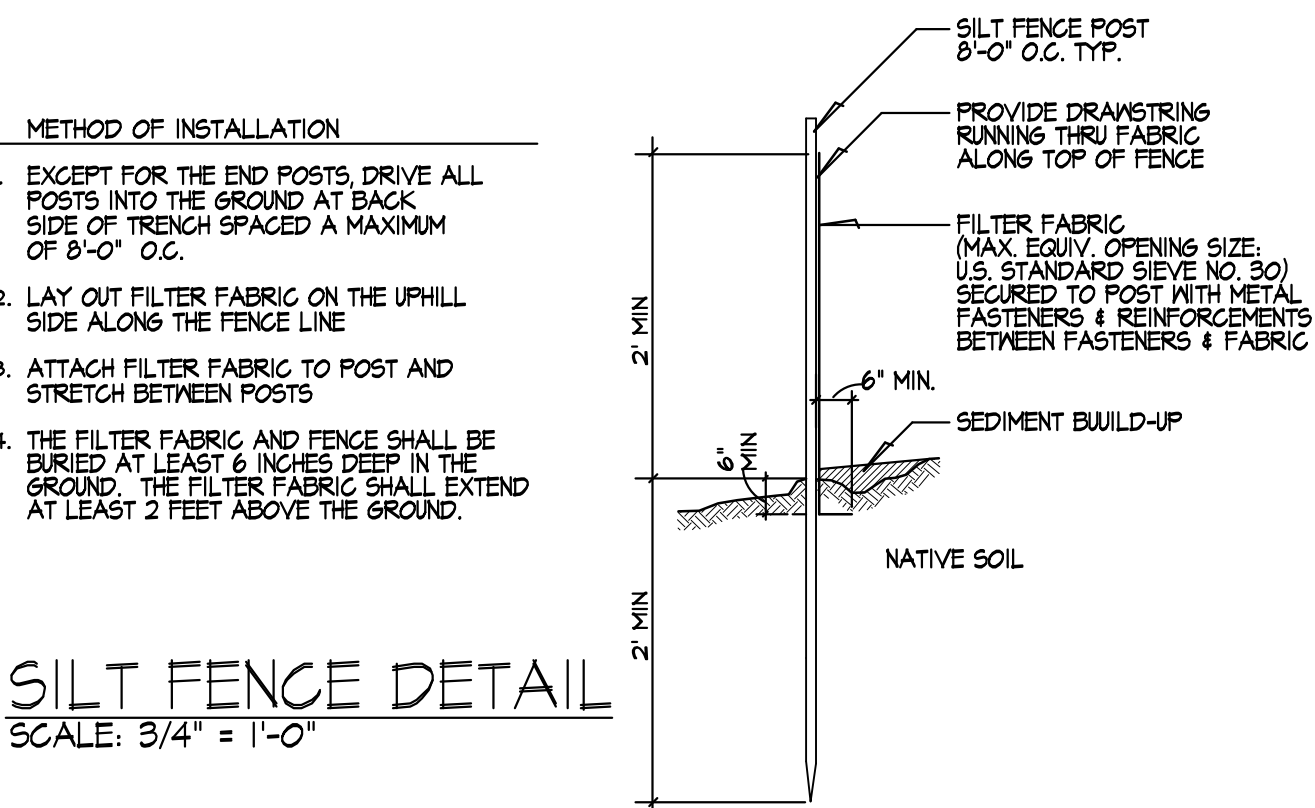
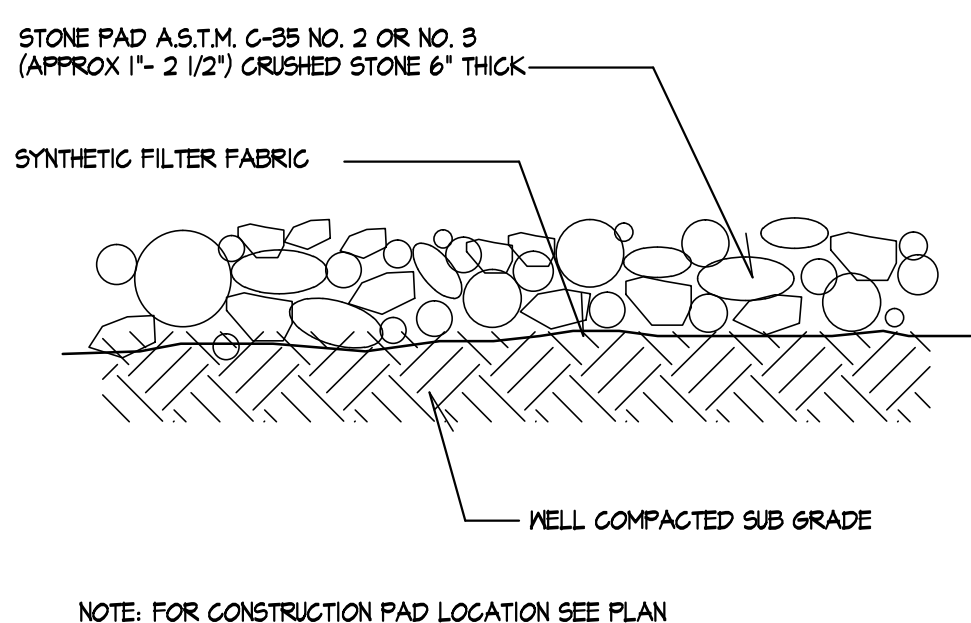
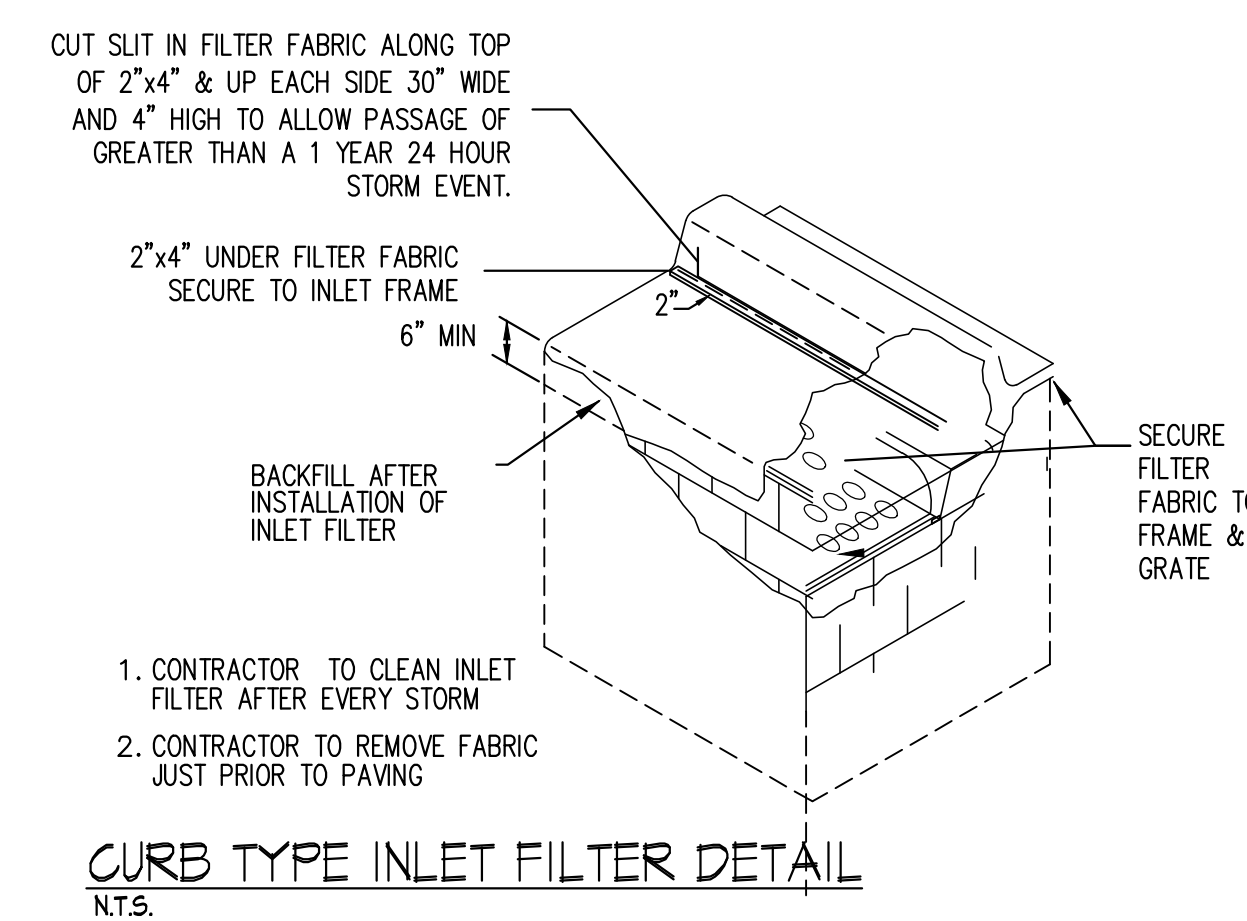
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CHECKED BY: VC DRAWING #:

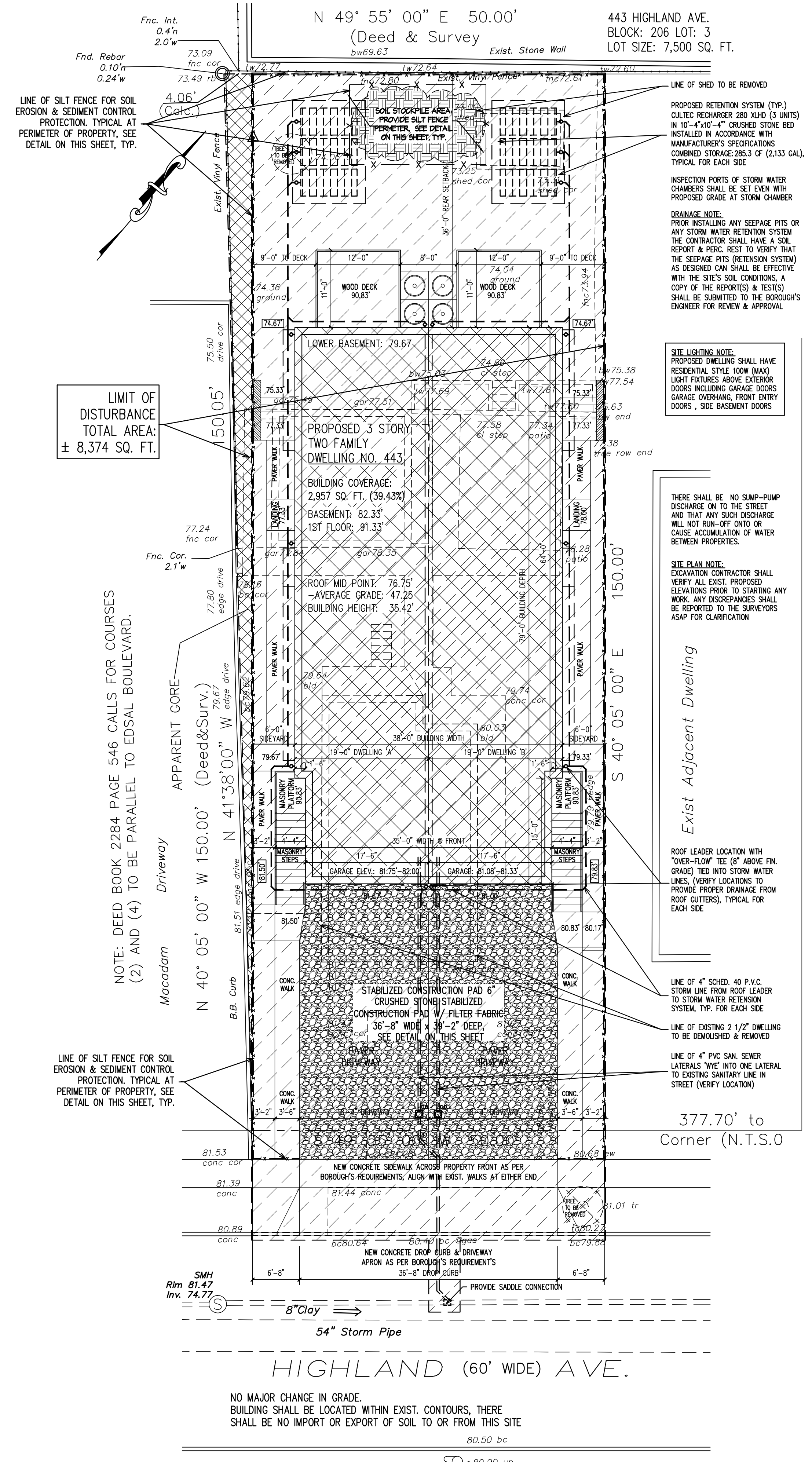
PROFESSIONAL SEAL: DRAWING:

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

SHEET #: 3 OF 4



GENERAL NOTES
 RECHARGER 280HD BY CULTREC, INC. OF BROOKFIELD, CT. REFER TO CULTREC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.66 m). THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTREC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
 ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 280HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



As per determination by the NJDA that projects located in an urban redevelopment area are excluded from soil compaction remediation and testing requirements, this project is EXEMPT from soil compaction testing and remediation as it is located in an Urban Redevelopment Area.

SOIL EROSION/SEDIMENT CONTROL PLAN
 SCALE 1" = 10'-0"

CONSTRUCTION SEQUENCE:

1. Demolish and remove existing dwelling
2. Install stabilized construction access pad
3. Install filter fabric silt fence
4. Construct proposed dwellings
5. Incorporate stabilized construction pad into base for driveway
6. Perform final grading, paving & landscaping. Uniformly apply topsoil to an average depth of 5", minimum of 4", firmed in place.
7. Remove filter fabric silt fence.

BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. All soil erosion and sediment control practices will be installed in accordance with the standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
2. Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and mulching. If the season prohibits temporary seeding, the disturbed area will be mulched with rotted straw at a rate of 2 tons per acre anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
3. Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at rate of 2 tons per acre, according to the NJ Standards.
4. Stabilization Specifications:
 - A. Temporary Seeding and Mulching:
 - Ground Limestone - Applied uniformly to soil test recommendations.
 - Fertilizer - Apply 11lbs./1,000 sf of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless soil test indicates otherwise) worked into the soil a minimum of 4".
 - Seed - perennial ryegrass 100 lbs./acre (23 lbs./1,000 sf) or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch - Untreated straw or hay at a rate of 70 to 90 lbs./1,000 sf applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
 - B. Permanent Seeding and Mulching:
 - Topsoil - A uniform application to an average depth of 5", minimum of 4" firmed in place is required.
 - Ground Limestone - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs./1,000 sf of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
 - Seed - Turf type tall fescue (blend of 3 cultivars) 350 lbs./acre (8 lbs./1,000 sf) or other approved seeds; plant between March 1 and October 1 (summer seedings require irrigation).
 - Mulch - Untreated straw or hay at rate of 70 to 90 lbs./1,000 sf applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
5. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
6. Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
7. Stockpiles are not to be located within 50' of a floodplain, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a hay bale sediment barrier or silt fence.
8. A crushed stone vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 1'-2 1/2", 6" thick, will be at least 30'x100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
9. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
10. Driveway must be stabilized with 1'-2 1/2" crushed stone or sub-base prior to individual lot construction.
11. All soil washed, dropped, spilled or tracked outside the limit of disturbance or onto public right-of-ways, will be removed immediately. Paved roadways must be kept clean at all times.
12. Catch basin inlets will be protected with an inlet filter designed in accordance with Section 28-1 of the New Jersey Standard.
13. Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
14. Dewatering operations must discharge directly into a sediment control bag other approved filter in accordance with Section 14-1 of the New Jersey Standards.
15. Dirt shall be controlled via the application of water, calcium chloride or other approved method in accordance with Section 16-1 of the New Jersey Standards.
16. Trees to remain after construction are to be protected with suitable fence installed at the drip line or beyond in accordance with Section 9-1 of the New Jersey Standards.
17. The Project Owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or off-site as a result of construction of the project.
18. Any revision to the certified Soil Erosion & Sediment Control Plan must be submitted to the District for review and approval prior to implementation in the field.
19. A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
20. The Bergen County Soil Conservation District must be notified, IN WRITING, at least 48 hours prior to any land disturbance. Bergen County Soil Conservation District, 700 Kinderkamack Road, Suite 106, Oradell, New Jersey 07641. Tel: 201-261-4401, Fax: 201-261-1573.
21. The Bergen County Soil Conservation District may request additional measures to minimize on or off-site erosion problems during construction.
22. The Owner must obtain a district issued report of compliance prior to issuance of any certificate of occupancy. The District requires at least one week's notice to facilitate the scheduling of all report of compliance inspections. All site work must be completed, including temporary/permanent stabilization of all exposed areas, prior to the issuance of a compliance by the District.

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PROJECT:
 Proposed New:
Two Family Dwelling
 443 Highland Avenue
 Palisades Park, New Jersey
 Block: 211 Lot: 16
 AA Zone

Date	Item
03/30/21	PRELIM. ZONING REVIEW
06/25/21	ZONING BOARD REVIEW

DRAWING TITLE:	
SCALE:	AS NTD. DATE: 03/05/21
DESIGNED BY:	VC PROJECT#: BC-21-01
DRAWN BY:	VC CAD FILE:
CHECKED BY:	VC DRAWING #:
PROFESSIONAL SEAL:	DRAWING:
S2	
VASSILIOS COCOROS, RA N.J. LIC. # AI 13644	SHEET #: 4 OF 4