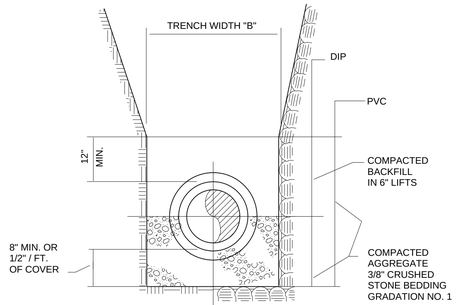


TYPICAL SECTION

TRENCH WIDTHS		
PIPE SIZE	TRENCH WIDTH "B" MIN.	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:

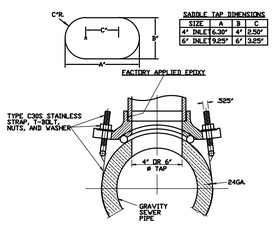
1. TRENCH WIDTH "B" IS MEASURED AT A POINT 12" ABOVE TOP OF PIPE. TRENCH WIDTH AT 12" ABOVE TOP OF PIPE CAN NOT EXCEED "B" MAX. TRENCH WIDTH ABOVE THIS POINT CAN EXCEED "B" MAX.

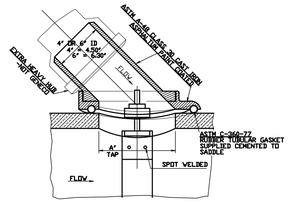
2. TRENCH WIDTH REQUIRED FOR STEEL TRENCH BOXES IN EXCESS OF THE MAXIMUM WIDTHS INDICATED ABOVE WILL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.

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 ½" CRUSHED STONE TO WITHIN 8" OF THE BOTTOM OF PIPE TO PREPARE A FIRM BASE FOR THE ¾" CRUSHED STONE BEDDING. IF REQUIRED BY THE ENGINEER EXTEND THE ¾" CRUSHED STONE COMPACTED IN PLACE TO 12" ABOVE THE TOP OF PIPE.

5. BASE AND SURFACE COURSE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH BOROUGH REQUIREMENTS.

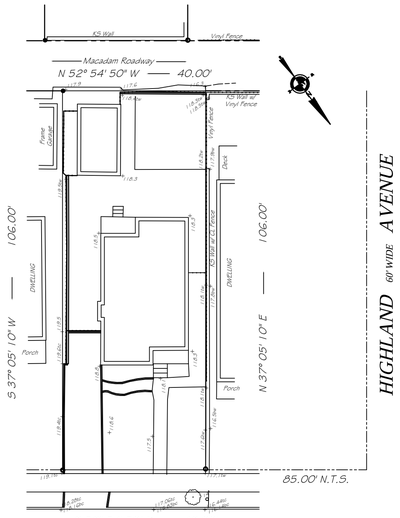




SANITARY SEWER WYE SADDLE CONNECTION

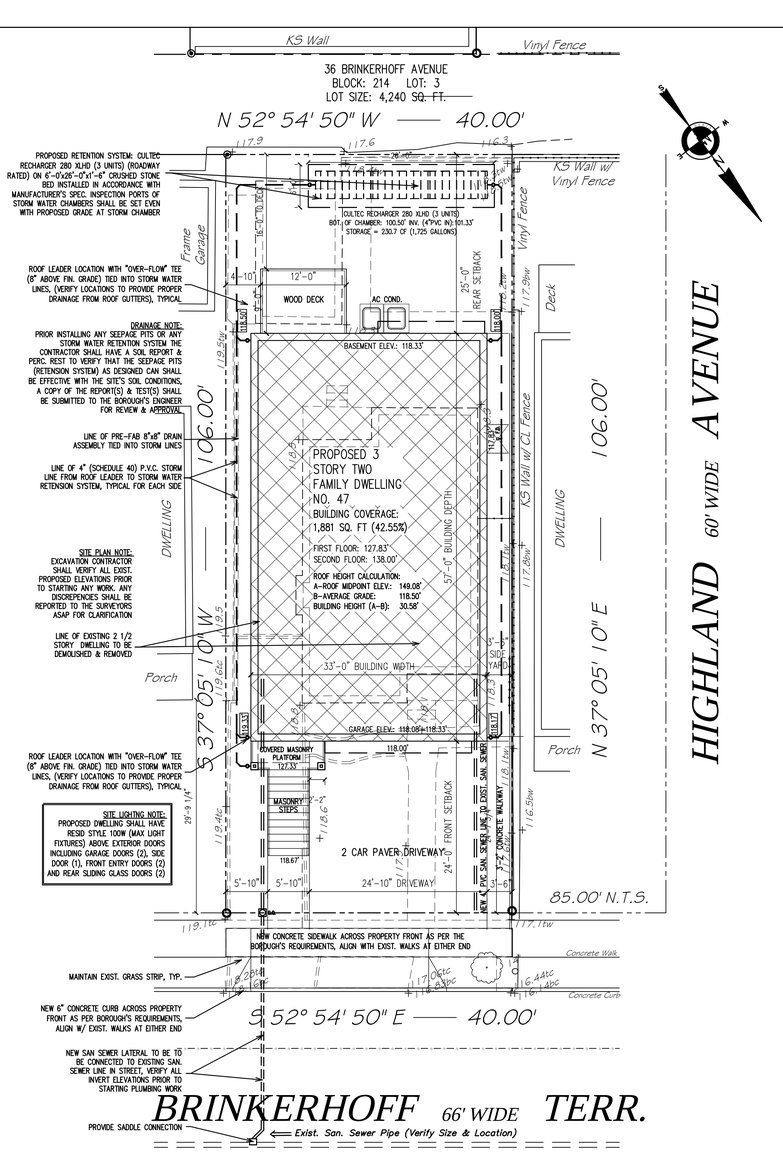
NO SCALE

NOTE:
DETAIL IS FOR GENERAL ENGINEERING CO.
TEL. (800) 345-6454
OTHER, ENGINEER APPROVED, EQUAL MAY BE USED.



BRINKERHOFF 66' WIDE TERR.

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

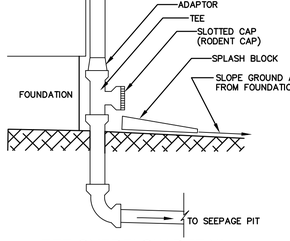


BRINKERHOFF 66' WIDE TERR.

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

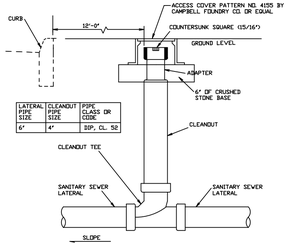
36 BRINKERHOFF AVE, PALISADES PARK, NEW JERSEY BLOCK: 214 LOT: 3 ZONING INFO – AA ZONE			
CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	4,240 SQUARE FEET	YES (1)
LOT WIDTH (EXISTING):	50.00 FEET	40.00 FEET	YES (1)
LOT DEPTH (EXISTING):	100.00 FEET	106.00 FEET	NO
DWELLING UNITS:	TWO	TWO (2)	NO
LOT AREA PER UNIT:	2,500 SQUARE FEET	2,120 SQUARE FEET	YES
BUILDING COVERAGE:	2,500 SQ. FEET MAX 40.00%	1,881 SQ. FEET 42.55 %	NO YES
FRONT YARD: (2)	24.00 FEET (2)	24.00 FEET	NO
RIGHT SIDE YARD (3)	5.00 FEET	3.50 FEET	YES
LEFT SIDE YARD (3)	5.00 FEET	3.50 FEET	YES
COMBINED YARD (3)	14.00 FEET	7.50 FEET	YES
REAR YARD:	25.00 FEET	25.00 FEET	NO
BUILDING HEIGHT: (3)	2.5 STORIES 25.00 FEET	3.0 STORIES 28.92 FEET	YES

(1) PRE-EXISTING NON-CONFORMING CONDITION
(2) BASED ON PREVAILING SETBACK ALONG BRINKERHOFF AVENUE
(3) NON DUPLEX REQUIREMENTS



TEE OVERFLOW DETAIL

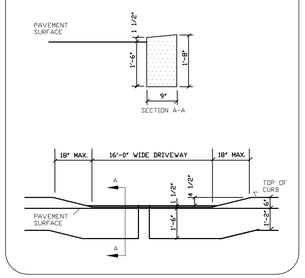
No Scale



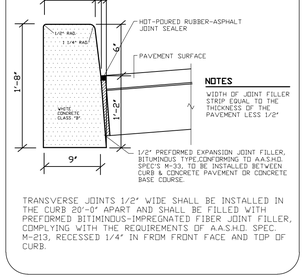
SANITARY SEWER CLEANOUT TEE

NO SCALE

DEPRESSED CONCRETE CURB

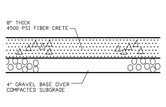


CONCRETE CURB

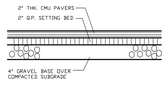


TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITIMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.O. SPEC. M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

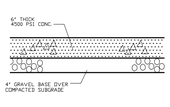
CONC. DRIVEWAY APRON.

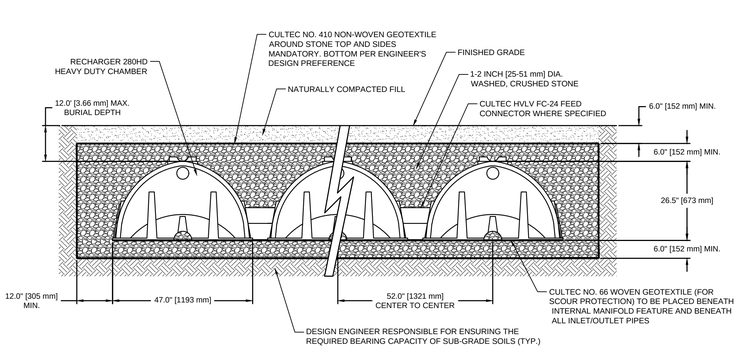


PAVER DRIVEWAY



CONCRETE SIDEWALK





GENERAL NOTES

RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 9.21 CF/FT [1.83 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65 m)
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'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.

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 every 45 years following	• 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 _____ 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

NOTES:
1. PROPERTY DESCRIPTION:
47 HENRY STREET
PALISADES PARK, N.J.
TAX MAP BLOCK: 214 LOT: 21

2. 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.

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

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

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

6. 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.

PROJECT:
Proposed:
New Two Family Dwelling
Located at:
36 Brinkerhoff Avenue
Palisades Park, New Jersey
Block: 214 Lot: 3
AA Residential Zone

Date	Item
12/04/20	BOARD REVIEW

DRAWING TITLE:
STORMAWATER PLAN & DETAILS

SCALE:	AS NOTED	DATE:	11/20/20
DESIGNED BY:	VC	PROJECT#:	JBal-20-06
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	

PROFESSIONAL SEAL:

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

DRAWING:
S1
SHEET #: 1 OF 2