

TYPICAL SECTION

NOTES:

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

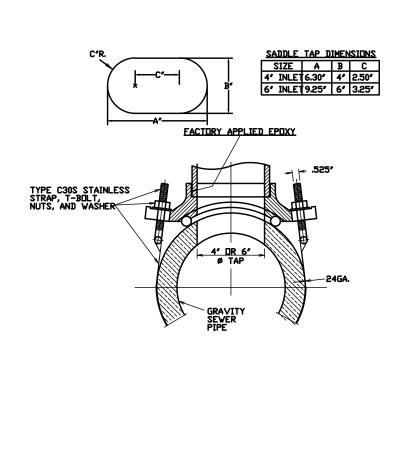
1. TRENCH WIDTH "B" IS MEASURED AT A POINT 12" ABOVE TDENICH WIDTHS TOP OF PIPE. TRENCH WIDTH AT 12" ABOVE TOP OF PIPE CAN NOT EXCEED "B" MAX. TRENCH WIDTH ABOVE THIS POINT CAN EXCEED "B" MAX.

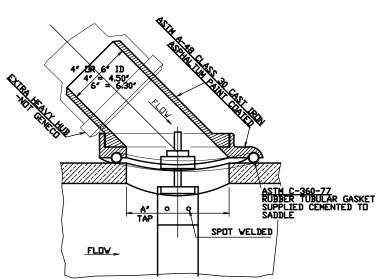
> 2. TRENCH WIDTH REQUIRED FOR STEEL TRENCH BOXES IN EXCESS OF THE MAXIMUM WIDTHS INDICATED ABOVE WILL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.

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 1/2" 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 3/8" CRUSHED STONE COMPACTED IN PLACE TO 12" ABOVE THE TOP OF PIPE.

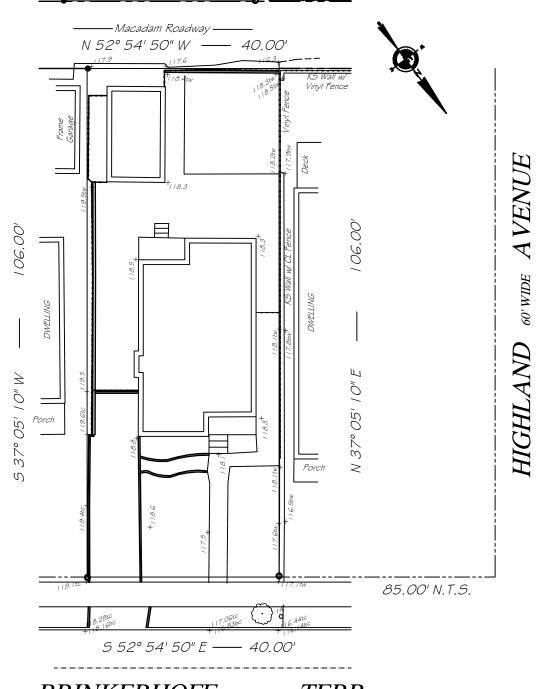
5. BASE AND SURFACE COURSE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH BOROUGH REQUIREMENTS.





SANITARY SEWER WYE SADDLE CONNECTION NO SCALE

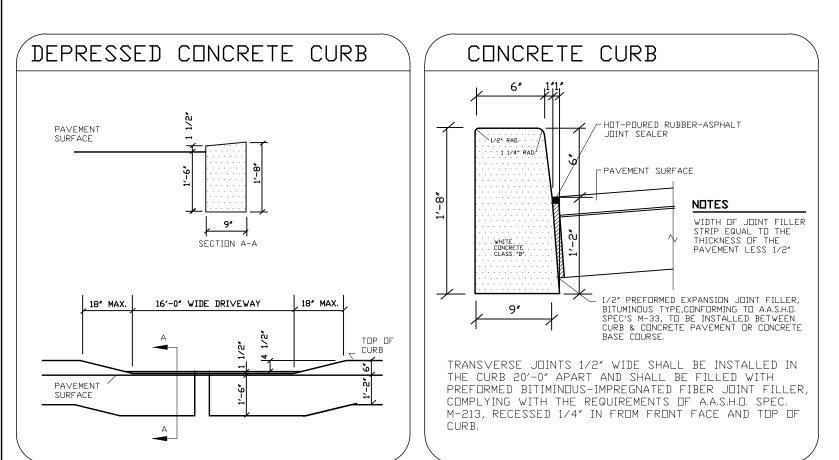
DETAIL IS FOR GENERAL ENGINEERING CO.
TEL. (800) 345-6454
OTHER, ENGINEER APPROVED, EQUAL MAY BE USED.



BRINKERHOFF 66' WIDE TERR

EXISTING STEENSCALE: 1'' = 20'-0''

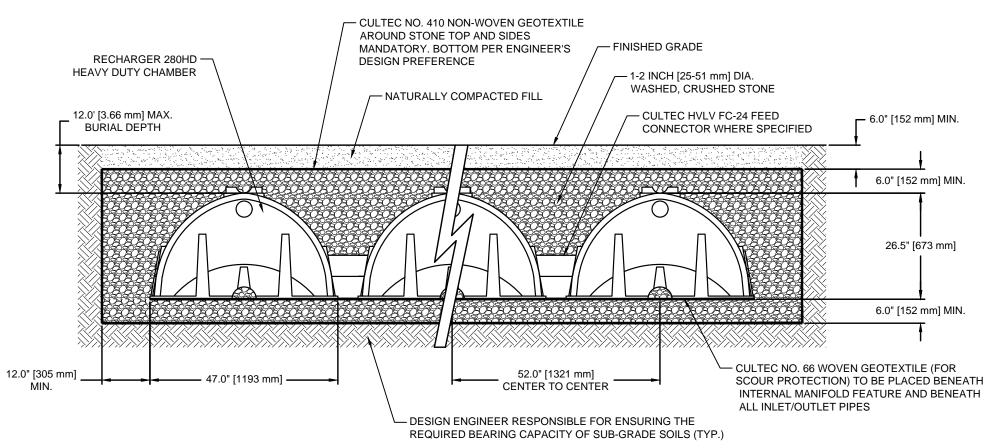
DWELLING DOWNSPOUT FROM RAIN GUTTERS ADAPTOR TEE	CURB 12'-0" A CCESS COVER PATTERN NO. 4155 BY CAMPBELL FOUNDRY CO. DR EQUAL COUNTERSLINK SQUARE (15/16')
SLOTTED CAP (RODENT CAP) SPLASH BLOCK SLOPE GROUND AWAY FROM FOUNDATION	CDUNTERSUNK SQUARE (15/16') GROUND LEVEL ADAPTER ADAPTER 6' DF CRUSHED STONE BASE CLEANDUT TEE CLEANDUT TEE
TEE OVERFLOW DETAIL No Scale	SANITARY SEWER LATERAL SANITARY SEWER LATERAL SANITARY SEWER LATERAL SANITARY SEWER LATERAL NO SCALE



CONC. DRIVEWAY APRON.	PAVER DRIVEWAY	CONCRETE SIDEWALK
8' THICK 4500 PSI FIBER CRETE AAAAAA A' GRAVEL BASE DVER CDMPACTED SUBGRADE	2' THK. CMU PAVERS 2' Q.P. SETTING BED 4' GRAVEL BASE DVER COMPACTED SUBGRADE	6' THICK 4500 PSI CONC. AAAAA AGRAVEL BASE OVER COMPACTED SUBGRADE

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 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

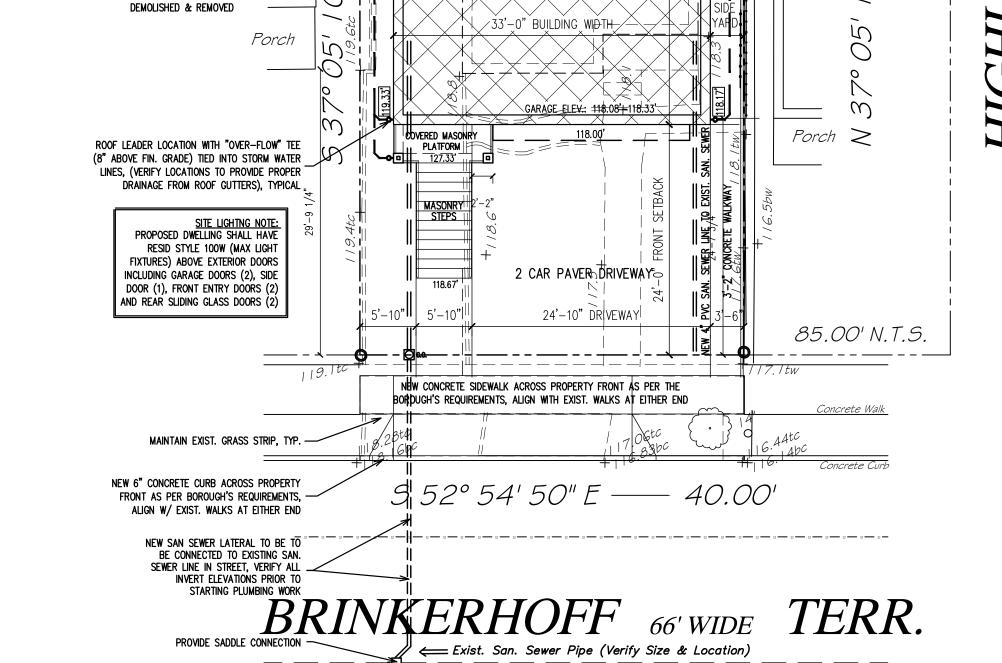


<u>GENERAL NOTES</u> RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 9.21 CF/FT [1.83 m³/m] PER DESIGN UNIT. REFER TO CULTEC. INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65 m)

INSTRUCTIONS.

THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION

ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE ALL RECHARGER 280HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



K.S Wall

WOOD DECK

PROPOSED 3

STORY TWO

⊮NO. 47

|FAMILY DWELLING

BUILDING COVERAGE:

∑FIRST FLOOR: 127.83'<

SECOND FLOOR: 138.00'

ROOF HÉIGHT CÁLCULATION:

A-ROOF MIDPOINT ELEV .: 149.08'

B-AVERAGE GRADE: 118.50'

BUILDING HEIGHT (A-B): 30.58'

[1,881 SQ. FT (42.55**%**)/

PROPOSED RETENTION SYSTEM: CULTEC RECHARGER 280 XLHD (3 UNITS) (ROADWAY

BED INSTALLED IN ACCORDANCE WITH

ROOF LEADER LOCATION WITH "OVER-FLOW" TEE

LINES, (VERIFY LOCATIONS TO PROVIDE PROPER

<u>DRAINAGE NOTE:</u>
PRIOR INSTALLING ANY SEEPAGE PITS OR ANY STORM WATER RETENTION SYSTEM THE CONTRACTOR SHALL HAVE A SOIL REPORT &

PERC. REST TO VERIFY THAT THE SEEPAGE PITS

(RETENSION SYSTEM) AS DESIGNED CAN SHALL

BE EFFECTIVE WITH THE SITE'S SOIL CONDITIONS, A COPY OF THE REPORT(S) & TEST(S) SHALL

BE SUBMITTED TO THE BOROUGH'S ENGINEER

FOR REVIEW & APPROVAL

LINE OF PRE-FAB 8"x8" DRAIN

ASSEMBLY TIED INTO STORM LINES

LINE OF 4" (SCHEDULE 40) P.V.C. STORM

RETENSION SYSTEM, TYPICAL FOR EACH SIDE

SITE PLAN NOTE: EXCAVATION CONTRACTOR

SHALL VERIFY ALL EXIST.

DISCREPENCIES SHALL BE

ASAP FOR CLARIFICATION

LINE OF EXISTING 2 1/2 STORY DWELLING TO BE ____

PROPOSED ELEVATIONS PRIOR

TO STARTING ANY WORK. ANY

REPORTED TO THE SURVEYORS

LINE FROM ROOF LEADER TO STORM WATER

DRAINAGE FROM ROOF GUTTERS), TYPICAL

(8" ABOVE FIN. GRADE) TIED INTO STORM WATER

RATED) ON 6'-0'x26'-0"x1'-6" CRUSHED STONE

MANUFACTURER'S SPEC. INSPECTION PORTS OF

STORM WATER CHAMBERS SHALL BE SET EVEN

WITH PROPOSED GRADE AT STORM CHAMBER

36 BRINKERHOFF AVENUE BLOCK: 214 LOT: 3

N 52° 54′ 50″ W ---- 40.00′

LOT SIZE: 4,240 SQ. FT.

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CULTEC RECHARGER 280 XLHD (3 UNITS)
BOT. OF CHAMBER: 100.50' INV. (4"PVC IN): 101.33'

STORAGE = 230.7 CF (1,725 GALLONS)

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Vinyl Fence

Vinyl Fence

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 commis- sioning every 9 years	 Clean stormwater management chambers and feed connectors of any debris.
	following	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 com- missioning	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.
929 8		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.

tact CULTEC, Inc. at 1-800-428-5832.

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

THE BOROUGH OF PALISADES PARK ZONING BOARD OF

BOARD ENGINEER

BOARD SECRETARY

BOARD CHAIRPERSON

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

NOTES: 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.

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

PROJECT:

New Two Family Dwelling

36 Brinkerhoff Avenue Palisades Park, New Jersey Block: 214 Lot: 3 AA Residential Zone

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WITHOUT WRIT	TEN PERMISSION OF	VASSILIUS CUCURUS	ARCHITECT	15 PROHIBITI
Date	Item			
12/04/20	BOARD REVIEW			

DRAWING T	itle: WATER PL	AN &	DETAILS
SCALE:	LE: AS NOTED		11/20/20

DESIGNED BY: VC | PROJECT#: VC | CAD FILE: DRAWN BY: CHECKED BY: VC | DRAWING #:

PROFESSIONAL SEAL:

DRAWING:

VASSILIOS COCOROS, RA SHEET #: 1 OF 2