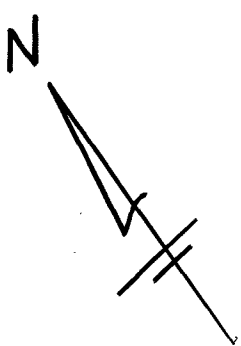


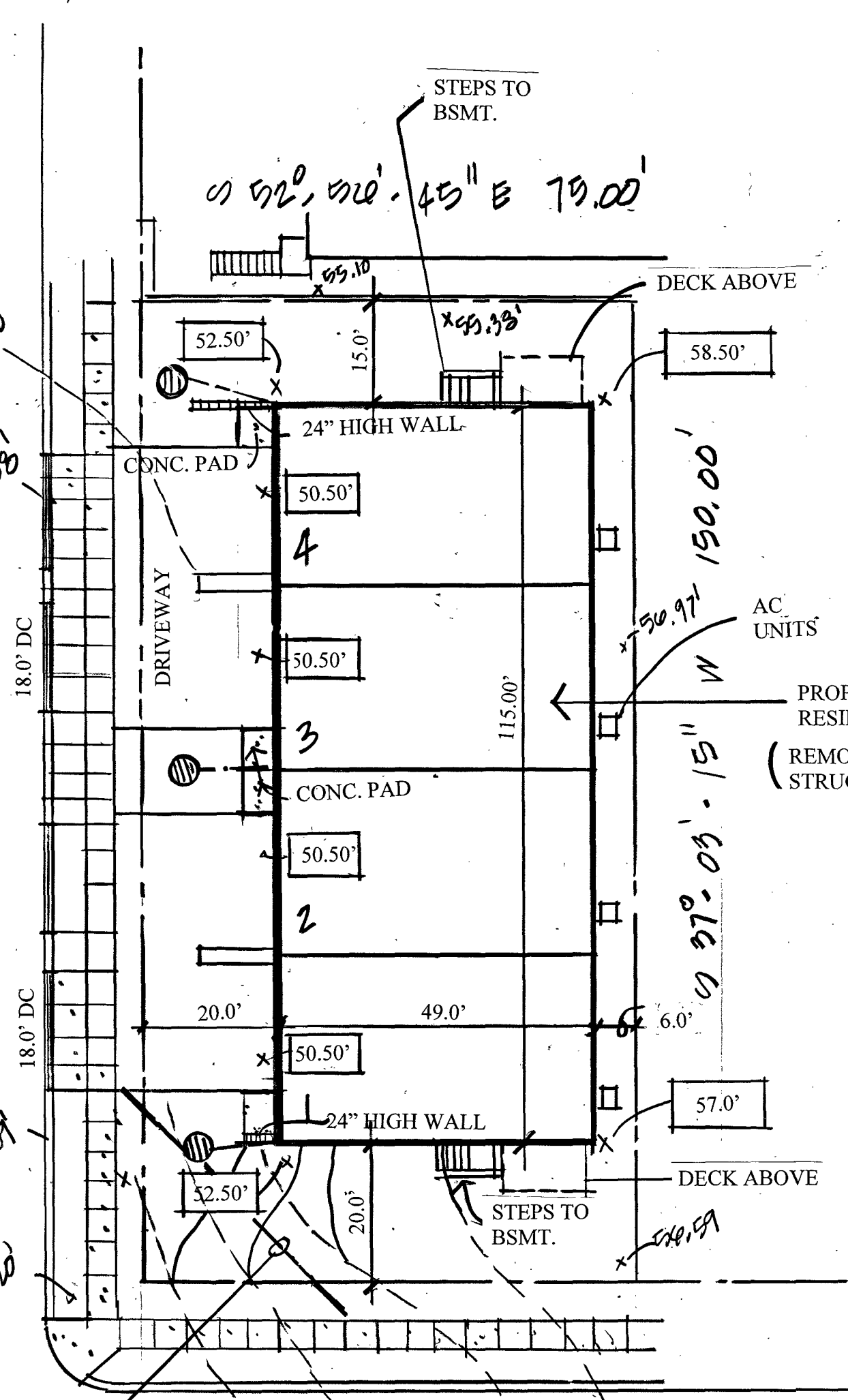
KEY MAP / ZONING MAP



HILLSIDE AVENUE

N 37° 03' - 15" E 150.00'

3- 1000 GALLON SEEPAGE TANKS



PLOT PLAN

1"=20.0'
 PLOT PLAN BASED ON SURVEY BY DMC ASSOC. DATED 2/25/21
 LOT 1 BLOCK 211
 BOROUGH OF PALISADES PRK
 BERGEN COUNTY, N.J.

1. APPLICANT SHALL INSTALL NEW CONCRETE CURB AND SIDEWALK ALONG PROPERTY
2. AN AS BUILT SURVEY WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A C.O.
3. A SOILS REPORT FOR DRAINAGE SHALL BE SUBMITTED AFTER EXCAVATION OF THE SEEPAGE TANK

ZONING SCHEDULE ZONE AA

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
USE	1/2 FAMILY	1 FAM.	4 UNITS	YES
LOT AREA	5000.00 SF	11,250.00 SF	11,250.00 SF	NO
WIDTH	50.0 FT	75.0 FT	75.0 FT	NO
DEPTH	100.00 FT	150.00 FT	150.00 FT	NO
FRONT YD	25.0 FT	25.47 FT	20.0 FT	NO
CORNER FRONT	15.0 FT	21.07 FT	20.0 FT	NO
SIDE	5.0 FT	9.72 FT	6.0 FT	NO
REAR YD	25.0 FT	76.0 FT	15.0 FT	YES
HEIGHT	2 STY/28.0 FT	2 STY/26 FT	2 STY / 27.78 FT	NO
LOT COVERAGE	40.0 %	18.0%	50.09%	YES

LOT AREA = 11,250.00 SF
 LOT COVERAGE = 5635.00 SF
 % COVERAGE = 50.09%

HEIGHT CALCULATION

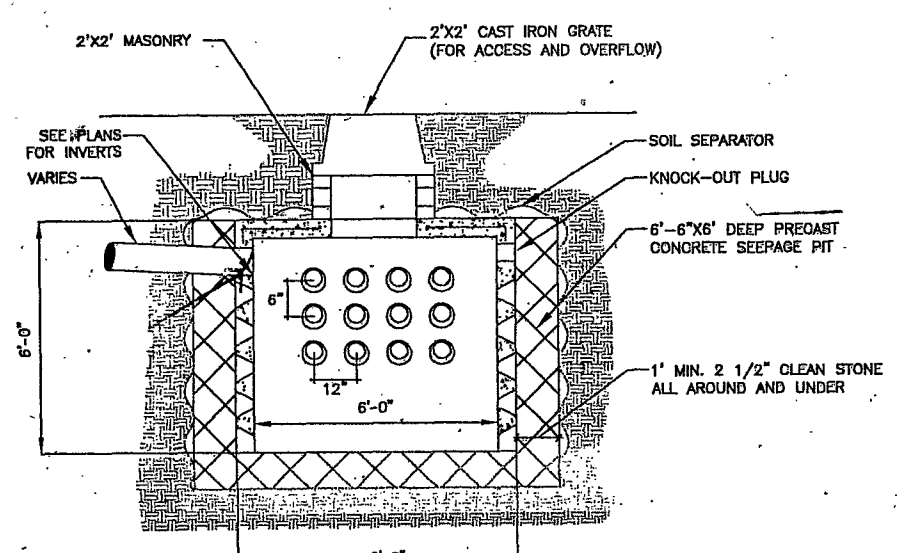
- GARAGE FLOOR - 50.50'
- BASEMENT - 51.17'
- FIRST FLOOR - 60.18'
- SECOND FLOOR - 70.18'
- ATTICE - 78.18'
- MEAN ROOF - 82.68'

AVERAGE GRADE PLANE = 54.90'
 HEIGHT = 27.78'

DRAINAGE CALCULATIONS (Rational Method)

Q= Storm Water Runoff
 A= Area of Coverage
 C= Coefficient of Runoff
 I= Rainfall Intensity (100 year storm)
 $Q = C \times A \times I / 64.75$
 $1 \times 3 \times 5635.0 / 96.23 = 175.68$ gallons per minute
 V= volume of water to be stored
 $V = 175.68 \times 15 \text{ minutes} = 2635.2$ gallons to be stored

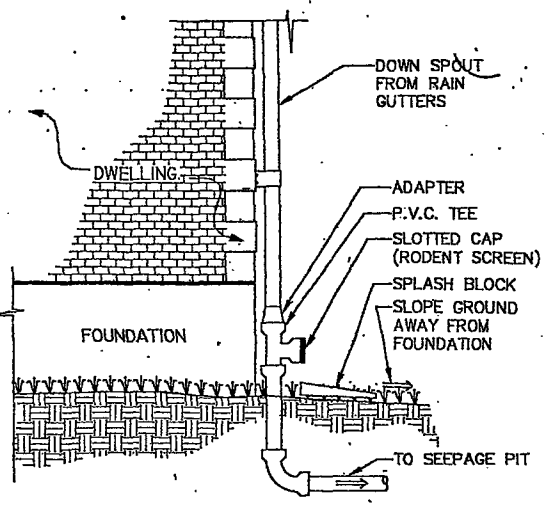
Proposed (3) 1000 gallon tanks



1,000 GALLON SEEPAGE PIT DETAIL

- NOTES:
1. CONNECT SEEPAGE PIT TO HOUSE ROOF LEADERS WITH 4" (MIN), PVC PIPE
 2. PROVIDE WYE OVERFLOW FILTERING AT DOWNSCOURTS
 3. SEEPAGE PIT INSTALLATION SUBJECT TO SOIL PERCOLATION TEST AND DETERMINATION OF GROUNDWATER ELEVATION
 4. STRUCTURAL DESIGN BY PRECASTER SHALL BE OF HEAVY DUTY DESIGN SUITABLE FOR USE UNDER TRAFFIC LOADING CONDITIONS.

HEAVY DUTY PRECAST CONCRETE SEEPAGE PIT DETAIL
 NOT TO SCALE



LEADER CONNECTION DETAIL
 NOT TO SCALE

APPROVED BY THE PLANNING BOARD / BOARD OF ADJUSTMENT OF THE BOROUGH OF PALISADES PARK
 CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____
 TOWN ENGINEER _____ DATE _____

Joseph M. Donato

JOSEPH M. DONATO, A.I.A. ARCHITECT N.J. LIC. NO. 12280 N.Y. LIC. NO. 082978	PLOT PLAN / ZONING	
PROPOSED 4 UNIT RESIDENTIAL 500 WEST PALISADES BLVD. PALISADES PARK, N.J.		
JOSEPH M. DONATO, A.I.A. ARCHITECT 14 ROUTE 4 WEST RIVEREDGE, NJ 07661 201-469-8000		
SCALE NOTED	DRWN. BY JD	DRAWING NO. A-1
DATE 10-19-21	PROJECT NO. 21-105	OF