

- NOTES:
- PROPERTY DESCRIPTION:
22 WEST WASHINGTON PLACE
PALISADES PARK, N.J.
TAX MAP BLOCK: 218 LOT: 1
 - 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 WITH THIS PLAN.

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

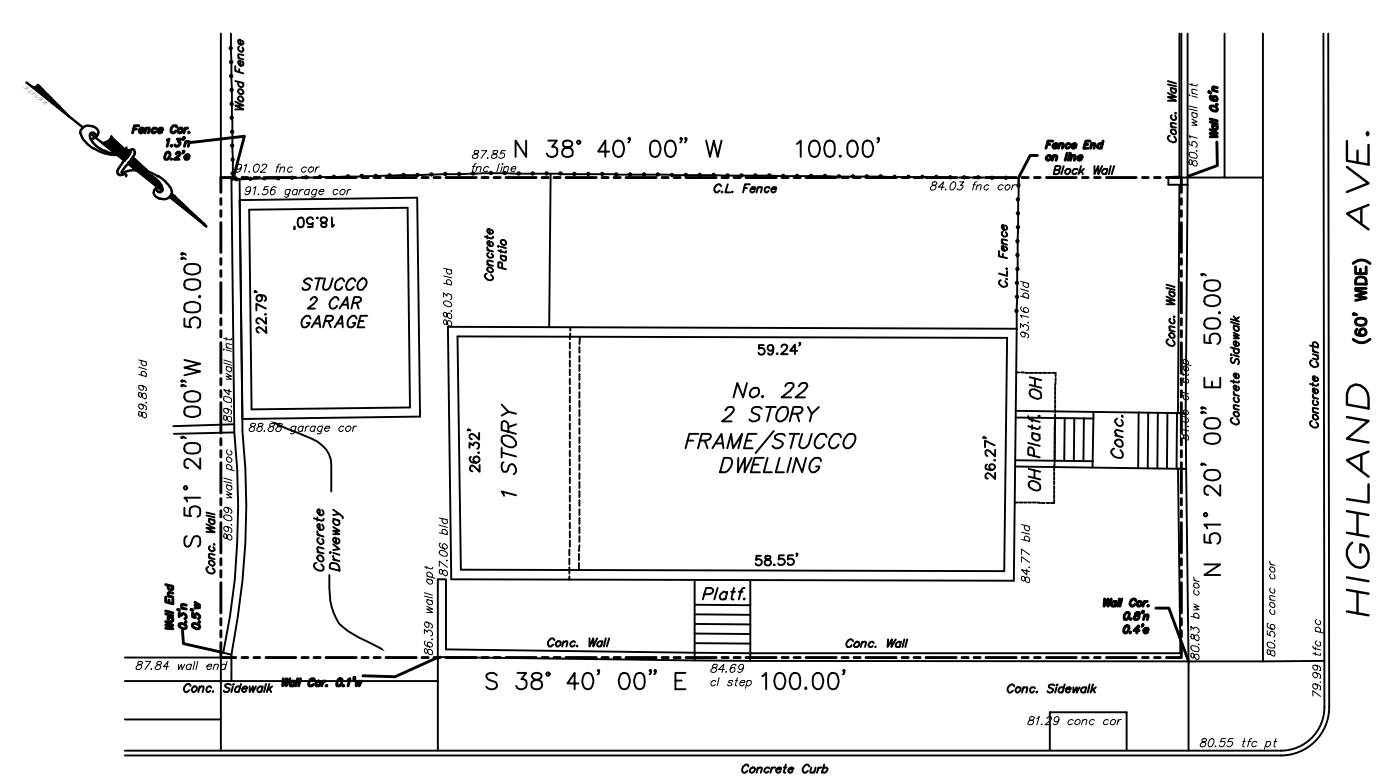
PROJECT:
Proposed New:
Four Unit Townhouse Dwelling
22 West Washington Place
@ Corner of Highland Ave.
Palisades Park, New Jersey
Block: 218 Lot: 1
AA Zone

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Date	Item
05/27/20	CLIENT REVIEW

DESIGNED BY:	AS NTD.	DATE:	8/30/19
DRAWN BY:	VC	PROJECT#:	RSN-19-14
CHECKED BY:	VC	CAD FILE:	
PROFESSIONAL SEAL:		DRAWING #:	

DRAWING TITLE:
SITE PLAN & DETAILS



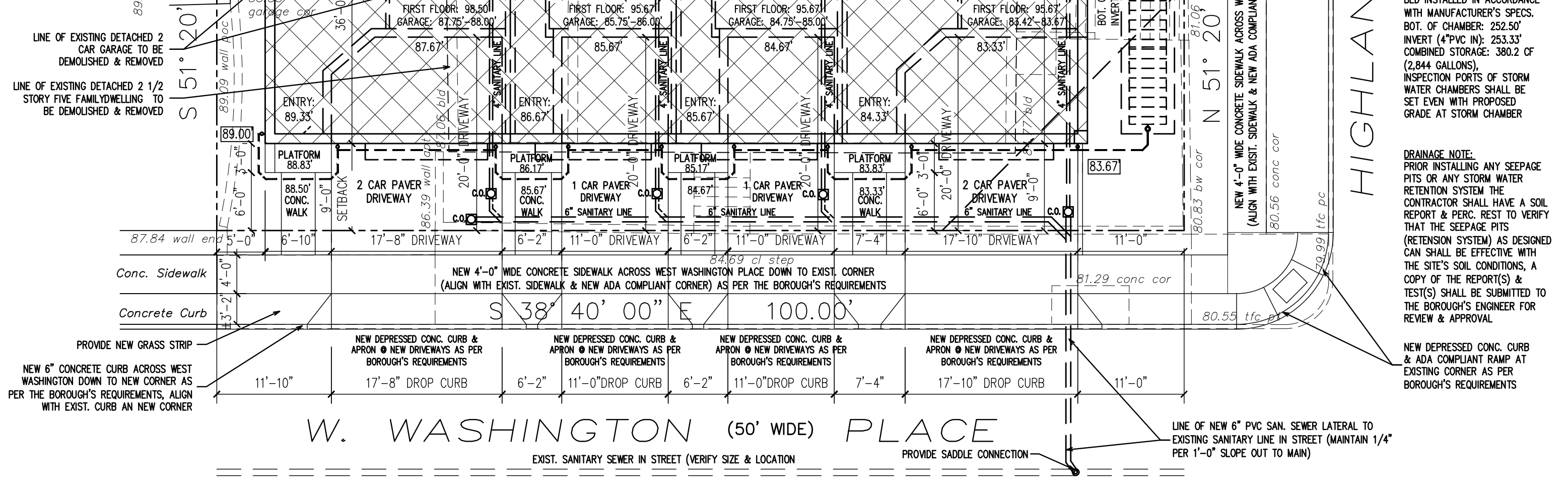
W. WASHINGTON (50' WIDE) PLACE
EXISTING SITE PLAN
SCALE: 1" = 20'-0"

22 WEST WASHINGTON PLACE
BLOCK: 218 LOT: 1
5,000.00 SQUARE FEET

SITE LIGHTING NOTE:
PROPOSED DWELLING SHALL HAVE RESIDENTIAL STYLE LOW VOLT LIGHT FIXTURES ABOVE EXTERIOR DOORS INCLUDING GARAGE DOORS (4), GARAGE OVERHANG (4), FRONT ENTRY DOORS (4), REAR BASEMENT DOORS (4)

BUILDING HEIGHT (UNIT 'A')
HIGHEST ROOF MID-POINT: 119.83'
MINUS AVERAGE GRADE: 87.08'
BUILDING HEIGHT: 32.75'

BUILDING HEIGHT (UNIT 'D')
LOWEST ROOF MID-POINT: 114.83'
MINUS AVERAGE GRADE: 87.08'
BUILDING HEIGHT: 27.75'

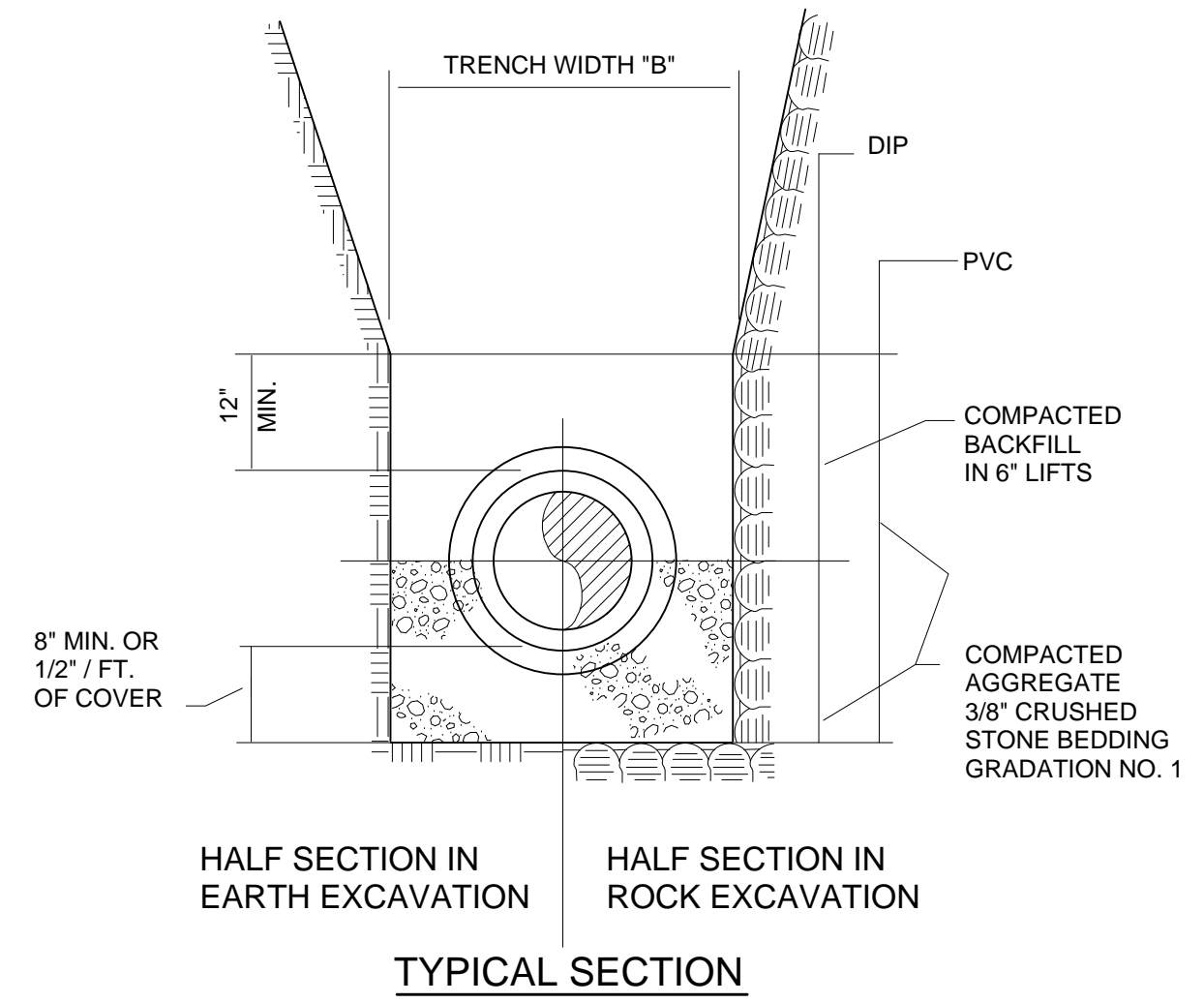
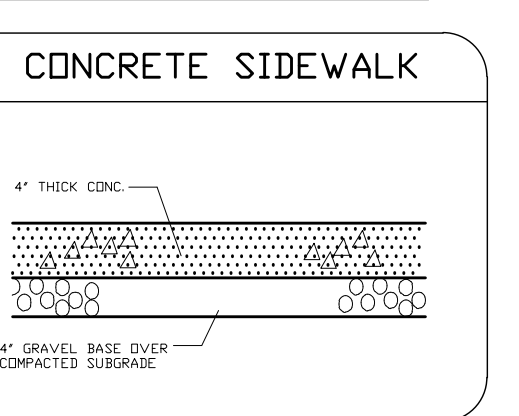
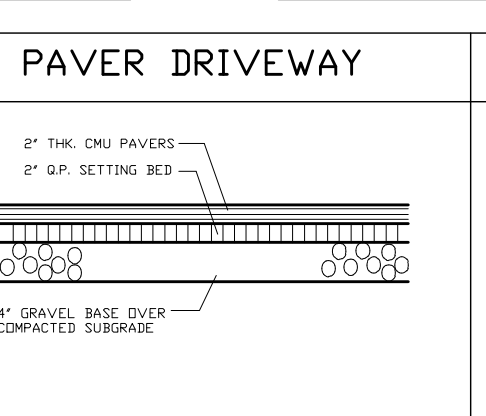
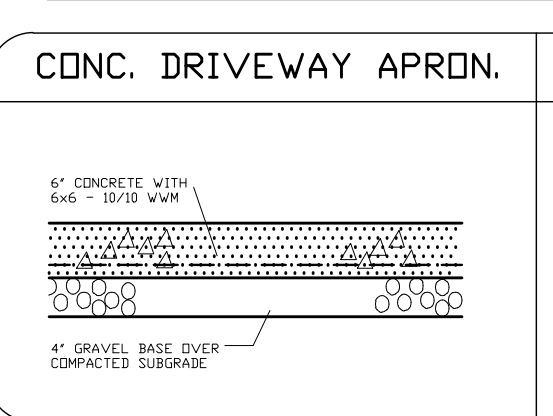
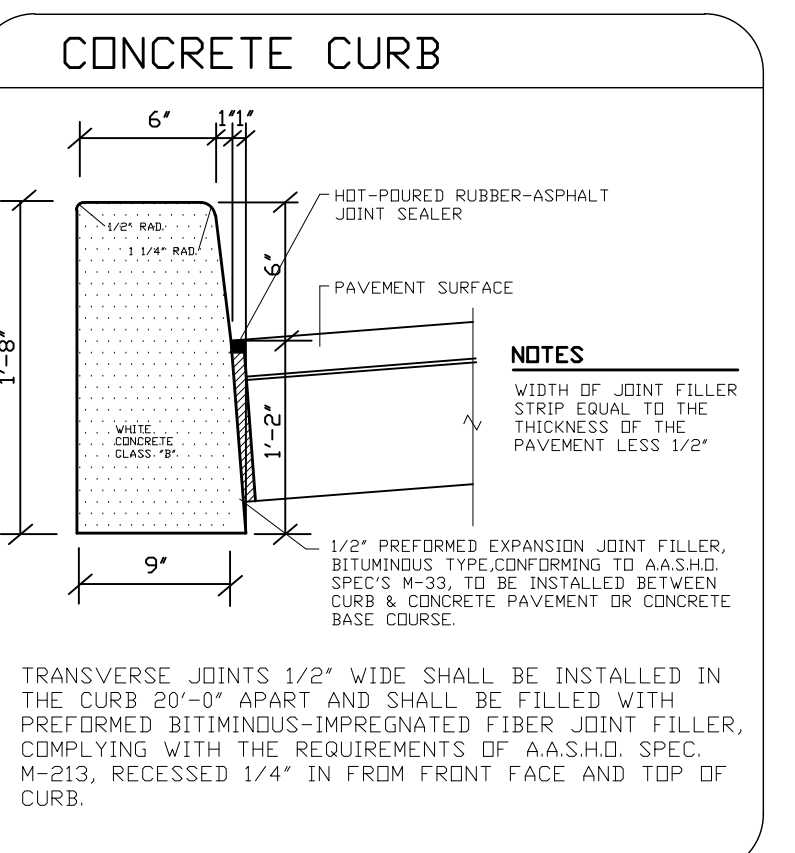
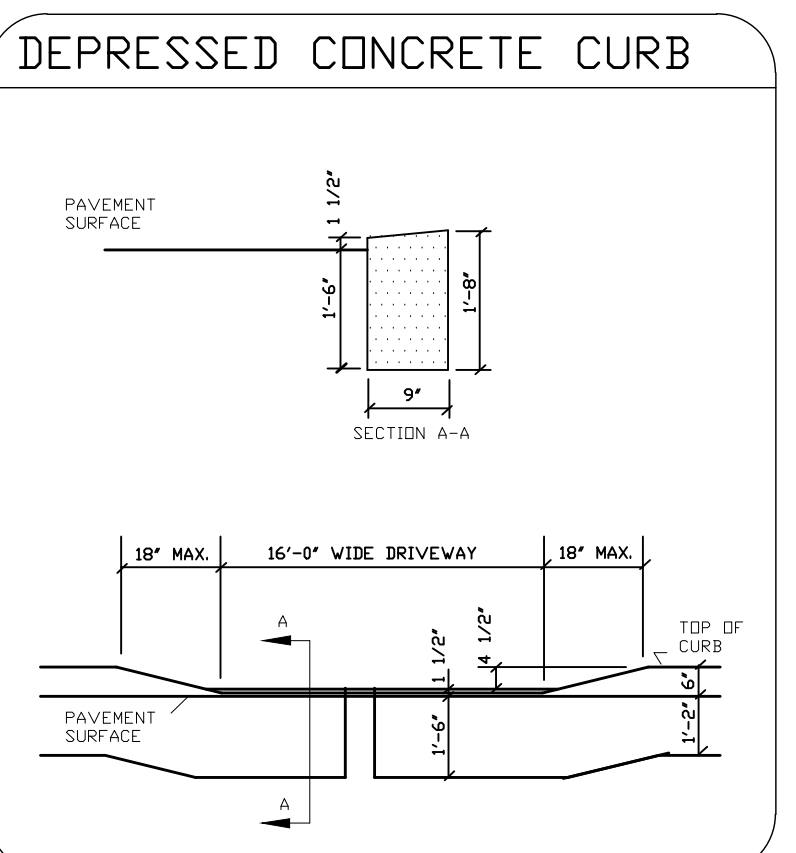
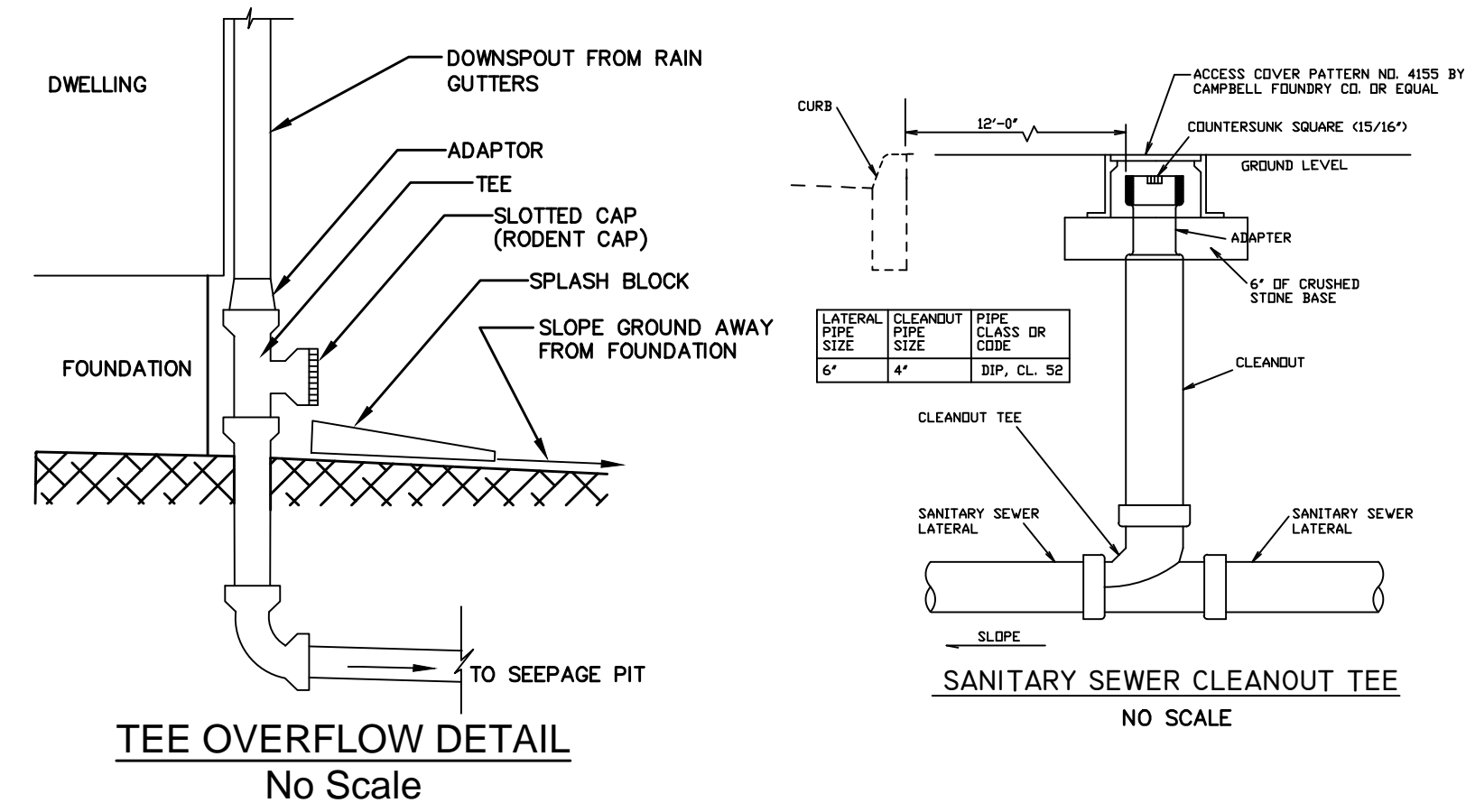


W. WASHINGTON (50' WIDE) PLACE
SCHEMATIC SITE PLAN
SCALE: 1" = 10'-0"

22 WEST WASHINGTON PL., PALISADES PARK, NEW JERSEY
ZONING INFORMATION - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	5,000 SQUARE FEET	NO
LOT WIDTH (EXISTING):	50.00 FEET	50.00 FEET	NO
LOT DEPTH (EXISTING):	100.00 FEET	100.00 FEET	NO
DWELLING UNITS:	TWO (2)	FOUR (4)	YES
LOT AREA PER UNIT:	2,500 SQUARE FEET	1,250 SQUARE FEET	YES
BUILDING COVERAGE:	2,000 SQUARE FEET 40.00%	3,060 SQ. FT. 61.20 %	YES
FRONT YARD:	20.00 FEET (1)	9.00 FEET	YES
LEFT SIDE YARD	5.00 FEET (2)	5.00 FEET	NO
RIGHT SIDE YARD (3)	5.00 FEET (2)	10.00 FEET	NO
COMBINED YARD	14.00 FEET (2)	14.00 FEET	NO
REAR YARD:	25.00 FEET	5.00 FEET	YES
BUILDING HEIGHT:	2.5 STORIES 25.00 FT. (4)	3.0 STORIES 27.75/32.75 FEET(5)	YES
PARKING:	8.00 SPACES	10.00 SPACES (5)	NO

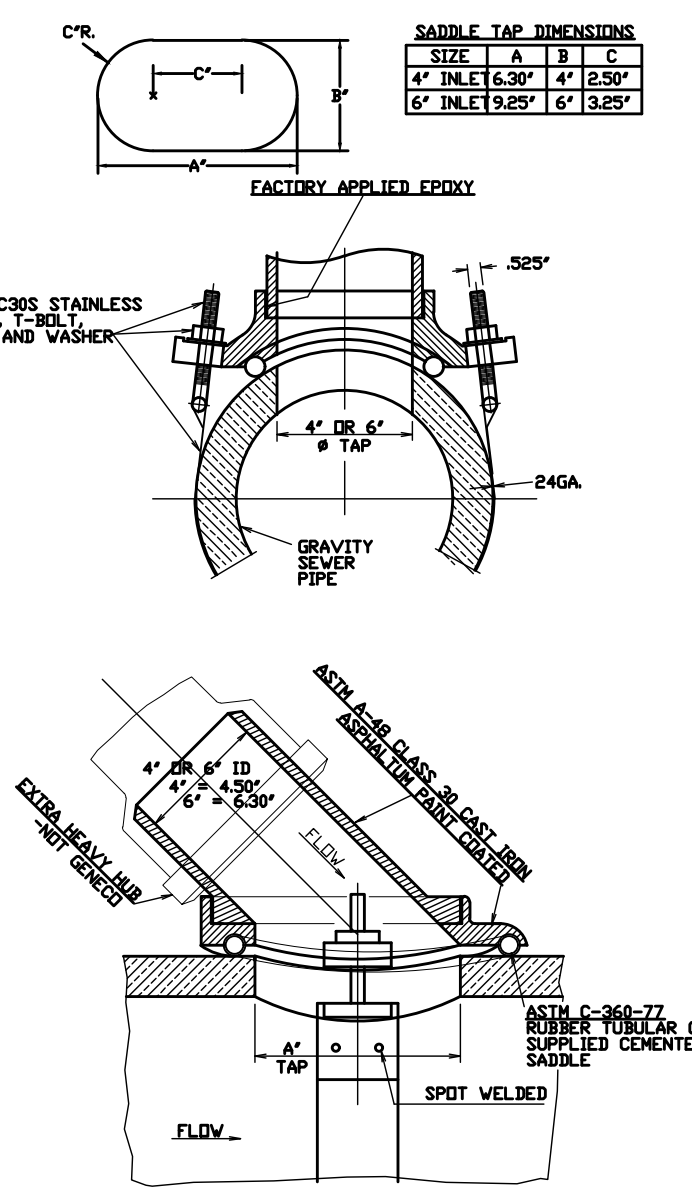
- BASED PREVAILING SETBACK ON EAST SIDE OF WEST WASHINGTON PLACE
- NON DUPLEX CORNER REQUIREMENTS
- RIGHT SIDE YARD FRONTS ON HIGHLAND AVENUE
- 27.75 FEET MEASURED FROM AVERAGE GRADE TO LOWEST SECTION & 32.75 FEET TO HIGHEST SECTION
- 3 SPACES PER UNIT (UNIT 'A' & 'D') - 2 SPACES PER UNIT (UNIT 'B' & 'C') PROPOSED



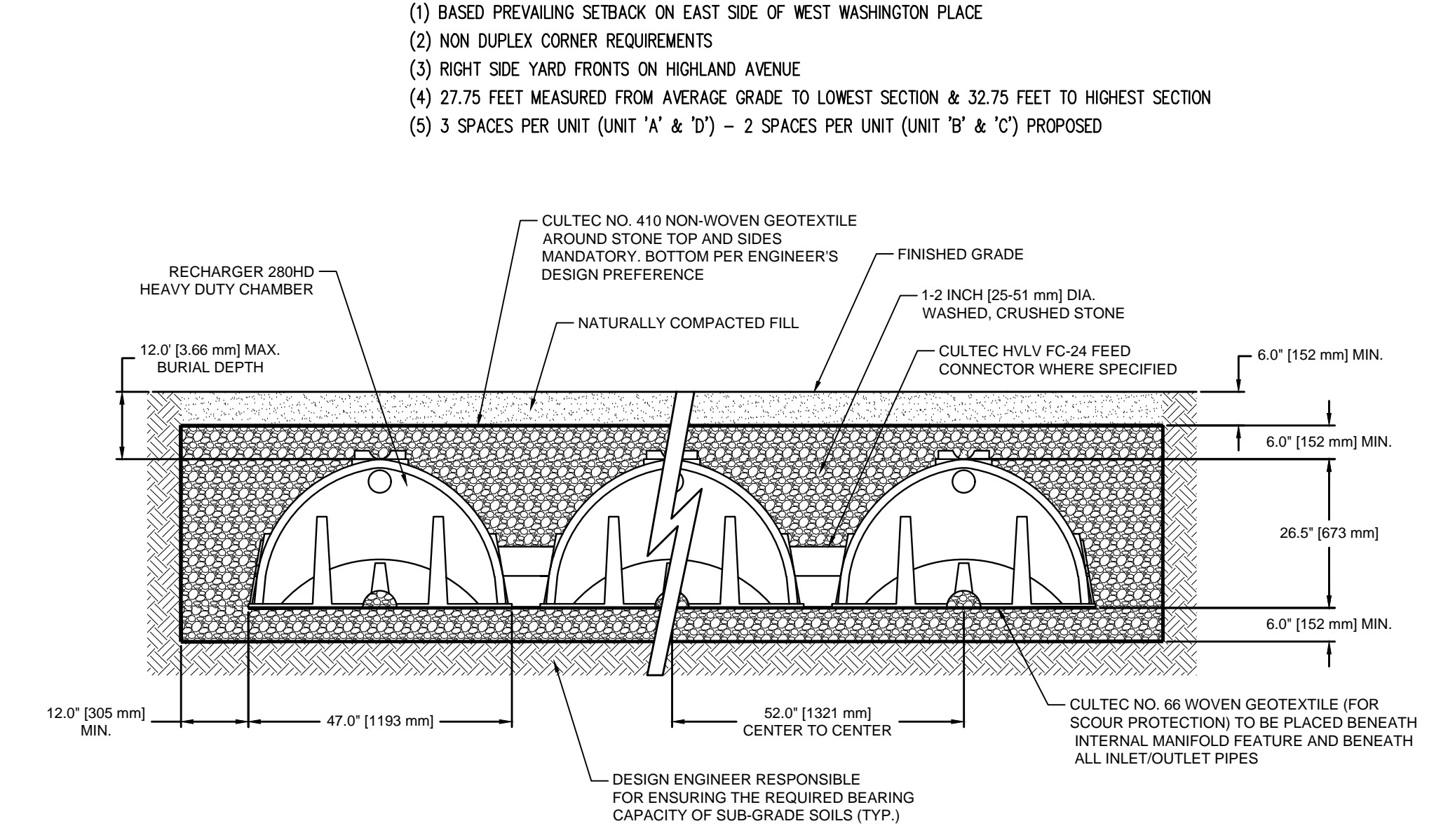
TRENCH WIDTHS

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:**
- 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 1/2" 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.



NOTE: IS FOR GENERAL ENGINEERING CO.
TEL: 980 346-8400
OTHER, ENGINEER APPROVED, EQUAL MAY BE USED.



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' (3.66 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.