

THE BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUST. APPROVED THIS PLAN BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON [DATE]. PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD

BOARD ENGINEER	DATE
BOARD SECRETARY	DATE
BOARD CHAIRPERSON	DATE

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

PROJECT:
Proposed New:
Three Unit Dwelling
Located at:
265 Fourth Street,
Palisades Park, New Jersey
Block: 318 Lot: 12
AA Zone

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Date	Item
05/11/20	FOR ZONING BOARD

DRAWING TITLE:

SCALE:	AS NTD.	DATE:	4/30/20
DESIGNED BY:	VC	PROJECT#:	JG0t-20-01
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	

PROFESSIONAL SEAL: DRAWING:

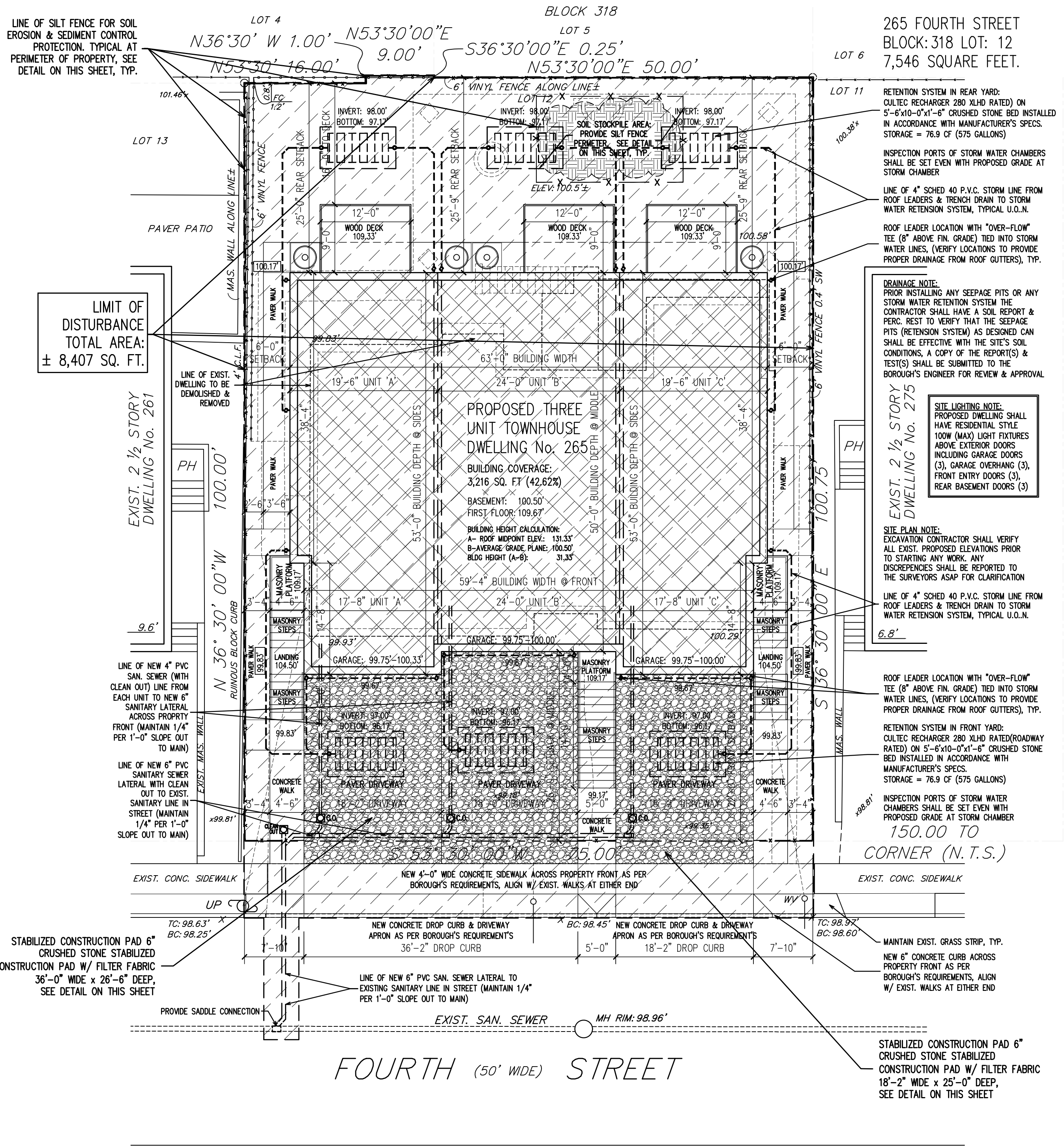
VASSILIOS COCOROS, RA
N.J. LIC. # A1 13644

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 unrotted 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 (2.3 lbs./1,000 sf) or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch - Unrotted 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 10-10-10 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 - Unrotted 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. Silt 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. Dust 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 07649. Tel: 201-261-4407; Fax: 201-261-7573.
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.



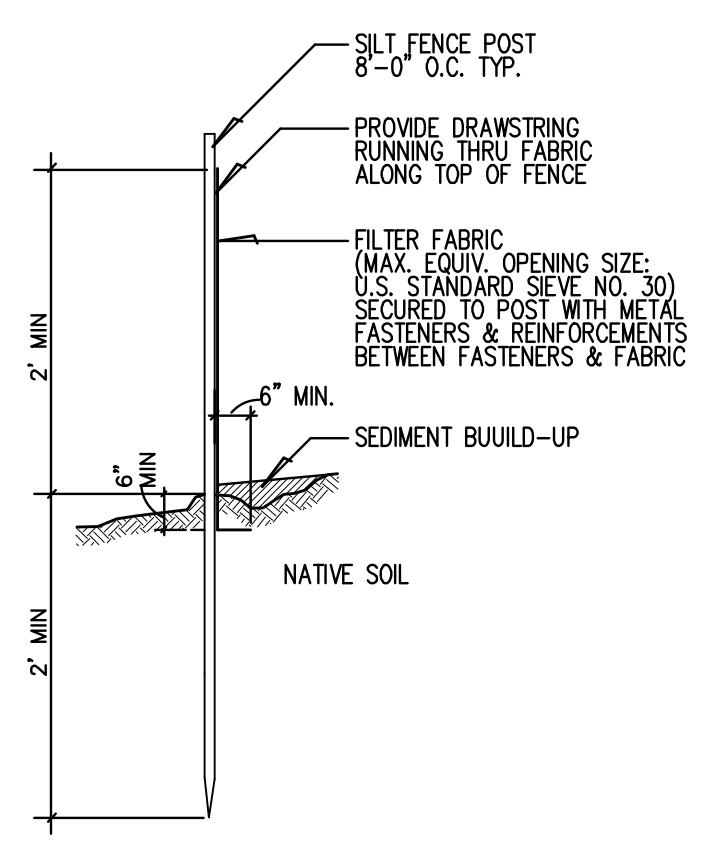
As per determination by the NJDA that projects located in an urban redevelopment area are excluded from soil compaction remediation and testing requirements. This project is EXEMPT from soil compaction testing and remediation as it is located in an Urban Redevelopment Area.

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

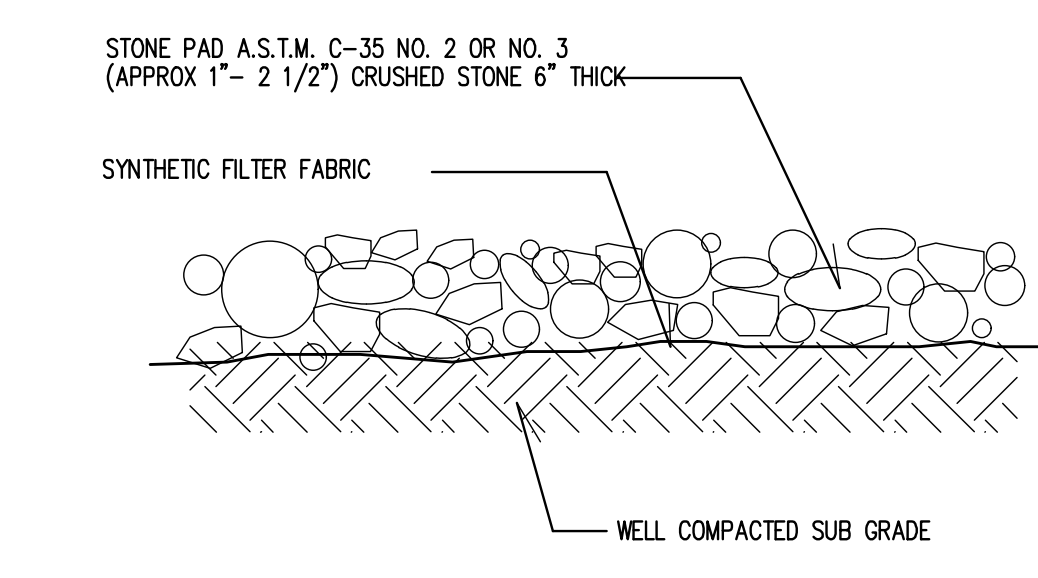
NO MAJOR CHANGE IN GRADE. BUILDING SHALL BE LOCATED WITHIN EXIST. CONTOURS, THERE SHALL BE NO IMPORT OR EXPORT OF SOIL TO OR FROM THIS SITE

METHOD OF INSTALLATION

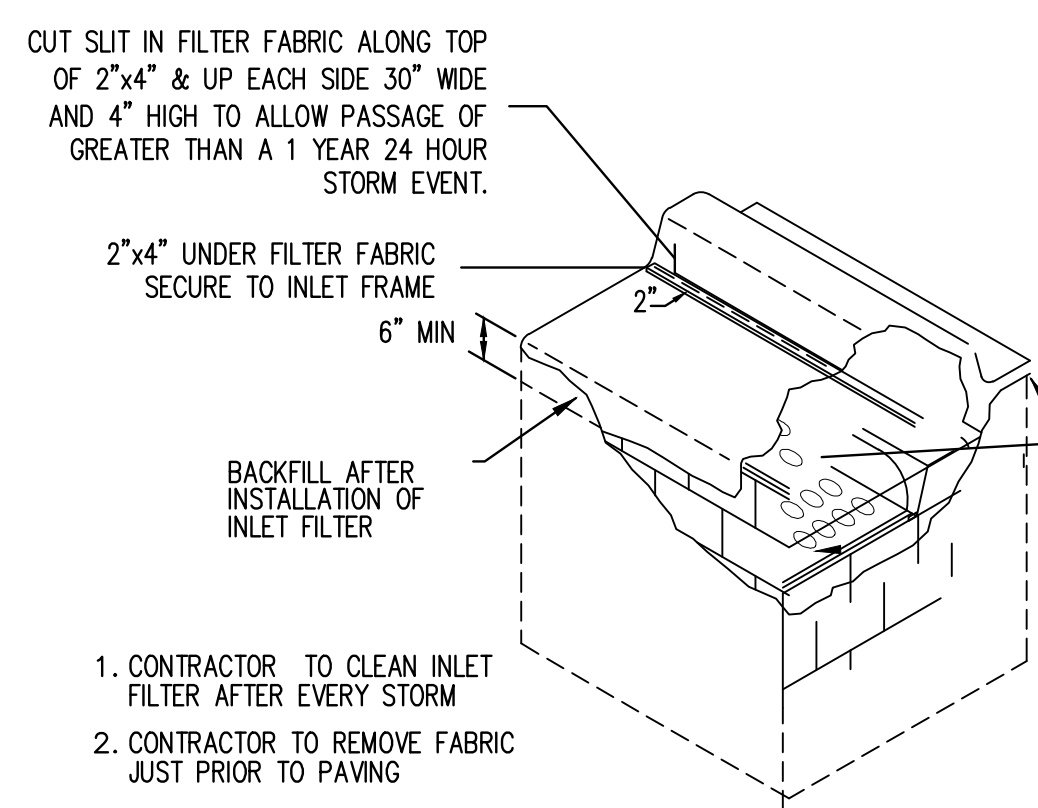
1. EXCEPT FOR THE END POSTS, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8'-0" O.C.
2. LAY OUT FILTER FABRIC ON THE UPHILL SIDE ALONG THE FENCE LINE.
3. ATTACH FILTER FABRIC TO POST AND STRETCH BETWEEN POSTS.
4. THE FILTER FABRIC AND FENCE SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FILTER FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND.



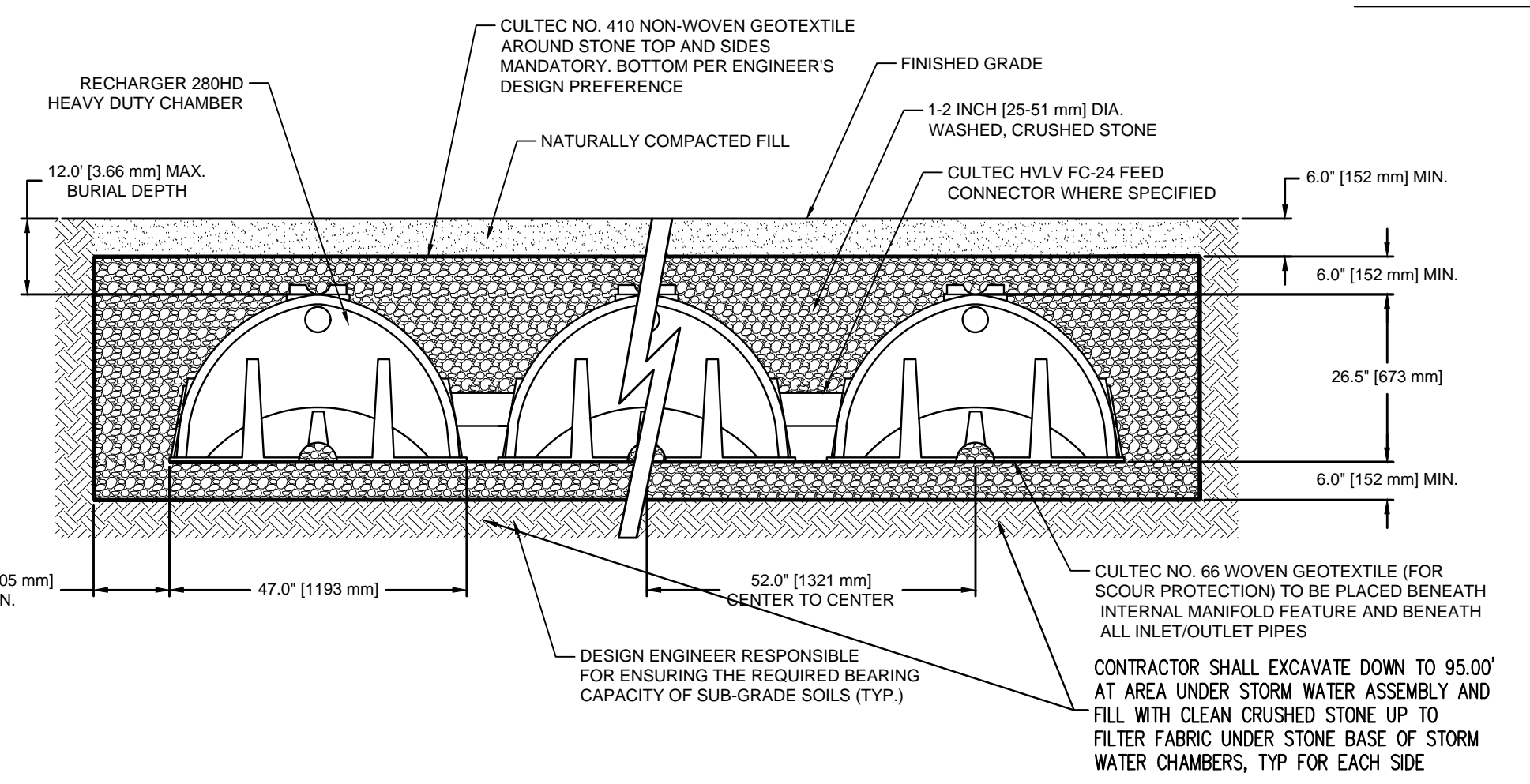
SILT FENCE DETAIL
SCALE: 3/4" = 1'-0"



STABILIZED CONSTRUCTION PAD DETAIL
NO SCALE



CURB TYPE INLET FILTER DETAIL
N.T.S.



GENERAL NOTES
RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 9.21 CF (FT³) 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.

DESIGN ENGINEER RESPONSIBLE FOR ENSURING THE REQUIRED BEARING CAPACITY OF SUB-GRADE SOILS (TYP.)

CONTRACTOR SHALL EXCAVATE DOWN TO 95.00' AT AREA UNDER STORM WATER ASSEMBLY AND FILL WITH CLEAN CRUSHED STONE UP TO FILTER FABRIC UNDER STONE BASE OF STORM WATER CHAMBERS, TYP FOR EACH SIDE