

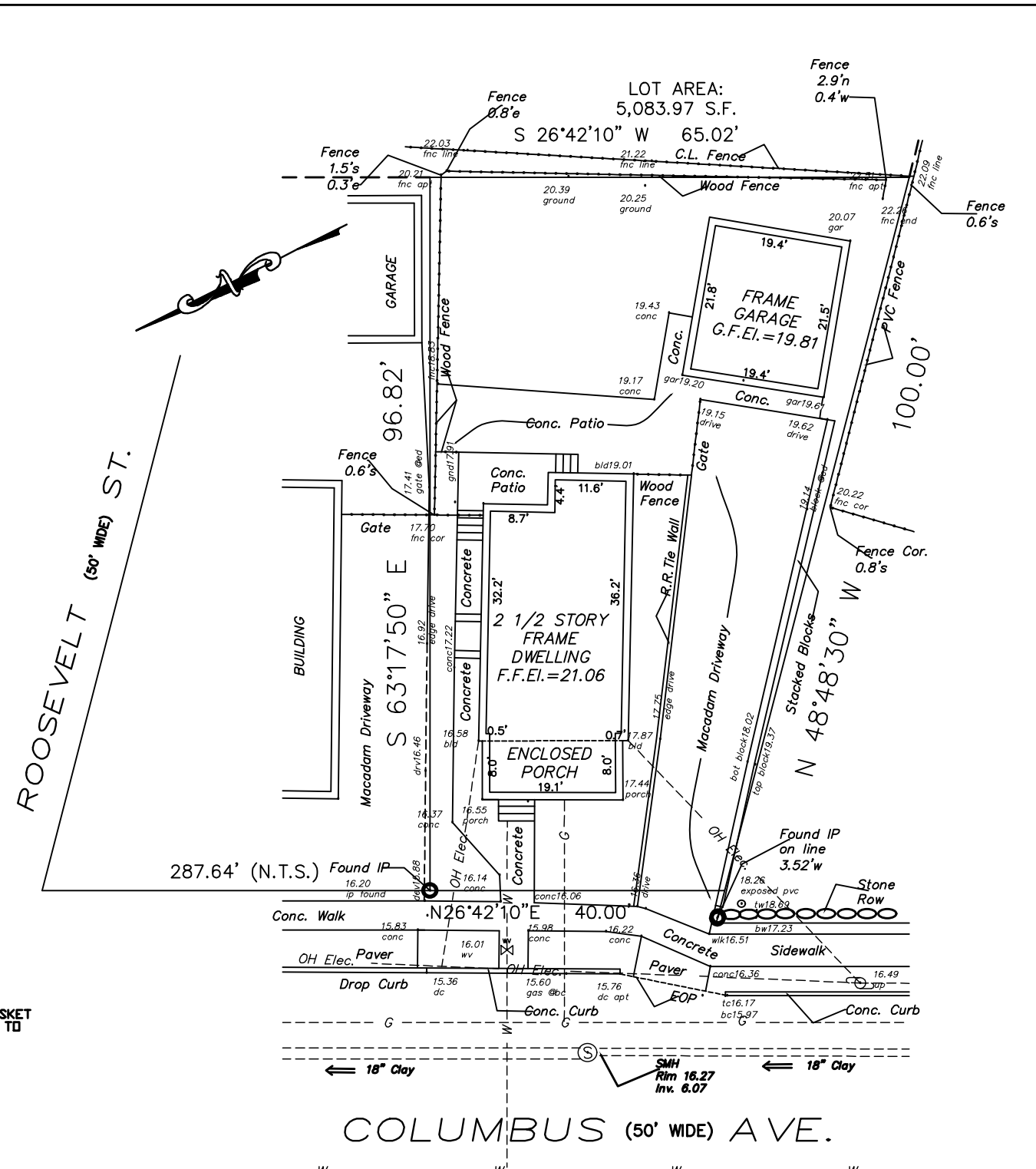
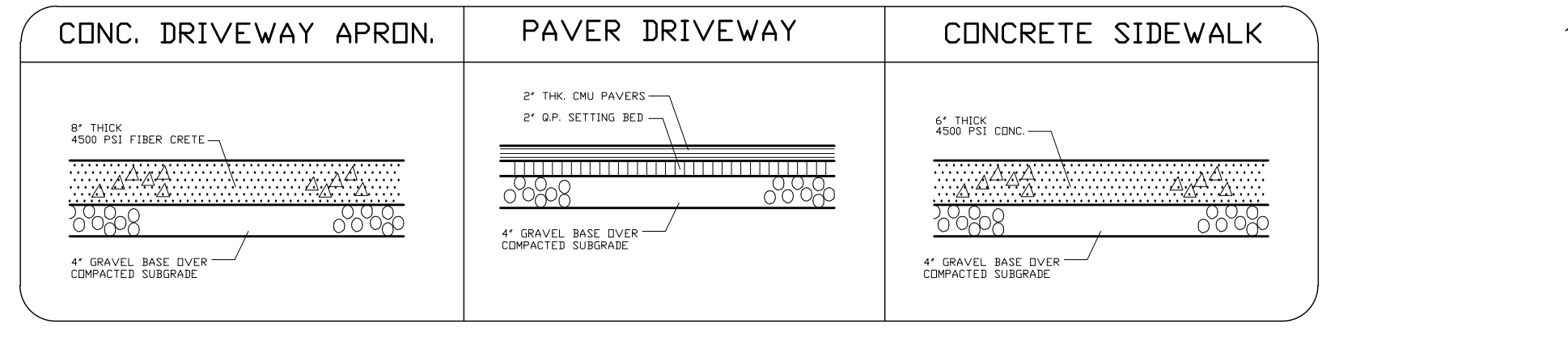
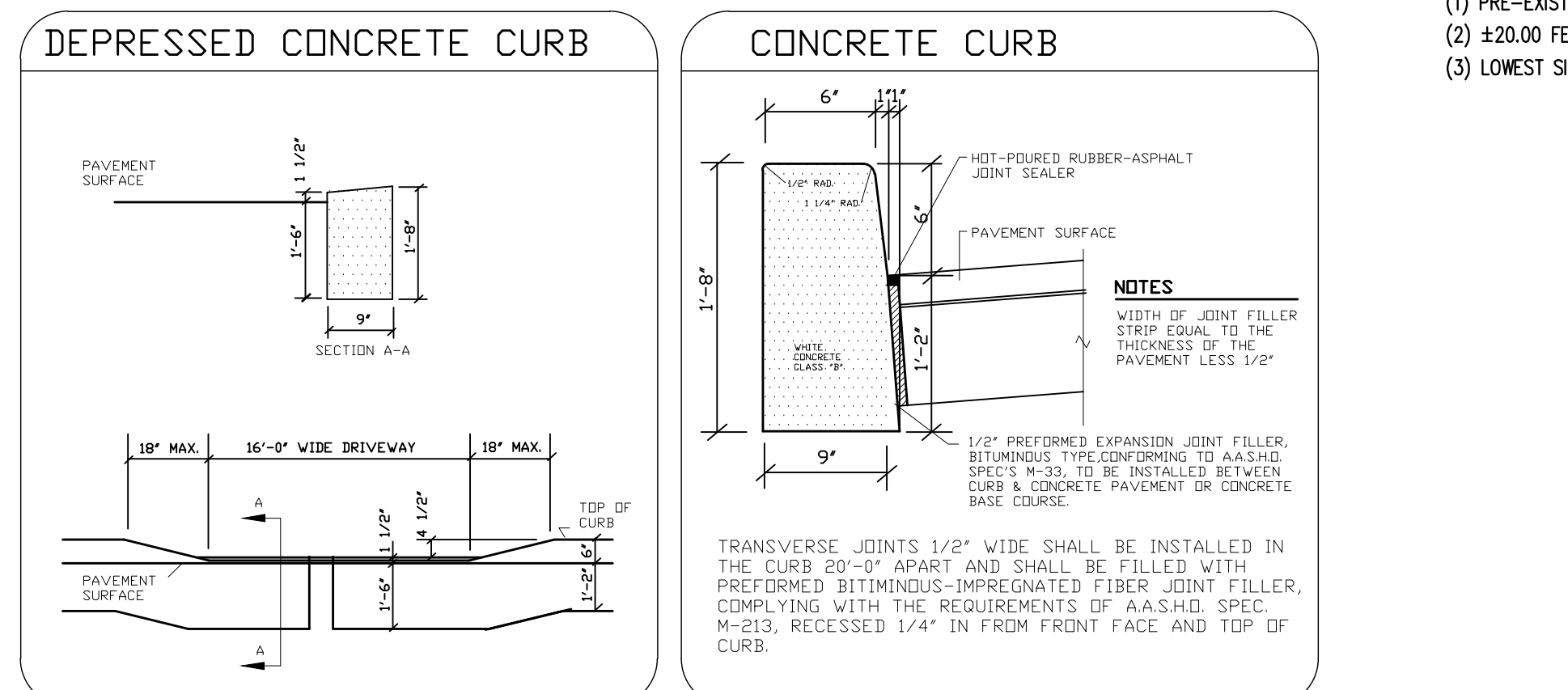
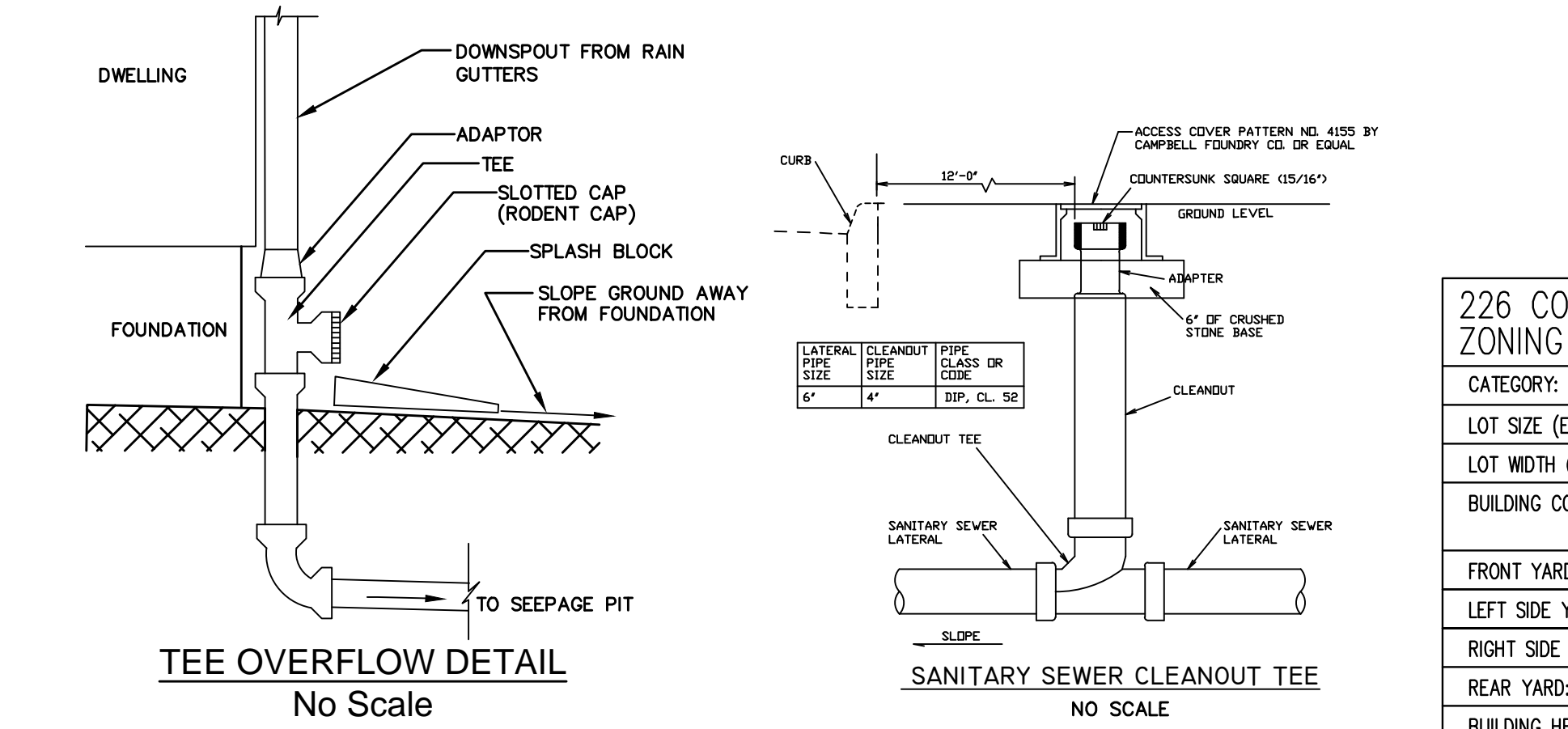
HALF SECTION IN EARTH EXCAVATION  
HALF SECTION IN ROCK EXCAVATION  
TYPICAL SECTION

**NOTES:**

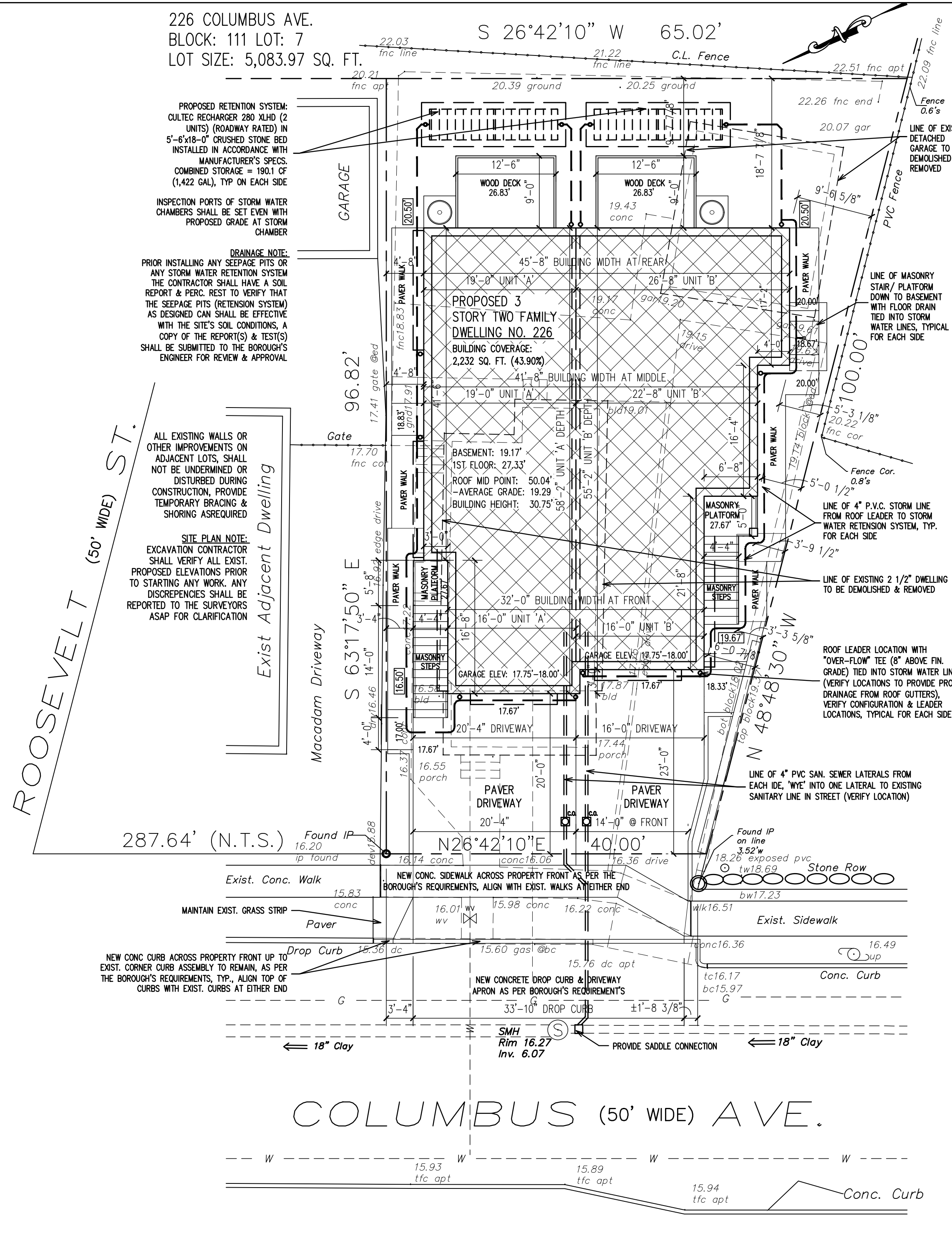
- TRENCH WIDTH "B" IS MEASURED AT A POINT 12" ABOVE TOP OF PIPE. TRENCH WIDTH AT 12" ABOVE TOP OF PIPE CAN NOT EXCEED "B" MAX. TRENCH WIDTH ABOVE THIS POINT CAN EXCEED "B" MAX.
- TRENCH WIDTH REQUIRED FOR STEEL TRENCH BOXES IN EXCESS OF THE MAXIMUM WIDTHS INDICATED ABOVE WILL BE SUBJECT TO THE APPROVAL 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.

**TRENCH WIDTHS**

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



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

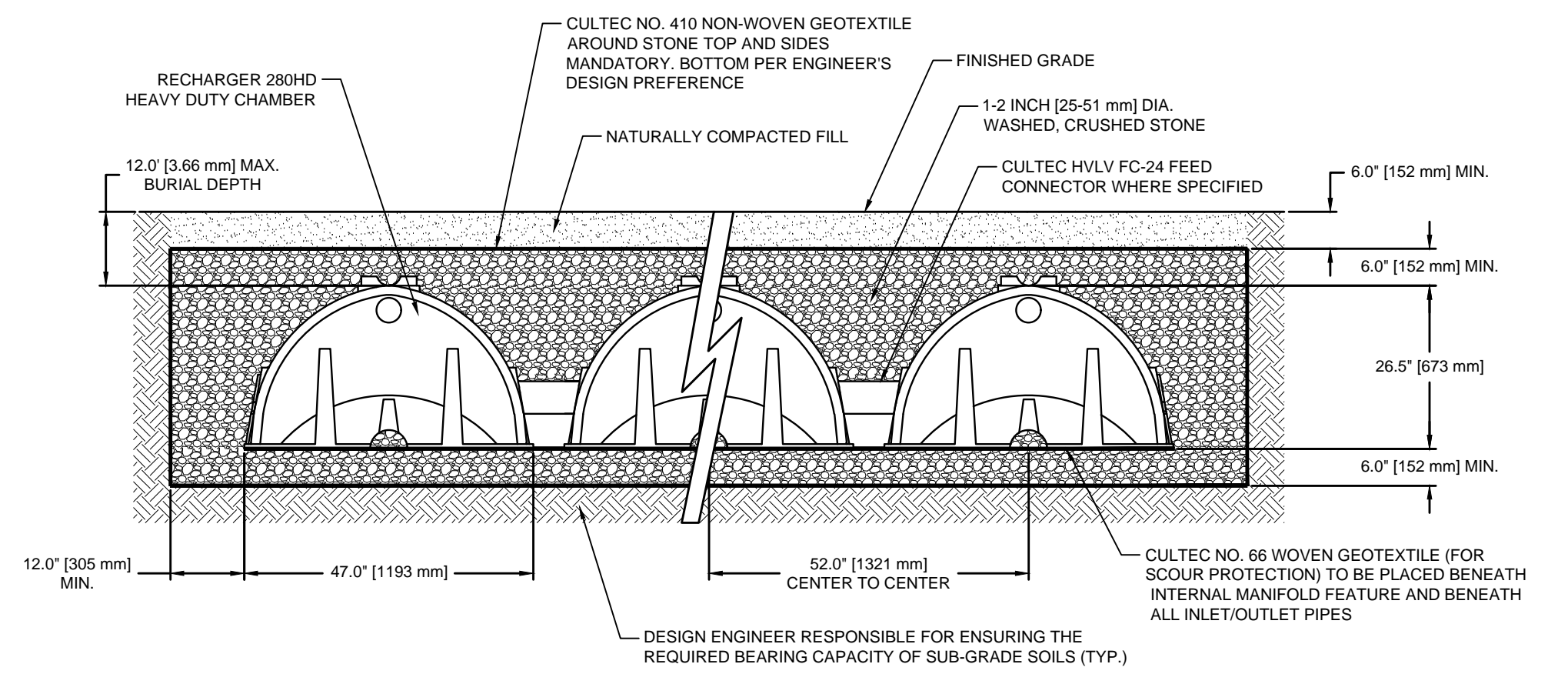


SCHEMATIC SITE PLAN  
SCALE: 1" = 10'-0"

**226 COLUMBUS AVENUE PALISADES PARK ZONING INFORMATION - UNDER AA ZONE**

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXIST.):	5,000 SQUARE FEET	5,083 SQUARE FEET (1)	NO
LOT WIDTH (EXIST.):	50.00 FEET	40.00 FEET/65.02 FEET (1)	YES (1)
BUILDING COVERAGE:	2,033 SQ. FT.	2,232 SQ. FEET	YES
	40.00 %	43.90 %	
FRONT YARD:	± 20.00 FEET (2)	20.67 FEET FEET	NO
LEFT SIDE YARD:	6.00 FEET	4.67 FEET	YES
RIGHT SIDE YARD:	6.00 FEET	5.04 FEET (3)	YES
REAR YARD:	25.00 FEET	18.65 FEET	YES
BUILDING HEIGHT:	2.5 STORIES 28.00 FEET	2.5 STORIES 30.75 FT	YES

- (1) PRE-EXISTING NON-CONFORMING CONDITION
- (2) ±20.00 FEET IS BASED ON AVERAGE SETBACK ON COLUMBUS AVENUE
- (3) LOWEST SIDE YARD VALUE BASED ON IRREGULAR RIGHT PROPERTY LINE



**GENERAL NOTES**

RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 9.21 CF/FT (183 mm) PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12" (305 mm). 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**

Inlets and Outlets	Frequency	Action
	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.
	45 years after commissioning	• Obtain documentation that the stormwater management chambers and feed connectors have been cleaned and will function as intended. • 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. • Obtain the appropriate approvals as required. • Establish a new operation and maintenance schedule.
Surrounding Site	Monthly in 1 <sup>st</sup> year	• Check for depressions in areas over and surrounding the stormwater management systems.
	Spring and Fall	• Check for depressions in areas over and surrounding the stormwater management systems.
	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 1-800-428-5833.

**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:**
- 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 W/ THIS PLAN.

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

**PROJECT:**  
Proposed:  
**New Two Family Dwelling**  
Located at:  
**226 Columbus Avenue**  
Palisades Park, New Jersey  
Block: 111 Lot: 7  
AA Zone

Date	Item
01/15/21	CLIENT REVIEW
01/19/21	FOR BOARD REVIEW

**DRAWING TITLE:**  
STORMWATER PLAN & DETAILS

SCALE:	AS NTD.	DATE:	11/30/20
DESIGNED BY:	VC	PROJECT#:	BC-20-02
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	

PROFESSIONAL SEAL: [Blank]  
DRAWING: S1

VASSILIOS COCOROS, RA  
N.J. LIC. # A1 13644  
SHEET #: 3 OF 3