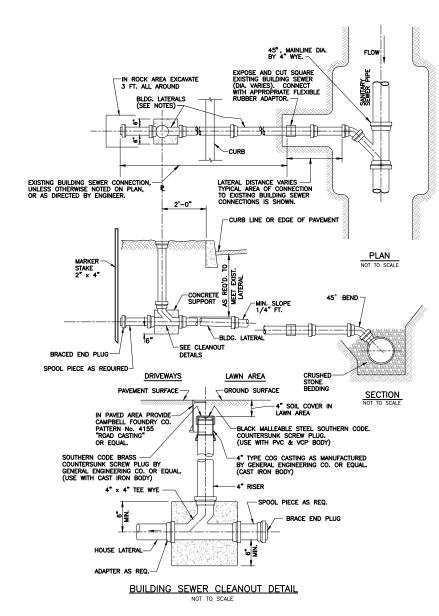


1 inch = 20 ft.

### ZONE REQUIREMENTS FOURTH WARD REDEVELOPMENT R-2 RESIDENTIAL DISTRICT ITEMPROP. REO. TOTAL LOT AREA 2,500 S.F. 2,500.0 S.H MIN LOT WIDTH @, 7' N/A MIN FRONT YARD SETBACK MAX FRONT YARD SETBACK 3.00' MIN SIDE YARD SETBACK 39.54' MIN REAR YARD SETBACK MAX BUILDING COVERAGE 60% 80% MAX IMPERVIOUS SURFACE

MAX BUILDING HEIGHT | 3-STORY/40.0' | 3-STORY/37.



1. EXISTING BUILDING SEWER LATERAL SIZES ARE NOT KNOWN, BUT ARE EXPECTED TO BE 4 THROUGH 12 INCH DIAMETER.

2. ALL NEW BUILDING SEWERS WILL BE 6" DIAMETER. 3. FLEXIBLE ADAPTORS WILL BE FERNCO, OR APPROVED

4. IN PAVED AREAS, PROVIDE CAMPBELL FOUNDRY

PATTERN No. 4155 "ROAD CASTING" OR APPROVED EQUAL FOR CLEANOUTS. 5. PROVIDE TYPE COG CASTING AS MANUFACTURED BY

GENERAL ENGINEERING OR APPROVED EQUAL (CAST IRON BODY). 6. IN LAWN AREAS, PROVIDE BLACK MALLEABLE STEEL SOUTHERN CODE COUNTERSUNK SCREW PLUG.

7. IN PAVED AREAS, PROVIDE SOUTHERN CODE BRASS COUNTERSUNK SCREW PLUG BY GENERAL ENGINEERING OR APPROVED EQUAL.

8. EXPOSE AND CUT SQUARE ANY EXISTING BUILDING SEWER, CONNECT WITH FLEXIBLE ADAPTER. 9. ALL HORIZONTAL BENDS GREATER THAN 45 DEGREES

SHALL INCLUDE A CLEANOUT. 10. CLEANOUTS ARE REQUIRED EVERY 75' AT A MINIMUM. 11. ANY EXISTING PIPES THAT FAIL TO MEET CURRENT

STANDARDS SHALL BE REPLACED 12. ANY EXISTING TANKS SHALL BE PUMPED OUT AND FILLED PER STATE AND LOCAL REQUIREMENTS. 13. DURING TESTING END CAP WILL BE SECURED TIGHTLY

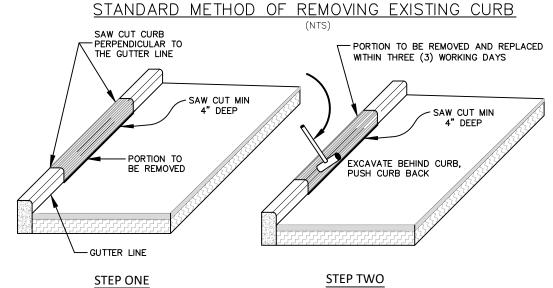
TO THE PIPE AND PROPERLY BRACED TO ELIMINATE LEAKAGE AND MOVEMENT. 14. TRENCH DETAILS FOR SEWER WILL APPLY TO BUILDING

CURB SECTION SHALL BE REMOVED IN ACCORDANCE WITH DRIVEWAY WIDTH

2. IF PERPENDICULAR CUT IS WITHIN 12 INCHES FROM A JOINT, THEN THE CUT SHALL BE MADE TO THAT JOINT. 3. THIS METHOD IS NOT ALLOWED IN NEW SUBDIVISION CONSTRUCTION.

. CURB REMOVAL ALONG EXISTING ROADWAYS SHOULD BE COMPLETED BY SAW-CUTTING ALONG THE EXISTING/PROPOSED CURB FACE, EXCAVATING BEHIND THE CURB, AND PULLING THE CURB AWAY FROM THE ROAD IN

ORDER TO MINIMIZE/ELIMINATE ROADWAY WORK.

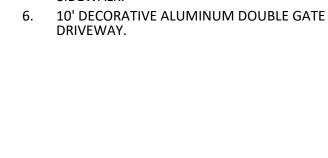


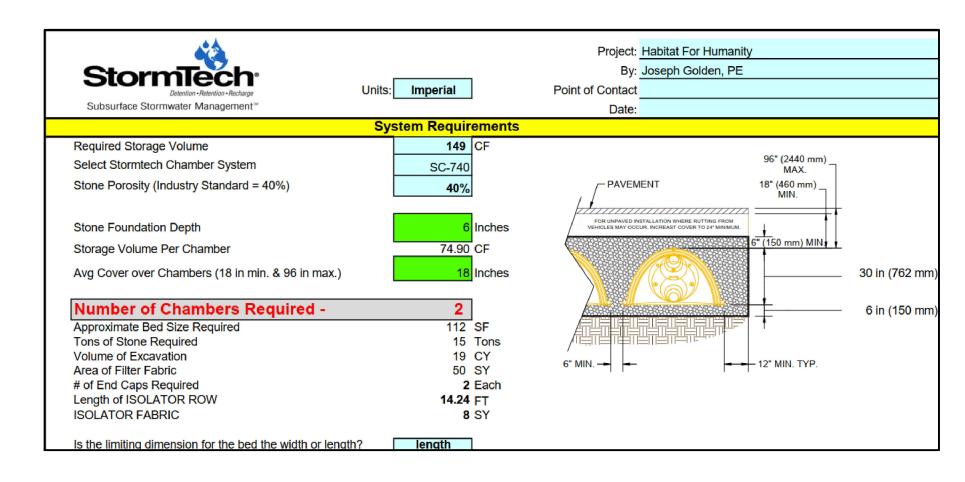
# GENERAL NOTES:

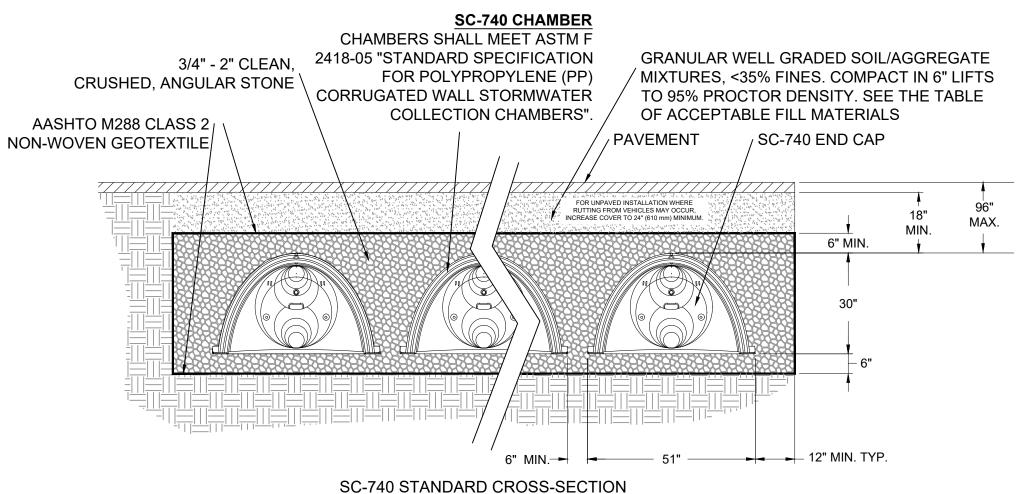
- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NJ;
- 2. LANDSCAPING PLAN IS REPRESENTATIVE OF FINAL LANDSCAPING AS
- DETERMINED BY PHFH. 3. ALL EXCAVATED OR DEMOLISHED MATERIAL TO BE REMOVED;
- 4. NO SOIL SHALL BE REMOVED OR IMPORTED WITHOUT WRITTEN APPROVAL OF THE CITY ENGINEER;
- CONTRACTOR TO CALL 811 FOR UTILITY MARK-OUTS PRIOR TO BEGINNING CONSTRUCTION;
- 6. NO TREES SHALL BE REMOVED;
- 7. TOTAL AREA OF DISTURBANCE = 3,000 SF (0.069 ACRES);
- 8. THIS PROPERTY IS NOT LOCATED IN A REGULATED FLOOD ZONE; 9. THE OWNER TO REPAIR ANY PUBLIC OR PRIVATE IMPROVEMENTS DAMAGED DURING CONSTRUCTION INCLUDING SIDEWALK, CURB,
- PAVEMENT AND UTILITIES; 10. ALL IMPROVEMENTS TO BE IN ACCORDANCE WITH STANDARD CITY OF
- PATERSON DETAILS OR THE CURRENT NJDOT STANDARDS; 11. STORMWATER MEASURES DESIGNED TO STORE THE INCREASE IN RUNOFF
- FOR A 25-YEAR STORM EVENT; 12. BASED ON OUR ENGINEERING ANALYSIS AND YEARS OF EXPERIENCE PREPARING DRAINAGE PLANS; THE PROPOSED DEVELOPMENT WILL NOT INCREASE RUNOFF FOR THE 25-YEAR STORM AND WILL NOT HAVE AN
- ADVERSE EFFECT ON NEIGHBORING PROPERTIES. 13. ROAD OPENING PERMITS REQUIRED FOR ALL UTILITY WORK.
- 14. THE SEWER LATERAL SHALL BE 6" PVC WITH A CLEANOUT LOCATED BEHIND
- THE CURB LINE. 15. STORMTECH CHAMBERS TO INCLUDE 4" SCH40 PVC INSPECTION PORTS.
- 16. THE INVERT FOR THE STORMTECH CHAMBERS WILL BE ADJUSTED BASED
- ON THE LOCATION OF THE ROOF LEADERS. 17. ANY ROOF LEADERS NOT CONNECTED TO THE STORMTECH CHAMBERS
- MUST BE APPROVED BY THE CITY ENGINEER.
- 18. PROPOSED BOTTOM OF CURB TO FOLLOW EXISTING PAVEMENT. 19. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION OR DEMOLITION WITH 5" TOPSOIL AND SEED

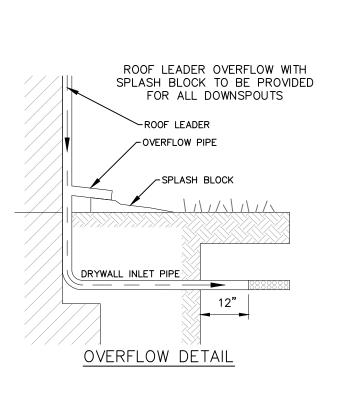
### FENCING NOTES:

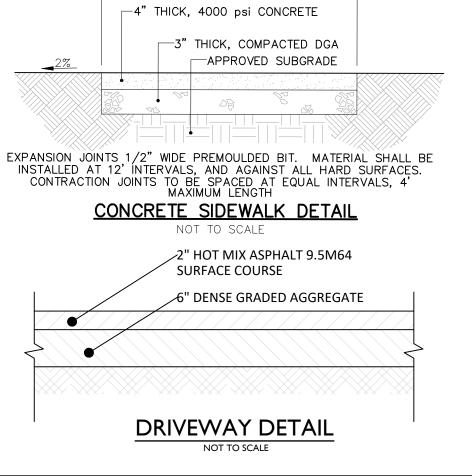
- PROPERTY TO BE FENCED ALONG ALL PROPERTY LINES.
- REAR YARD AREA FROM THE FRONT FACE OF DWELLING TO BE FENCED WITH
- 6' GALVANIZED CHAIN LINK W/1" TAN SLATS, INCLUDING 3' WIDE GATE. REMAINING SIDE YARD FROM THE FRONT FACE OF DWELLING TO FRONT
- PROPERTY LINE TO BE FENCED WITH 4' BLACK COATED GALVANIZED FENCE.
- 4. FRONT PROPERTY LINE TO BE FENCED WITH DECORATIVE ALUMINUM FENCE.
- 4' DECORATIVE ALUMINUM SINGLE GATE PLACED AT ENTRANCE TO SIDEWALK.
- 10' DECORATIVE ALUMINUM DOUBLE GATE PLACED AT ENTRANCE TO



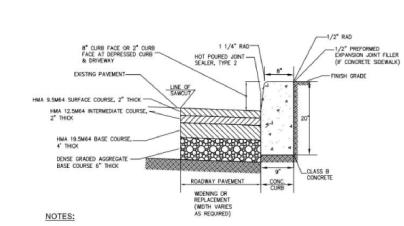




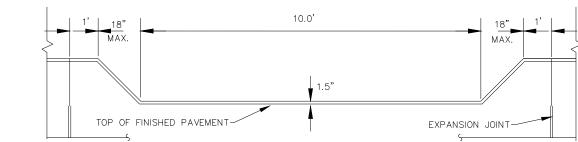




5'-0"



- 1. MATERIALS AS INDICATED IN THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007 EDITION.
- 2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER RECESSED 1/4" IN FROM FRONT
- 3. WHERE PARALLEL PARKING IS PERMITTED ADJACENT TO CURB, CURB MAY BE 9"X18",



DEPRESSED CURB AT DRIVEWAY ENTRANCE

### SURVEY REFERENCE:

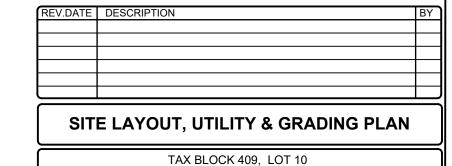
EXISTING CONDITIONS SHOWN HEREIN ARE BASED ON A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY TAX LOT 10, BLOCK 409, A.K.A. 101 NORTH 3RD STREET, CITY OF PATERSON, PASSAIC COUNTY, NEW JERSEY..." PREPARED BY DMC ASSOCIATES, INC. DATED 03-05-2021. DMC NUMBER 2103006.

## ARCHITECTURE REFERENCE:

PROPOSED DWELLING BASED ON ARCHITECTURAL PLANS ENTITLED "101 NORTH 3RD STREET, SINGLE FAMILY RESIDENCE" CHEN O'NEIL ARCHITECTS, PLLC CONSISTING OF THIRTEEN (13) SHEETS DATED SEPTEMBER 9, 2022, LAST REVISED JUNE 8, 2023.

# OWNER/APPLICANT:

PASSAIC COUNTY HABITAT FOR HUMANITY 146 NORTH 1ST STREET PATERSON, NJ 07509



A.K.A. 101 NORTH 3rd STREET CITY OF PATERSON PASSAIC COUNTY, NEW JERSEY

GOLDEN & MORAN ENGINEERING, LLC PLANNING AND DESIGN

> AUTHORIZATION No. 2GA28098700 6 CAREY AVENUE, BUTLER NJ 07405 TEL: (973) 714-2131

DNAL ENGINEER, NJ LICENSE No. 24GE03298200

PROFESSIONAL PLANNER. NJ LICENSE No. 3920 PHFH.22.01