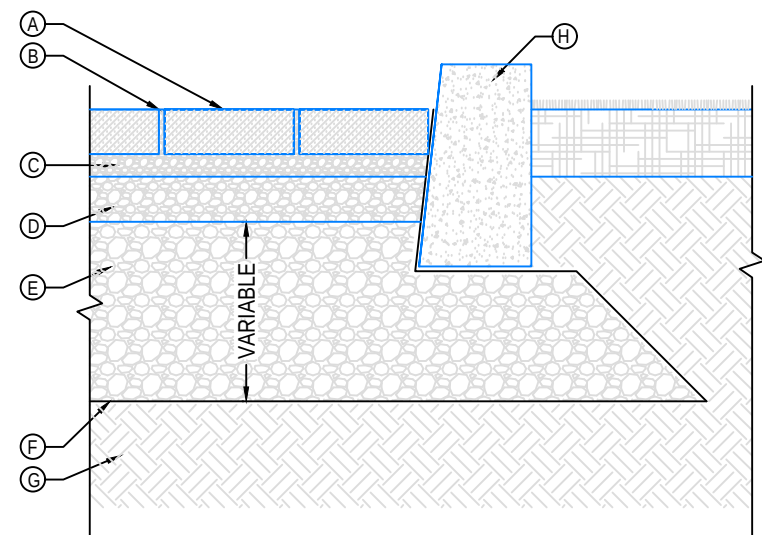


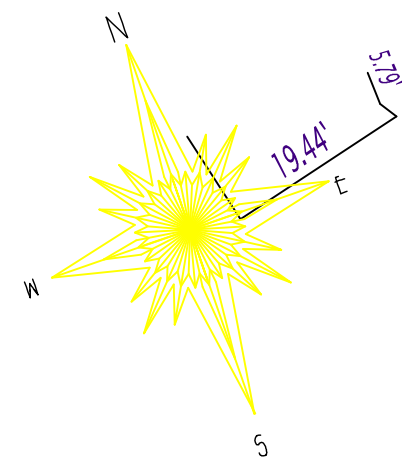
TAX LOT: SECTION 41.11, BLOCK 1, LOT 45
REFERENCES:

-ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS, DATED SEPTEMBER 24, 2021.

-BEING LOT 18, BLOCK E OF SUBDIVISION PLAT, 'PART OF SECTION 2, DUTCH VILLAGE IN VIOLA' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JANUARY 9, 1961 AS MAP #2829, BOOK 62, PAGE 59.



SECTION
CASE NO. 1 - FULL INFILTRATION



- LEGEND:
- ① PERMEABLE PAVES FROM TECO-BLOC, 2 3/8" TO 3 15/16" (60 TO 100 MM) THICK (INFO, MISTA RANDOM, PURE, VICTORIEN)
 - ② PERMEABLE VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 936
 - ③ JOINT FILLING MATERIAL, NO. 1 (FOR INFO, PURE AND VILLAGIO) OR NO. 3 STONE (FOR MISTA RANDOM, VICTORIEN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM D 448
 - ④ BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
 - ⑤ BASE COURSE, 4" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
 - ⑥ SUBBASE COURSE, THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448 (8")
 - ⑦ GEOTEXTILE
 - ⑧ SUBGRADE
 - ⑨ EDGE RESTRAINT
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT AND MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetats.com/info AND ENTER REFERENCE NUMBER 5058-007.

PERMEABLE PAVERS
PERMEABLE PAVERS (FULL INFILTRATION)

FRONT YARD IMPERVIOUS AREA:
AMSTERDAM
EXISTING:
AREA=9,522 SF
DRIVE & WALK=1,214 SF
POOL PATIO=214 SF
TOTAL=11,750 SF
TOTAL=11,750 SF

PROPOSED:
AREA=9,097 SF
DRIVE & WALK=1,128 SF
POOL PATIO=204 SF
TOTAL=10,429 SF
TOTAL=10,429 SF

IMPERVIOUS SURFACES:
EXISTING:
PER AS-BUILT=8,001 SF
-1,570 SF OF POOL PATIO
TO BE CONVERTED TO
PERVIOUS PAVERS

FRONT YARD IMPERVIOUS AREA:
JODI
EXISTING:
AREA=4,947 SF
TOTAL=4,947 SF

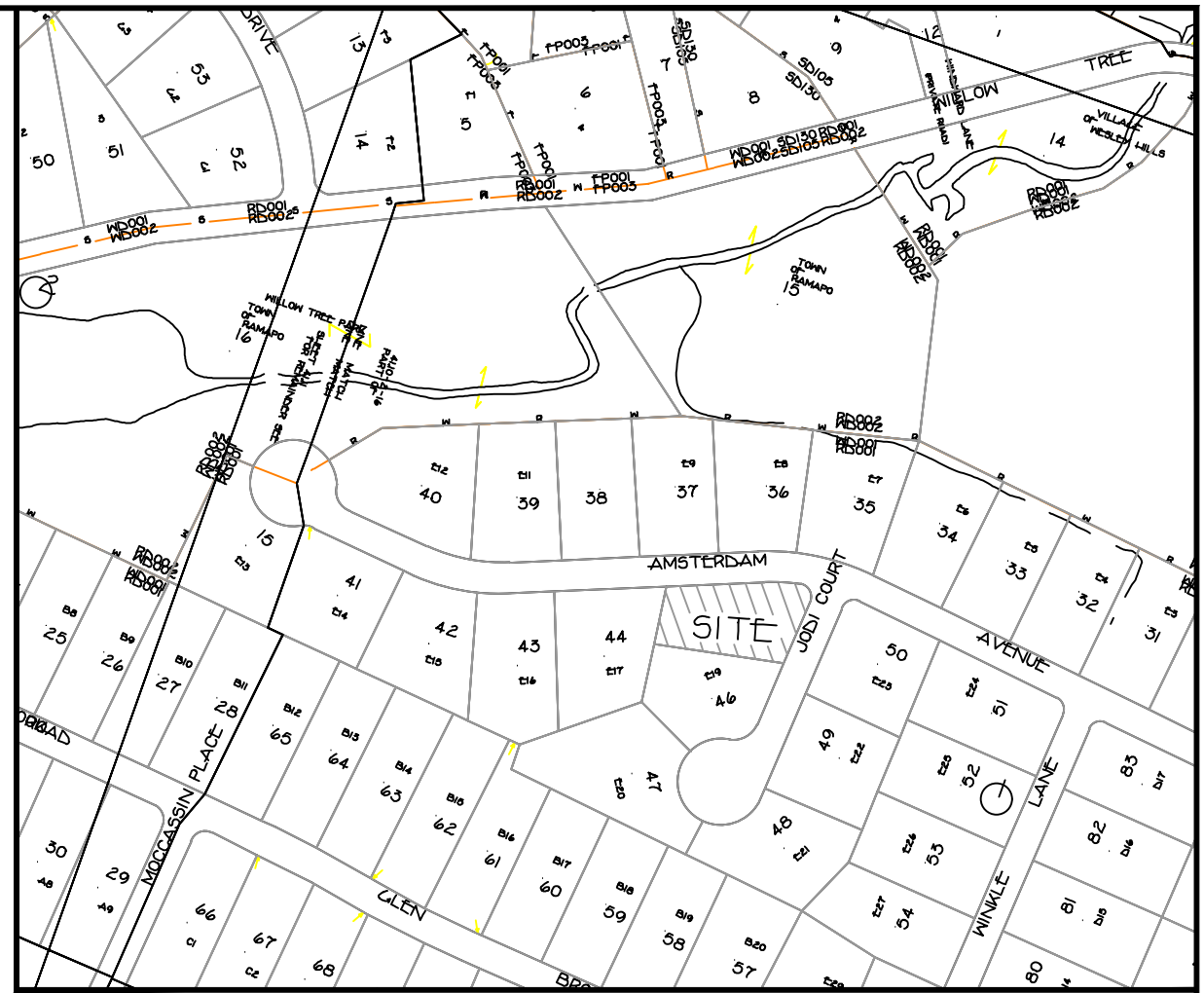
PROPOSED:
AREA=3,842 SF
TOTAL=3,842 SF

MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW):
SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES= 15 STORY=323 SF
EXISTING BUILDING COVERAGE=316 SF
COV=316 SF/25,992 SF=0.12
PROP. BUILDING COVERAGE:
316 SF+421 SF=737 SF
COV=737 SF/25,992 SF=0.14

VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
ZONE R-35
SINGLE FAMILY DWELLING

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (AMSTERDAM) (FT)	MINIMUM LOT WIDTH (JODI) (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD AMST. (FT)	FRONT YARD JODI (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO AMSTERDAM	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO JODI	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)
REQD.	35,000	100	100	125	125	125	50	50	25	60	50	0.25	0.20	0.20	0.10	2.5 / 25	40
EXIST.	25,992*	217.3	108.4	284.0	134.0	95*	40.4**	37.9**	24.6**	N/A	91.9	0.307**	0.182	0.0	0.12**	2 / 25	34
PROD.	25,992*	217.3	108.4	284.0	134.0	95*	38.6	29.7	21.2	N/A	109.4	0.282**	0.168	0.0	0.134***	2 / 25	40

* EXIST. CONDITION
** VARIANCE GRANTED 4/3/19
*** VARIANCE REQUIRED



VICINITY MAP
SCALE: 1"=300'

REVISIONS

1. 11/20/24 REVISE

PLOT PLAN
FOR
16 AMSTERDAM AVENUE
MINDICK
41.11-1-45
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 10 5 0 10 20 40 60

PAUL GDANSKI, PE, PLLC

3512 WHITTIER COURT
MALIBU, N.J. 07430
TEL: (917) 418-0999

16AMSTER

AUG. 18, 2024

1" = 20'

1 OF 1

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

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