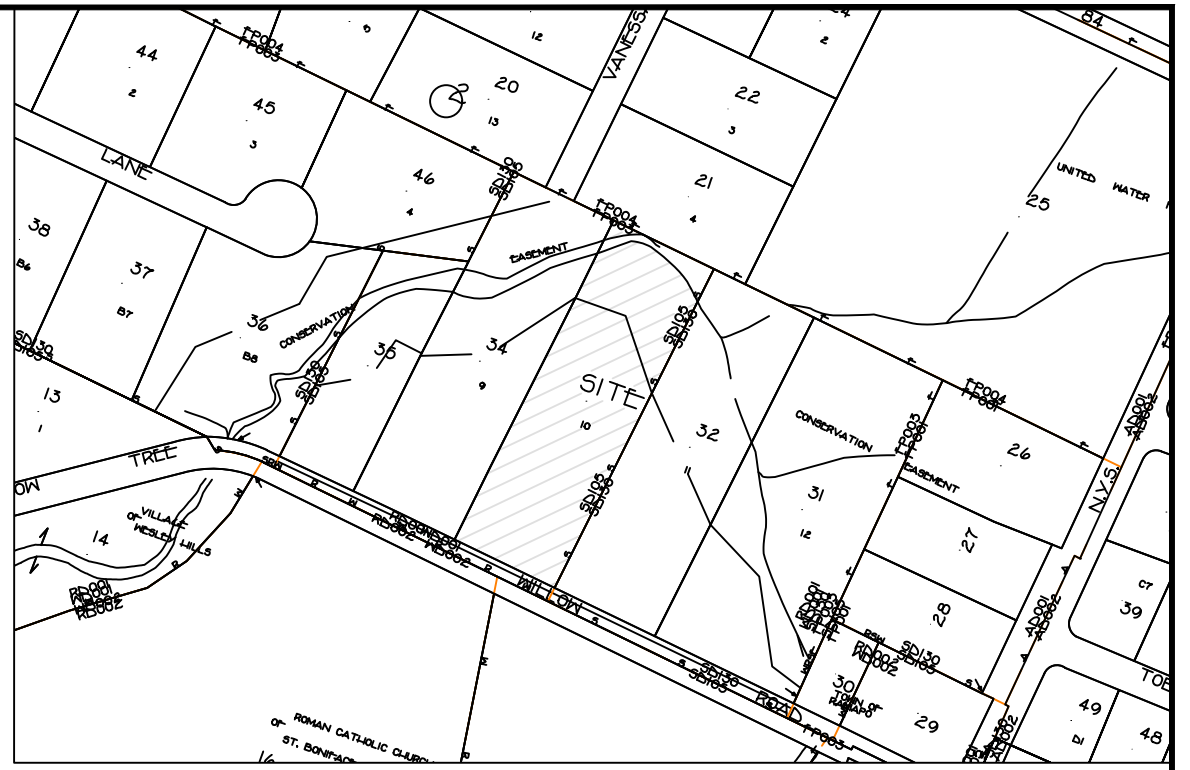


REFERENCES:
-ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS
REFERENCED FROM A SURVEY PREPARED BY
ANTHONY R. CELENTANO, PLS, LAST REVISED JULY 1,
2022.

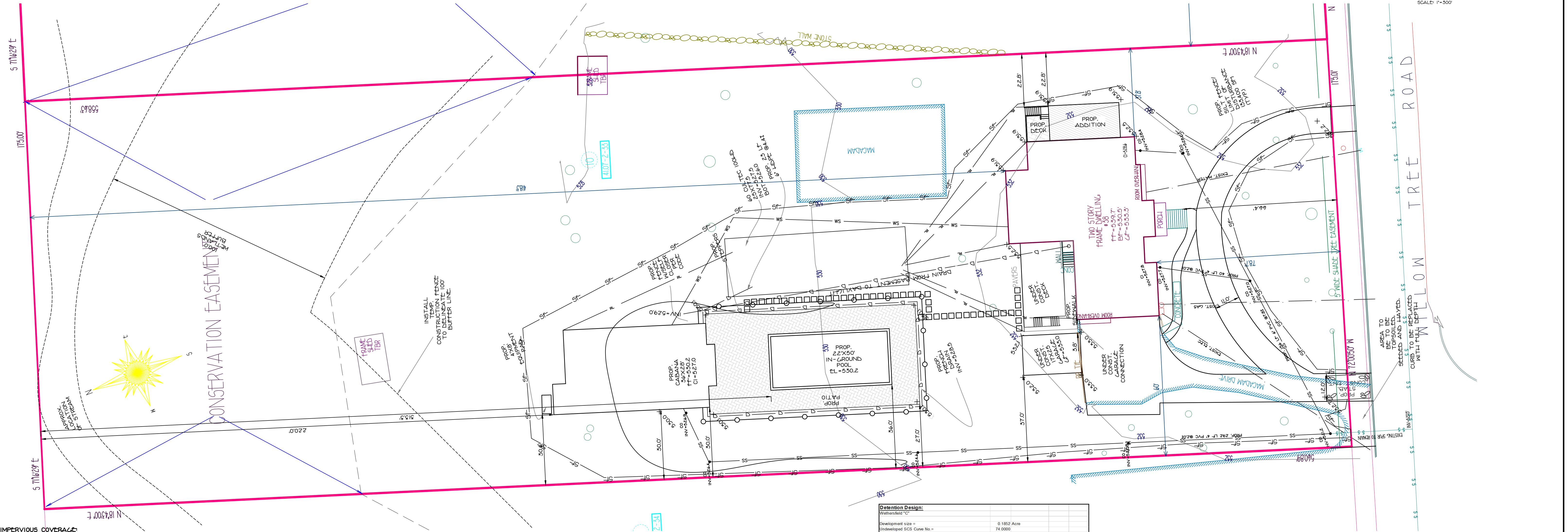
BEING LOT 10 ON A CERTAIN MAP ENTITLED
"SUBDIVISION OF BAKER ESTATES, SECTION 1"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #5892 BOOK #105 PAGE #49 ON 05/19/1986.

NOTES:

1. IF LOWEST FLOOR TO BE SENSORED IS BELOW THE UPSTREAM RIM
ELEVATION AN EXTERIOR CHECK VALVE WILL BE REQUIRED.
2. THE VILLAGE ENGINEER MUST BE GIVEN 48 HOURS NOTICE BEFORE PRIOR TO
DRAINAGE INSTALLATION.
3. SOIL PERCOLATION TESTING FOR THE DRYWELLS SHALL BE DONE PRIOR TO THE
INSTALLATION OF THE DRYWELLS.



VICINITY MAP
SCALE 1"=500'



IMPERVIOUS COVERAGE:
DWELLING & PORCH=3781 SF
DRIVEWAY AND WALK=2530 SF(TBI)
BASKETBALL COURT=2530 SF
EXIST. SLED=233 SF
BASEMENT STAIRS=61 SF
EXIST. TOTAL=6625 SF
PROP. DRIVEWAY=4126 SF
PROP. DECK=638 SF
PROP. WALK=309 SF
PROP. GARAGE & GARAGE CONNECTION=427 SF
PROP. REAR SIDEWALK=176 SF
PROP. CABANA=2337 SF
PROP. POOL=1248 SF
PROP. PATIO=2707 SF
PROP. STEPPERS=240 SF
PROP. SLED=120 SF
PROP. ADDITION=454 SF (2/5/25)
PROP. DECK=150 SF (2/5/25)
PROP. CONC. PAD=12 SF (2/5/25)
PROP. TOTAL=19269 SF
INCREASE FROM PREVIOUS APPROVAL
19269 SF-11502 SF=8067 SF INCREASE

FRONT YARD IMPERVIOUS RATIO:
EXIST.
DRIVEWAY & WALK=2535 SF
AREA=11621 SF
F.Y.I.R.=2535/11621=0.218

PROP.
DRIVEWAY & WALK=2639 SF
AREA=11621 SF
F.Y.I.R.=2535/11621=0.220

MAXIMUM BUILDING COVERAGE CALCULATION PER ZONING LAW:
SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES=

EXIST.
DECK=638 SF
FRONT PORCH=117 SF
TOTAL=2200+1425+638+117=4280 SF
MAX. COV.=755 SF/ 4280 SF *0.05+0.10=0.109
COV.=4280/97898=0.044

PROP.
TOTAL=5515 SF EXIST. PER AS-BUILT
CABANA=2337 SF
ADDITION=454 SF
DECK=150 SF
TOTAL=8456 SF
COV.=8456 SF/97898 SF=0.0864

PER
12/26/22
APPROVAL

VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
ZONE R-50
SINGLE FAMILY DWELLING

	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT FRONTAGE (FT.)	MINIMUM LOT WIDTH (FT.)	MINIMUM EFFECTIVE SQUARE SIDE (FT.)	FRONT YARD (FT.)	SIDE YARD (FT.)	TOTAL SIDE YARD (FT.)	REAR YARD (FT.)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE PER ARCH.	MAXIMUM BUILDING HEIGHT STORIES(FT.)	MAXIMUM EXPOSED BUILDING HEIGHT (FT.)	SIDE POOL /PAT. YARD (FT.)	REAR YARD /PAT. (FT.)	SIDE YARD CAB. (FT.)	REAR YARD CAB. (FT.)
RECD	50,000	100	150	150	50	30	75	50	0.20	0.22	0.109/0.10	2.5 / 25	40	15	15	30	50
EXIST.	97,898	175.0	175.0	150	66.4	37.8	97.8	418.3	0.118	0.218	0.040	2/23'	34'	NA	NA	NA	NA
PROD.	97,898	175.0	175.0	150	66.4	22.8**	59.8**	418.3	0.20	0.220	0.0864	2/23'	34'	36.0/ 27.0	515.3/286.8	30.0	220.0

**=VARIANCE REQUIRED

Detention Design: Watershed "C"	
Development size =	0.1852 Acre
Undeveloped SCS Curve No. =	74.0000
Developed SCS Curve No. =	98.0000
1. Select Design Storm 100 year, 24-hour	
	9.3000
2. Type of subsurface disposal system: Culvert 100 HD w/18" stone	
3. Determine Percolation Rate:	
Percolation Rate:	1.0000 inches
Drop:	60.0000 minutes
Time:	
a. Area of Percolation (Ap): Surface area of Cylinder Ac=PI*Dr*Hag	
Dr:	1.0000 foot
Hag:	8.5000 inches
Ac:	2.2253 PI/2
Bottom Area:	
Ab=PI*R2	0.7854 PI/2
Ab:	
Volume of Percolation: Ap*Ac*Hag	
Ap:	3.0107 PI/2
Ap*Hag:	0.0654 PI/3
Soil Percolation Rate:	
Sp=Volume/Area/Time	0.0004 PI/3PI/2Min.
Sp:	0.5217 PI/3PI/2day
Sp*(minus clogging factor of 25%)	0.3913 PI/3PI/2day
4. Calculate Required Storage Volume: 100yr. 24 hour rainfall = From Table 2-1 of TR-55	
Existing Ckt:	74.0000 therefore depth V= 6.11 inches
Proposed Ckt:	98.0000 therefore depth V= 9.10 inches
DeltaV=	2.9900 inches
Ac=Area*Area	
V=Sp	2010.0275 PI/3

2/23/25 PER TEST

REVISIONS

2/5/25 ADD ADDITION
11/25/24 REVISE CABANA
11/19/24 ADD CABANA
7/11/24 CHANGE POOL/PATIO
9/26/23 REVISE
7/27/23 MOVE GARAGE
6/20/23 ADD POOL/PATIO
12/16/22 PER COMMENTS
11/30/22 ADD DRIVE

PLOT PLAN
FOR
38 WILLOW TREE ROAD
41.07-2-33
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
0 10 20 30 40 50 60

PAUL GDANSKI, PE, PLLC

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



38WILLOW
FILE
SEPT. 29, 2024
SCALE
1" = 20'
SNG
1 OF 2

