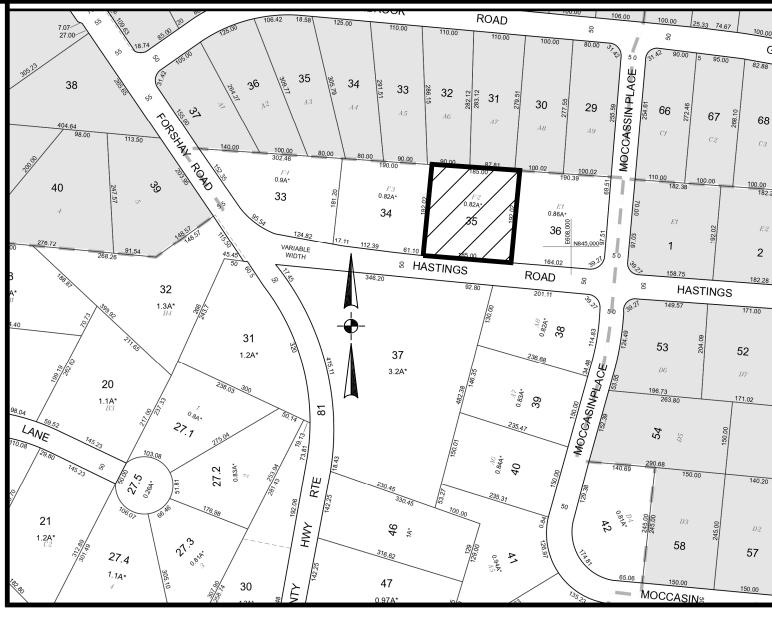


Max Building Coverage	
Buidling Coverage	4,193 SF
Total SF	35,524 SF
Max Building Coverage	0.14

Max Impervious Surface Ratio		
Building	4913 SF	
Driveway	3662 SF	
Port Cochere	247 SF	
Proposed Walkway	590 SF	
Patios	1590 SF	
Terrace	351 SF	
32 6sf Stepping Stones	192 SF	
Pool + Pool Patio	2164 SF	
2 Cabanas	200 SF	
Total Impervious	13909 SF	
Total Lot SF	35524 SF	
Max Impervious Surface Ratio	0.4	

Max Front Yard Impervious		
Walkway	543 SF	
Driveway	1607 SF	
Total Impervious	2150 SF	
Total Front Yard	9257 SF	
Front Yard Impervious Surface Ratio	0.232	



*VICINITY MAP*1" = 200'

### **GENERAL NOTES**

1. RECORD OWNER AND APPLICANT:

ORZEL AVROHOM & MALKY 6 HASTINGS ROAD MONSEY, NY 10952

2. TAX REFERENCE: VILLAGE OF WESLEY HILLS: 41.14-1-35.

3. AREA OF PROPERTY: 35,524 SQUARE FEET OR 0.816 ACRES

4. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC. ON JUNE 10, 2024

### REFERENCES

BEING SECTION 41.14, BLOCK 1, LOT 35 OF THE VILLAGE OF WELSEY HILLS AND TOWN OF RAMAPO TAX MAPPING. 2. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2022 AT PAGE 34383 AT THE ROCKLAND COUNTY CLERKS OFFICE. 3. BEING LOT 2 IN BLOCK F ON A MAP ENTITLED "SUBDIVISION PF PROPERTY OF GRANDVIEW TERRACE, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK DATED AUGUST 7, 1961 MADE BY BARBOUR & JOST SURVEYORS", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MARCH 6, 1963 IN BOOK 66 ON PAGE 11 AS MAP NUMBER 3095. 4. TOTAL AREA = 35, 524 SQUARE FEET OR 0.816 ACRES.

OCTOBER 10, 2024

ISSUE DESCRIPTION REVISIONS S.B.L. 41.14 - 1 - 35 PLOT PLAN FOR 6 HASTINGS ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK CIVIL TEC Engineering & Surveying PC DATE: 139 Lafayette Avenue, 2nd Fl. Chester, NY 10918 Suffern, NY 10901 DRAWN BY: DC P 845.547.2241 - F 845.547.2243 845.610.3621 Civil Engineering & Land Surveying Services that Build Co CHKD BY: www.Civil-Tec.com 4370

Rachel B. Barese, P.E

N.Y. Lic. No. 90143

REV PER LANDSCAPE ARCHITECT

1"=20'

DWG No.

GRAPHIC SCALE

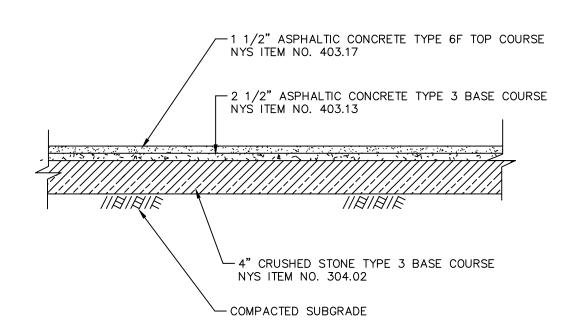
O 10 20 40

( IN FEET )

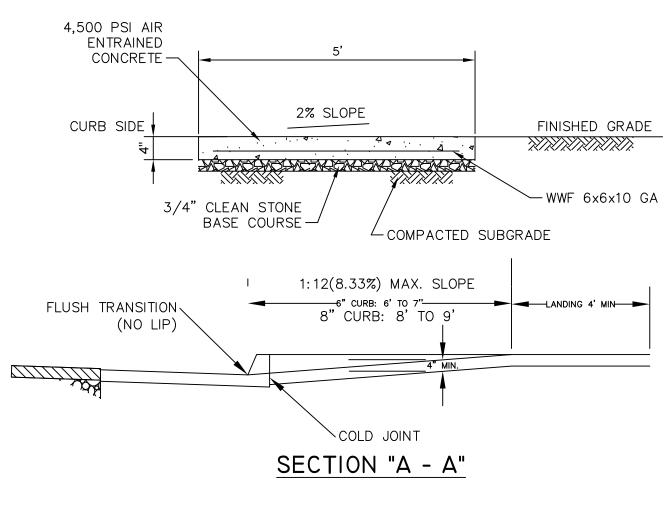
1 inch = 20 ft.

TABLE OF DIMENSIONAL REQUIREMENTS: R-35 SINGLE FAMILY RESIDENCE Max. Front Yard | Maximum Maximum Min. Lot | Min. Lot | Min. Lot Min. Front Min. Min. Total Min. Rear Imperviou Effective Impervious Exposed Frontage Width Yard Side Yard Side Yard Yard Surface Surface Ratio Coverage uilding Heigh Ratio Required | 35,000 SF | 100 FT | 125 FT | 125 FT | 50 FT 25 FT 60 FT 50 FT 0.25 0.2 0.1 2 ½ 25 40 FT Proposed 35,524 SF 185 FT | 185 FT | 125 FT | 50 FT | 26.3 FT 0.40\* 0.24\* 0.14\* 2 ½ <25

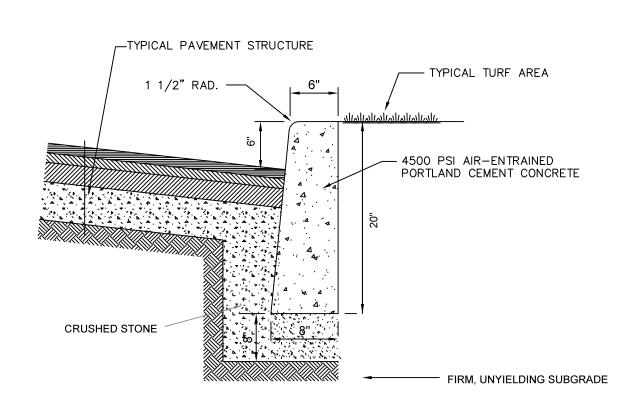
\*Variance Required



# TYPICAL DRIVEWAY PAVEMENT SECTION SCALE: N. T. S.



# CONCRETE SIDEWALK SCALE: N. T. S.

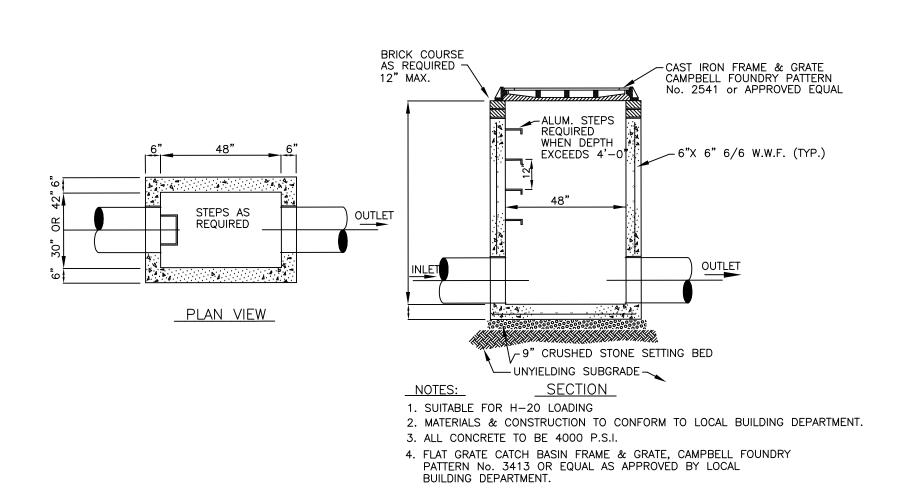


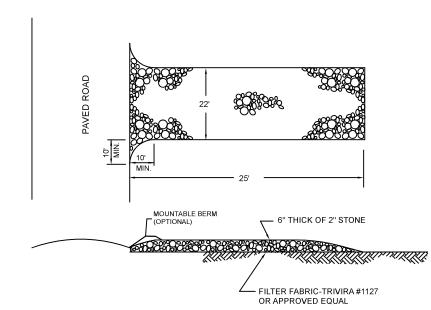
N.T.S.

PRECAST CONCRETE CATCH BASIN

1) PROVIDE EXPANSION JOINT AT 20'-0" MAX.

CONCRETE CURB DETAIL



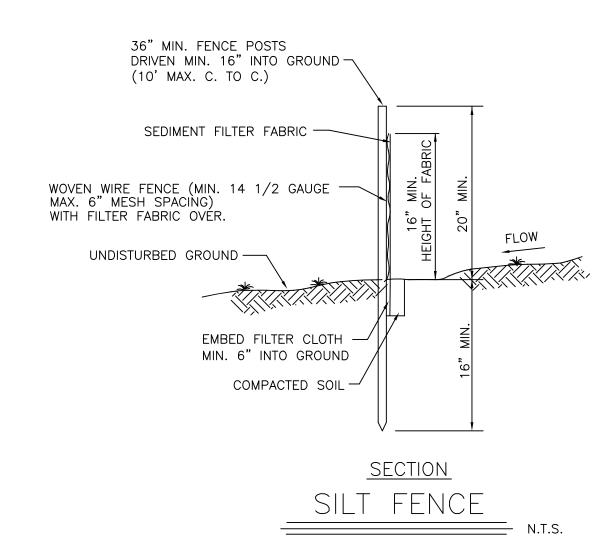


#### STABILIZED CONSTRUCTION ENTRANCE

- CONSTRUCTION SPECIFICATIONS N.T.:

  1. STONE SIZE USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 25 FOOT MINIMUM LENGTH WOULD APPLY).
   THICKNESS NOT LESS THAN 6 INCHES.
- 4. WIDTH 12 FEET MINIMUM. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR FEET IF
- FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 6. SURFACE WATER ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL. A MOUNTABLE BERM WITH 5:1 SLOPES WILL
- 7. MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS—OF—WAY. ALL SEDIMENT SPILLED. DROPPED. WASHED OR TRACKED
- ONTO PUBLIC RIGHTS—OF—WAY MUST BE REMOVED IMMEDIATELY.

  8. WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING
- 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER FACH RAIN.

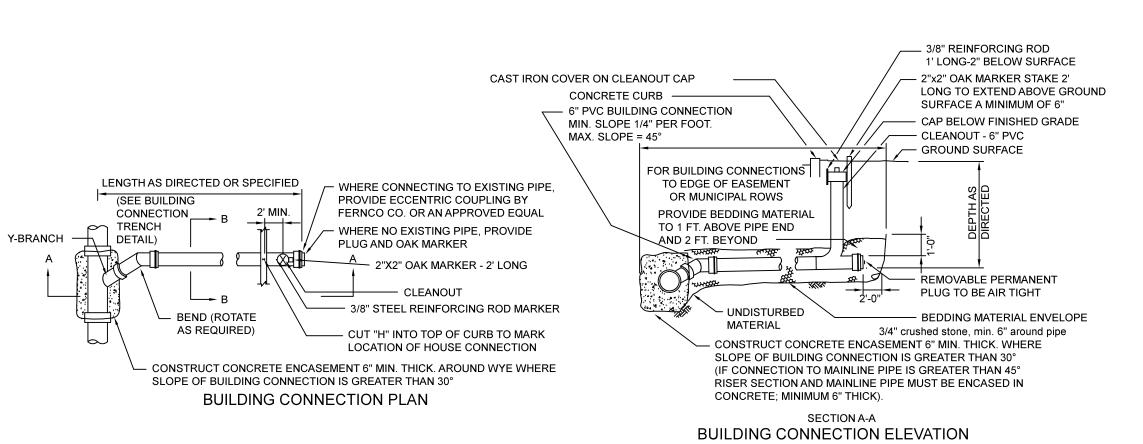


#### CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

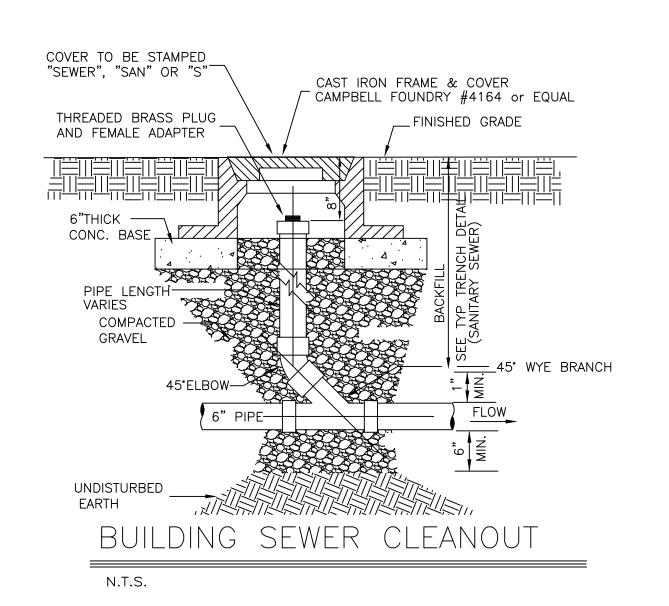
- 1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION
- WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

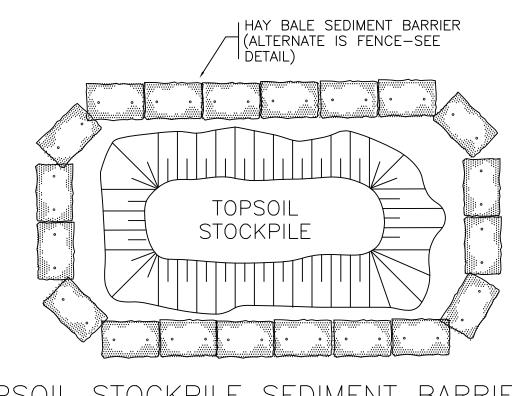
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY
- SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL
- REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
- 5. POST TO BE STEEL EITHER "T" OR "U" TYPE OR 2" HARWOOD.6. FILTER CLOTH TO BE MIRAFI 100X STABILINKA T140N
- OR APPROVED EQUAL.
- 7. PREFABRICATED UNIT GEOFAB. ENVIROFENCE OR APPROVED EQUAL.



## BUILDING CONNECTION DETAIL





TOPSOIL STOCKPILE SEDIMENT BARRIER

N.T.S.

