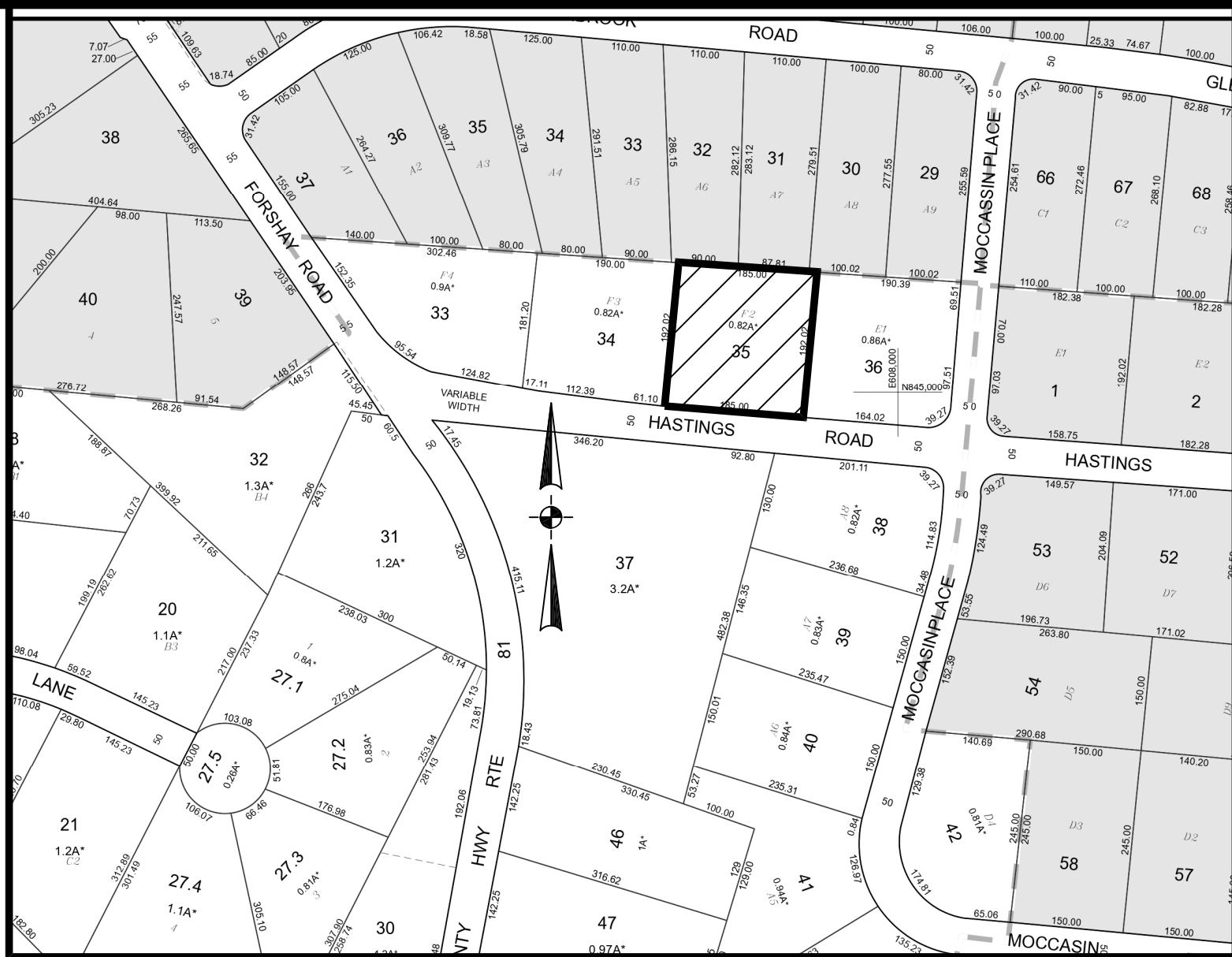


Max Building Coverage	
Building Coverage	4,193 SF
Total SF	35,524 SF
Max Building Coverage	0.14

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

TABLE OF DIMENSIONAL REQUIREMENTS: R-35 SINGLE FAMILY RESIDENCE													
	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Effective Square	Min. Front Yard	Min. Side Yard	Min. Total Side Yard	Min. Rear Yard	Max. Impervious Surface Ratio	Max. Front Yard Impervious Surface Ratio	Maximum Building Coverage	Max. Building Height Stories Feet	Maximum Exposed Building Height
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 1/2 25	40 FT
Proposed	35,524 SF	185 FT	185 FT	125 FT	50 FT	26.3 FT	71.3 FT	68.8 FT	0.40*	0.24*	0.14*	2 1/2 <25	40 FT
*Variance Required													



GENERAL NOTES

- RECORD OWNER AND APPLICANT: ORZEL AVROHOM & MALKY
6 HASTINGS ROAD
MONSEY, NY 10952
- TAX REFERENCE: VILLAGE OF WESLEY HILLS: 41.14-1-35.
- AREA OF PROPERTY: 35,524 SQUARE FEET OR 0.816 ACRES
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC. ON JUNE 10, 2024

REFERENCES

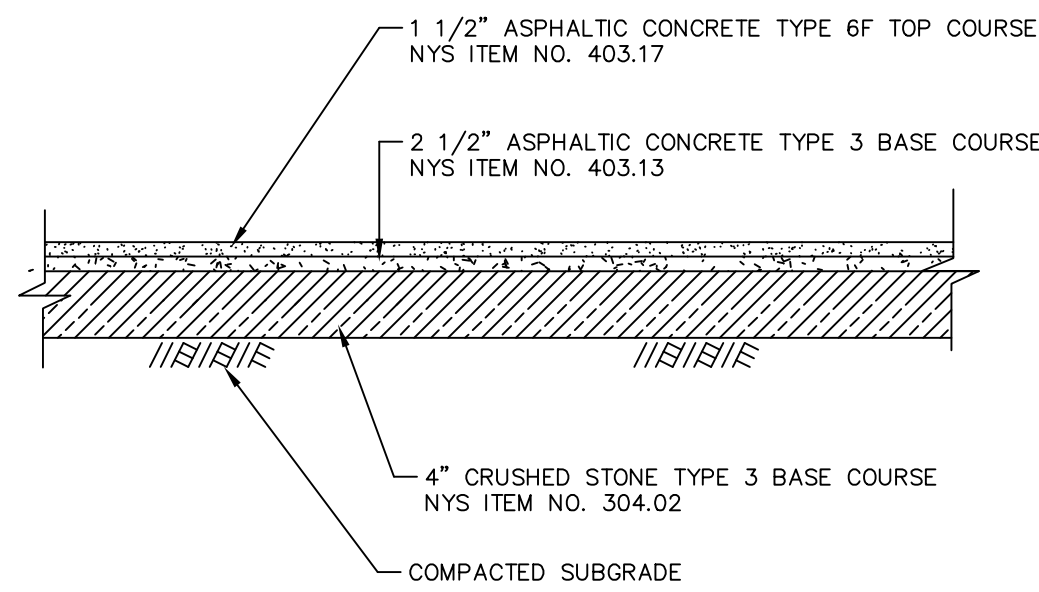
- BEING SECTION 41.14, BLOCK 1, LOT 35 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2022 AT PAGE 34383 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- BEING LOT 2 IN BLOCK F ON A MAP ENTITLED "SUBDIVISION OF PROPERTY OF GRANDVIEW TERRACE, TOWN OF RAMAPO, 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.
- TOTAL AREA = 35,524 SQUARE FEET OR 0.816 ACRES.

JANUARY 17, 2025
OCTOBER 10, 2024

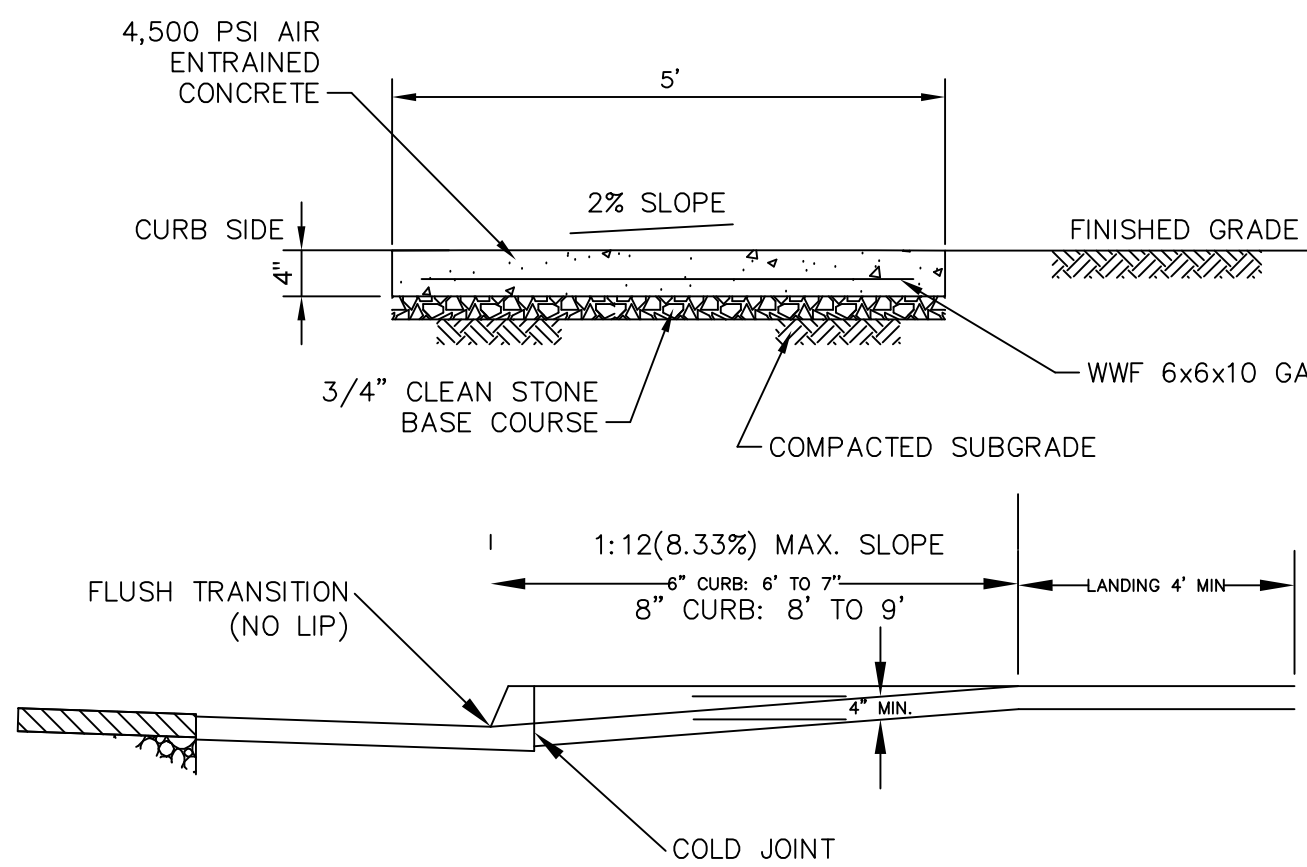
REV 2
REV 1

REV PER VILLAGE ATTORNEY'S COMMENTS
REV PER LANDSCAPE ARCHITECT

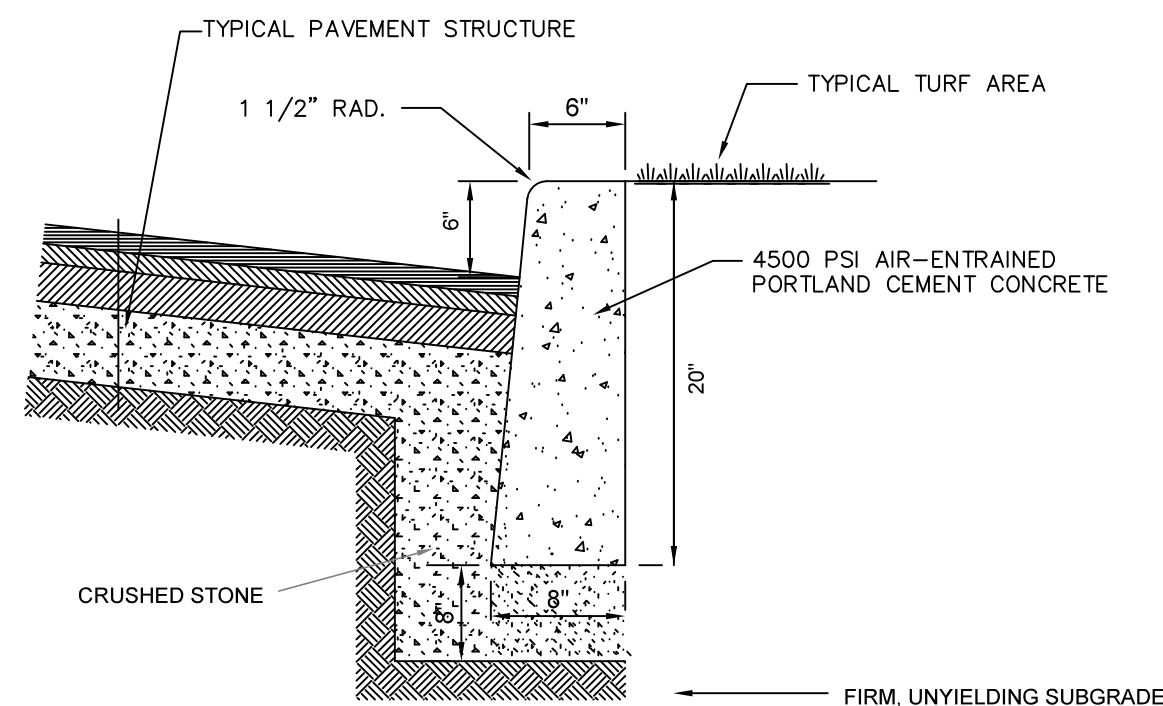
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.14 - 1 - 35 PLOT PLAN FOR 6 HASTINGS ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	9/6/24
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DRAWN BY:	DC
111 Main Street Chester, NY 10918 845.610.3621		CHKD BY:	RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		JOB No.	4370
Rachel B. Barese, P.E. N.Y. Lic. No. 90143		SCALE:	1"=20'
		DWG No.	1 OF 2



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

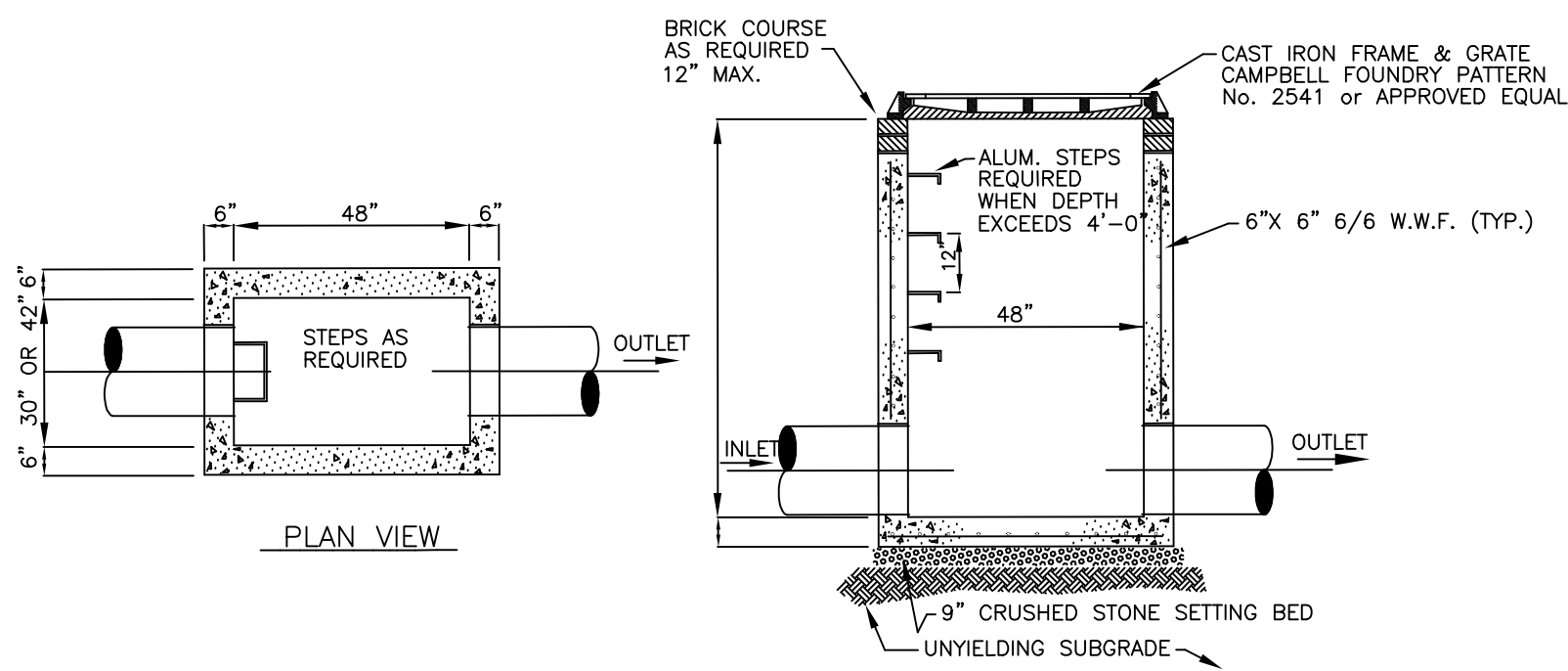


CONCRETE SIDEWALK
SCALE: N. T. S.



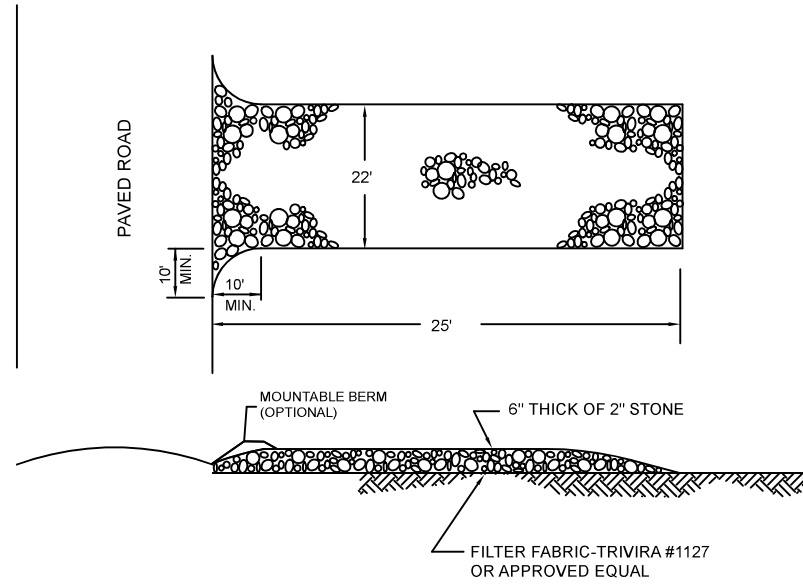
NOTE:
1) PROVIDE EXPANSION JOINT AT 20'-0" MAX.

CONCRETE CURB DETAIL
N.T.S.



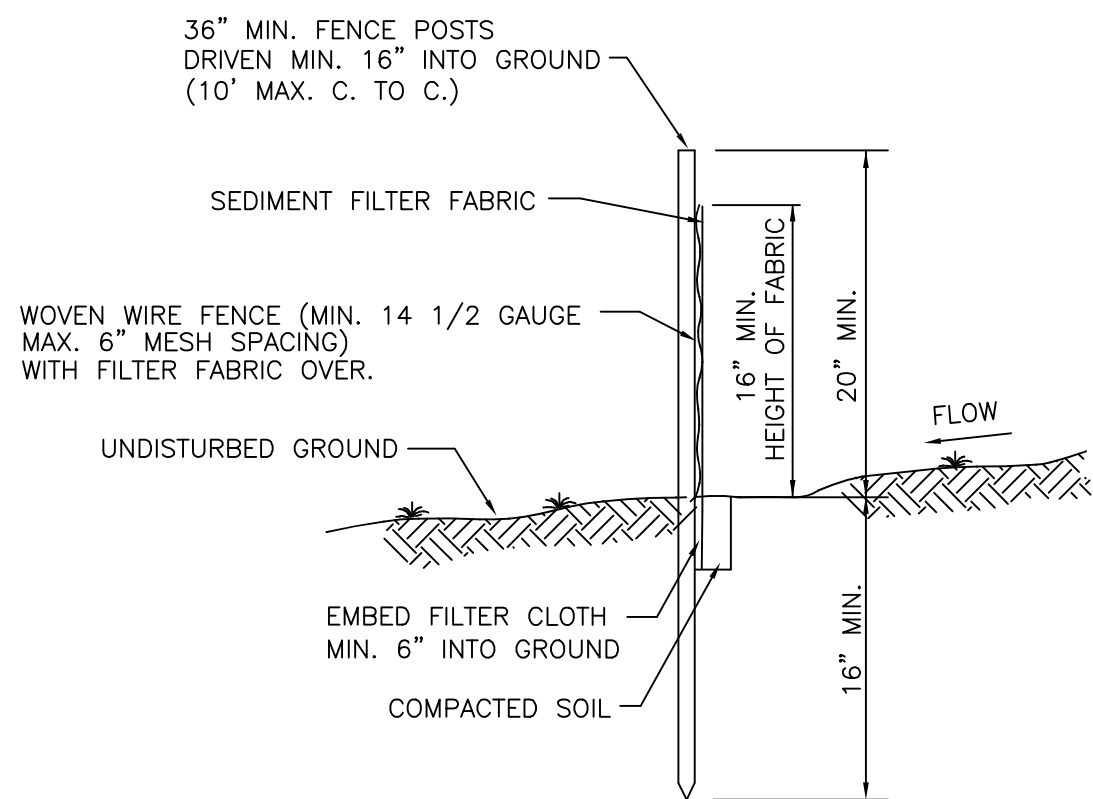
NOTES:
1. SUITABLE FOR H-20 LOADING
2. MATERIALS & CONSTRUCTION TO CONFORM TO LOCAL BUILDING DEPARTMENT.
3. ALL CONCRETE TO BE 4000 P.S.I.
4. FLAT GRATE CATCH BASIN FRAME & GRATE, CAMPBELL FOUNDRY PATTERN No. 3413 OR EQUAL AS APPROVED BY LOCAL BUILDING DEPARTMENT.

PRECAST CONCRETE CATCH BASIN



STABILIZED CONSTRUCTION ENTRANCE

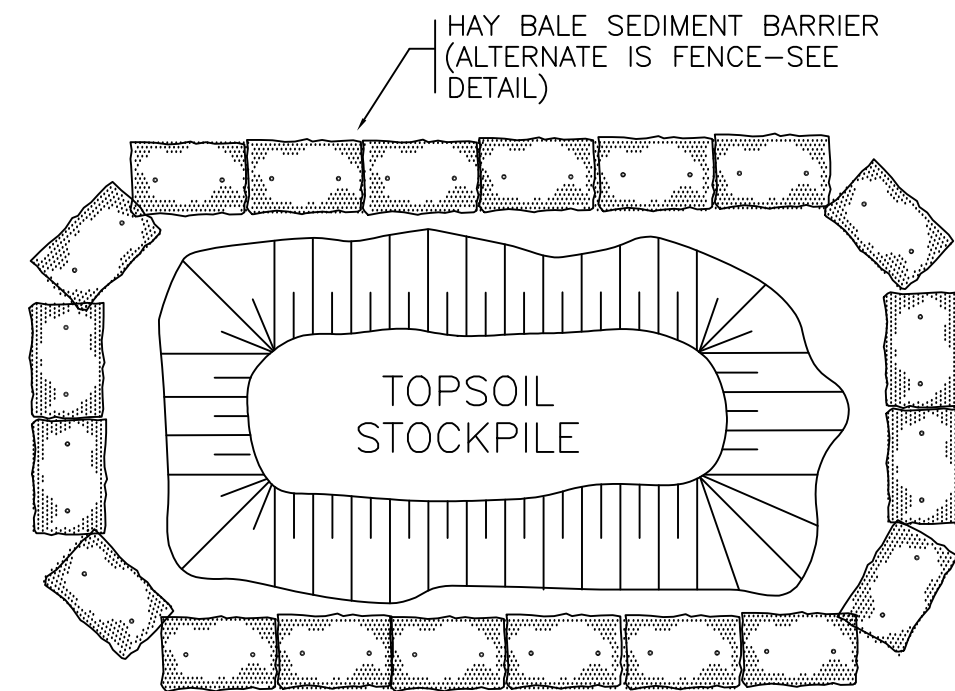
- CONSTRUCTION SPECIFICATIONS N.T.S.
- STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 25 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN 6 INCHES.
 - WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR FEET IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - 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 BE PERMITTED.
 - 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.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



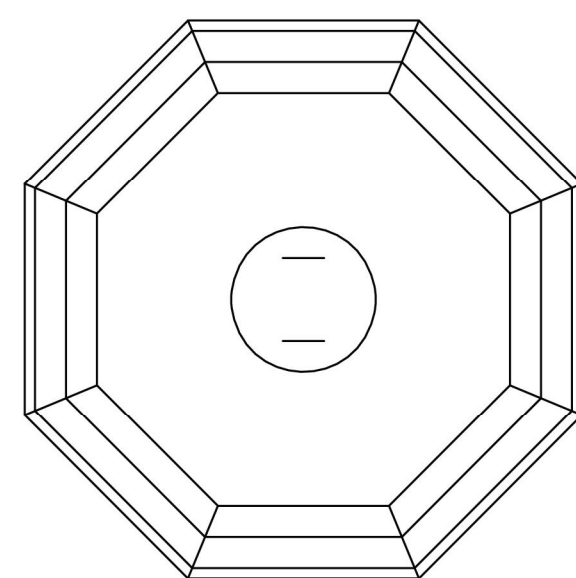
SECTION
SILT FENCE
N.T.S.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
- POST TO BE STEEL EITHER "T" OR "U" TYPE OR 2" HARWOOD.
- FILTER CLOTH TO BE MIRAFI 100X STABILINKA T140N OR APPROVED EQUAL.
- PREFABRICATED UNIT - GEOFAB. ENVIROFENCE OR APPROVED EQUAL.

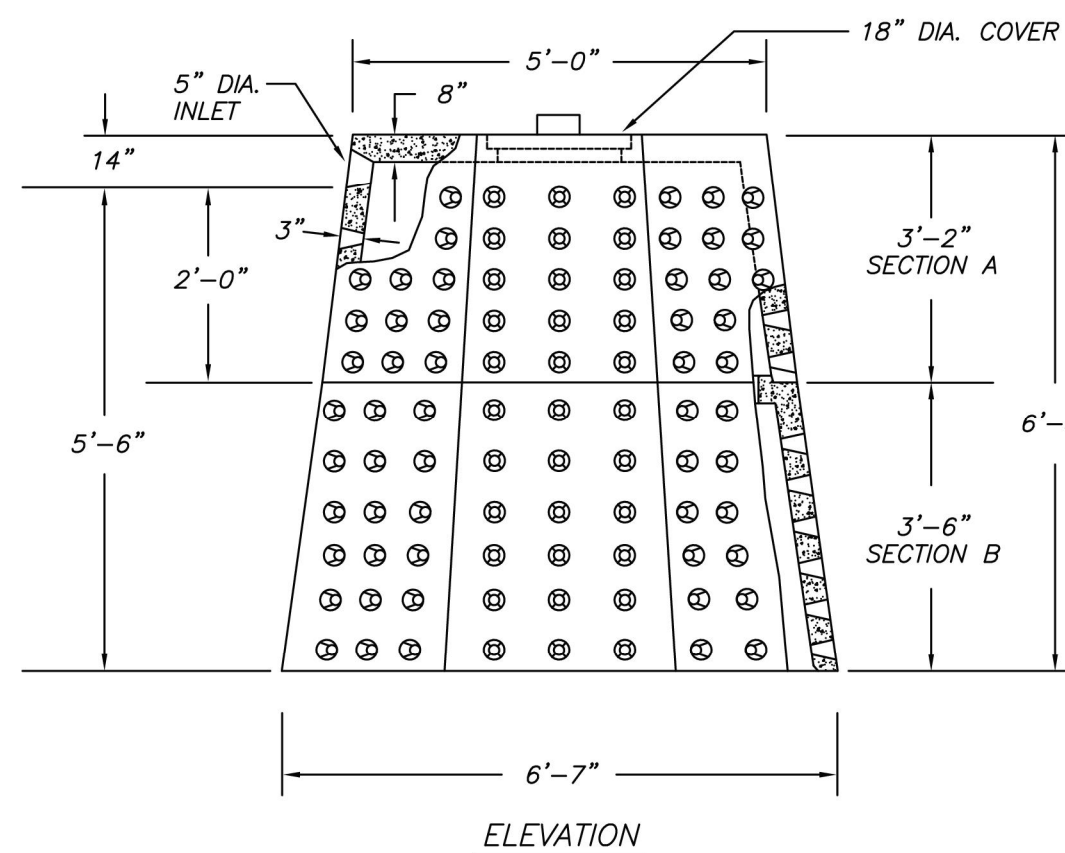


TOPSOIL STOCKPILE SEDIMENT BARRIER
N.T.S.



PLAN VIEW

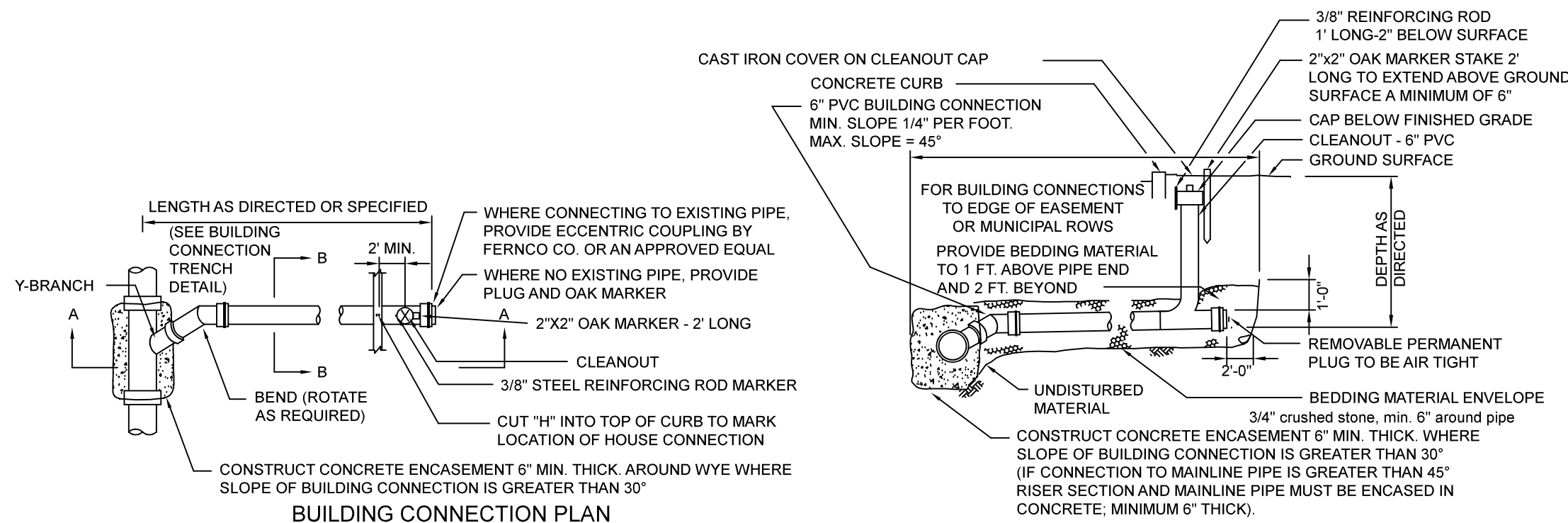
DETAIL OF OPENING



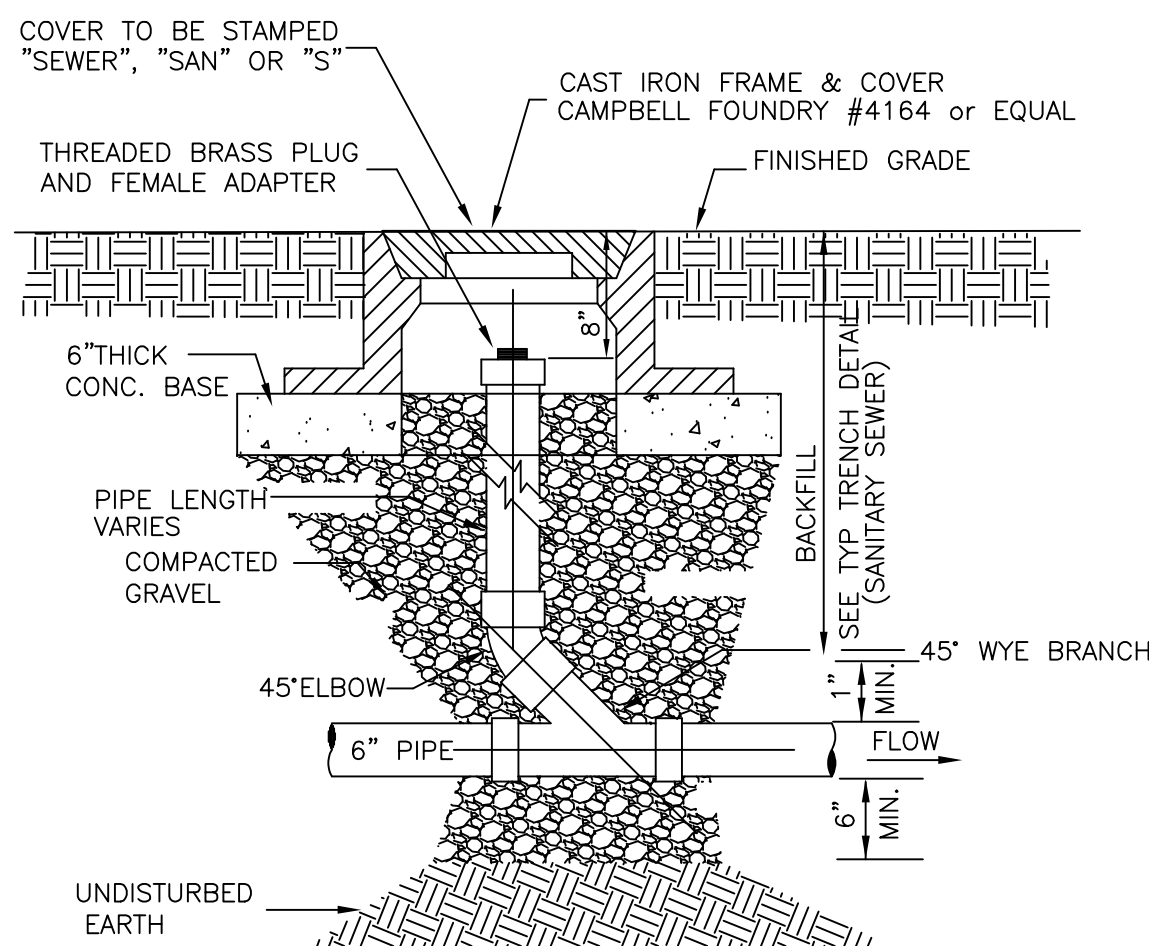
ELEVATION

NOTES :
* CONCRETE TO TEST 4000 PSI @ 28 DAYS
* STEEL REINFORCEMENT-ASTM-A-615
* SECTION A - 370 GALLONS 6'-0" ACROSS BOTTOM WEIGHT - 2,000 LBS.
* SECTION B - 630 GALLONS 6'-7" ACROSS BOTTOM WEIGHT - 4050 LBS.
* LOAD RATING - HS20
* 18" STONE SURROUND

Precast Concrete Sales Co. 123 Route 303 Valley Cottage, N.Y. 10989 Tel. (845) 268-4949 - Fax (845) 268-4376		
CONT.		
JOB	5'-0" x 6'-7" DRYWELL TWO SECTIONS	
DATE	DRAWN BY	DRAWING NO.
02/09	AT	705-A/B



SECTION A-A
BUILDING CONNECTION ELEVATION
BUILDING CONNECTION DETAIL
N.T.S.



BUILDING SEWER CLEANOUT
N.T.S.

JANUARY 17, 2025 OCTOBER 10, 2024	REV 2 REV 1	REV PER VILLAGE ATTORNEY'S COMMENTS REV PER LANDSCAPE ARCHITECT
DATE	ISSUE	DESCRIPTION
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 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547 2241 - F 845 547 2243		DATE: 9/8/24 DRAWN BY: DC CHKD BY: RB/LT JOB No. 4370 SCALE: 1"=20' DWG No. 2 OF 2
Civil Engineering & Land Surveying Services that Build C www.Civil-Tec.com		
Rachel B. Barese, P.E. N.Y. Lic. No. 90143		