



VICINITY MAP
1" = 300'

NOTE: VILLAGE ENGINEER TO BE NOTIFIED 48 HOURS PRIOR TO DRAINAGE INSTALLATION AND WITNESS/APPROVED.

IMPERVIOUS IN FRONT YARD:
1,207 SF (DRIVEWAY)
TOTAL: 1,207 SF

AREA OF FRONT YARD: 7,928 SF

FRONT YARD IMPERVIOUS RATIO:
1,207 SF IMPERVIOUS/7,928 SF = 0.152

BUILDING COVERAGE CALCULATION
2,313 SF + 603 SF DECK + 70 SF MASTER DECK = 2,986 SF
BUILDING COVERAGE
2,986 SF / 35,028 SF = 0.085

0.085 < 0.10 SO OK

AVERAGE GRADE BASED ON THE ROAD IS
(536 + 534) / 2 = 535.0

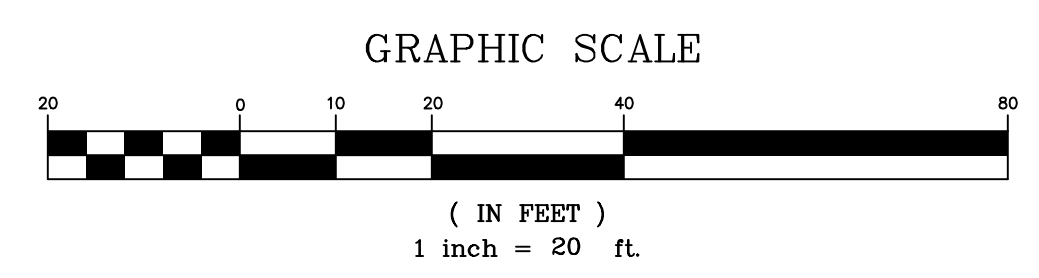
LOT COVERAGE:

DRIVEWAY	2,824 SF
DWELLING	2,313 SF
DECKS/WALKWAY/STEPS/WALLS	1,819 SF
POOL	975 SF
TOTAL	7,731 SF

TOTAL IMPERVIOUS COVERAGE:
7,731 SF/35,028 SF = 0.221



5 - 1,000 GAL DRYWELLS
5'-0" X 6'-7" BY
PRECAST CONCRETE SALES CO
OR APPROVED EQUAL
RIM 536.0
INV IN 534.5
BASE 529.42
18" STONE SURROUND



Bulk Requirements: R-35 Single Family Detached Residence

	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Front Yard	Min Side Yard	Min Total Side Yards	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Height	Max Exposed Building Height
Required	35,000 SF	100 FT	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.20	0.10	25 FT	2.5 Stories
Proposed	35,028 SF	158.5 FT	158.5 FT	50 FT	39.7 FT	85.5 FT	58.3 FT	0.221	0.152	0.085	23 FT	2.5 Stories

REFERENCES

- BEING SECTION 41.06, BLOCK 1, LOT 78 OF THE VILLAGE OF WELSEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2010 AT PAGE 22659 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- BEING LOT 10 IN BLOCK E ON A MAP ENTITLED "SECTION TWO OVERLOOK ESTATES IN WESLEY CHAPEL, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JULY 25, 1966 IN BOOK 72 ON PAGE 1 AS MAP NUMBER 3460.
- TOTAL AREA = 35,028 SQUARE FEET OR 0.804 ACRES.

DATE	ISSUE	DESCRIPTION	REVISIONS
JANUARY 3, 2024	REV 14		REV PER VILLAGE'S COMMENTS
SEPTEMBER 20, 2023	REV 13		REV PER VILLAGE'S COMMENTS
AUGUST 3, 2023	REV 12		REV PER CLIENT
JULY 26, 2023	REV 11		REV PER VILLAGE'S COMMENTS
JUNE 9, 2023	REV 10		REV PER VILLAGE'S COMMENTS
MARCH 20, 2023	REV 9		REV PER VILLAGE'S COMMENTS
FEBRUARY 24, 2023	REV 8		REV PER LANDSCAPE ARCHITECT
OCTOBER 17, 2022	REV 7		REV PER ARCHITECT
SEPTEMBER 21, 2022	REV 6		REV PER ARCHITECT
JUNE 21, 2022	REV 5		REV PER ARCHITECT
MARCH 25, 2022	REV 4		REV PER VILLAGE ENGINEER'S COMMENTS
MARCH 25, 2022	REV 3		REV PER VILLAGE ENGINEER'S COMMENTS
JANUARY 20, 2022	REV 2		ADD UTILITIES, DRAINAGE, & SOIL EROSION CONTROLS
JULY 26, 2021	REV 1		REV PER NEW BUILDING FOOTPRINT

S.B.L. 41.06-1-78
PLOT PLAN
FOR
33 ASTOR PLACE
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

DATE: 6/29/21

139 Lafayette Avenue, 2nd Fl. 111 Main Street
Suffern, NY 10901 Chester, NY 10918
P 845.547.2241 - F 845.547.2243 845.610.3621

Civil Engineering & Land Surveying Services that Build Confidence
www.Civil-Tec.com

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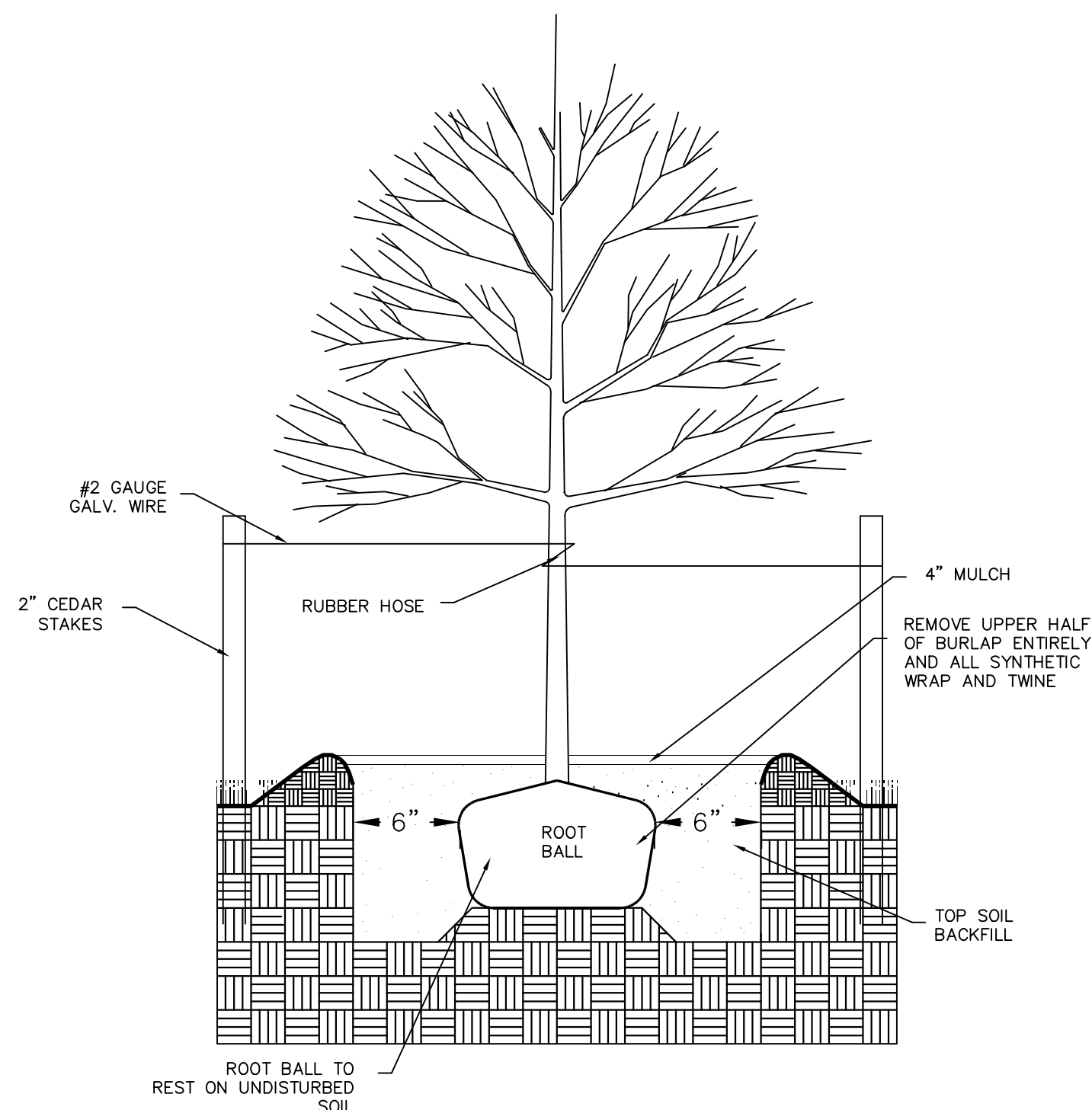
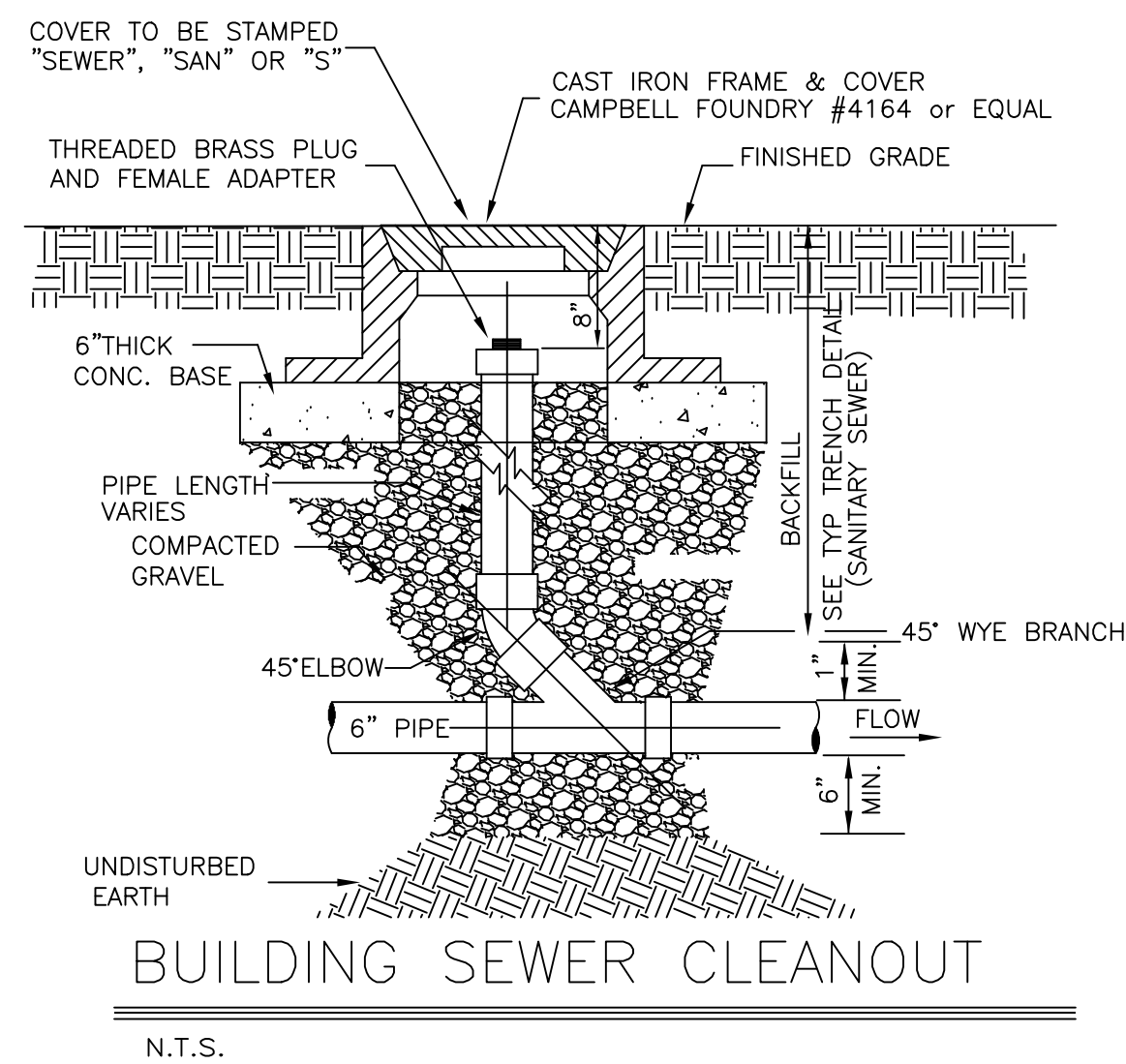
CHKD BY: RB/LT

JOB No. 3955

SCALE: 1"=20'

DWG No. 1 OF 2

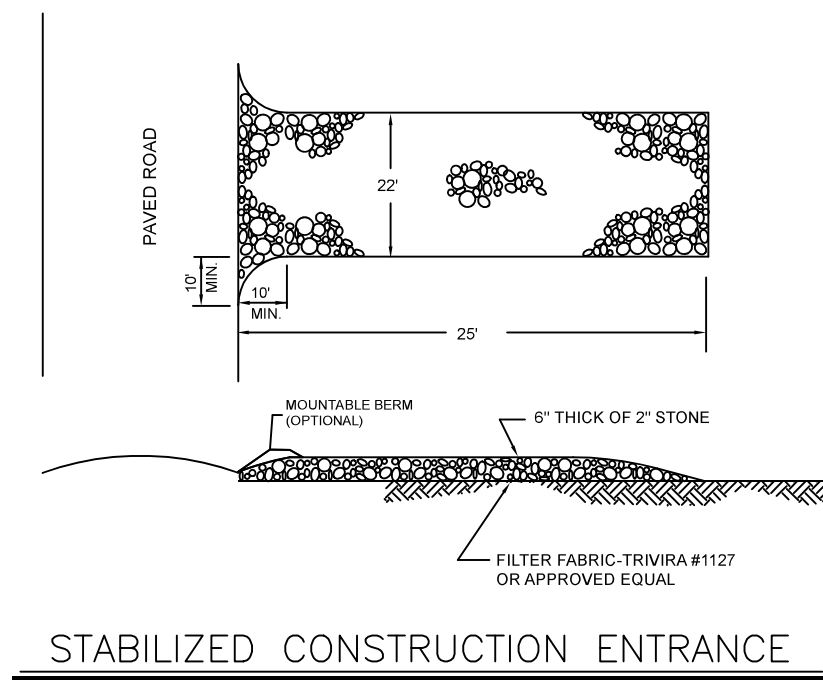
Rachel B. Barese, P.E.
N.Y. Lic. No. 90143



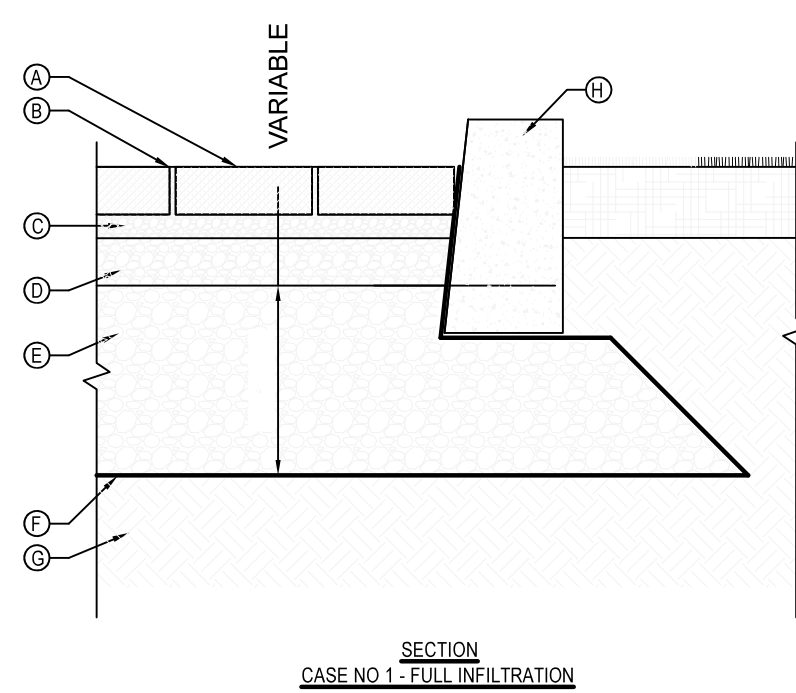
- NOTES:
- EXCAVATE A HOLE THAT IS 12" WIDER & 6" DEEPER THAN THE ROOTBALL.
 - REMOVE ANY STRINGS TIED AROUND TRUNK OR STEM BUT LEAVE BURLAP IN TACT.
 - TOPSOIL MIX FOR BACKFILL TO BE 2 PARTS TOPSOIL, 1 PART SAND & 1 PART WOOD.
 - BUILD DEPRESSION AROUND PLANT & FILL WITH MULCH.
 - STAKE ALL TREES WITH 2" CEDAR STAKES.

- NOTES:
- ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REMOVED AND PITS SHALL BE BACKFILLED WITH A MIXTURE OF ONE PART PEAR-HUMUS, ONE PART MANURE TO FOUR PARTS TOPSOIL.
 - ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD FOR NURSERY STOCK," CURRENT EDITION.
 - ALL PLANT BEDS SHALL CONTAIN 3" MIN SHREDDED BARK MULCH ON LANDSCAPE FILTER FABRIC. HOLES FOR PLANTS SHALL BE 2X DIAM. OF ROOTBALL AND MIN 6" DEEPER THAN THE DEPTH OF THE BALL.
 - THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
 - ALL DISTURBED AREAS OUTSIDE MULCH BEDS AND SAUCERS SHALL BE SEEDDED, UNLESS OTHERWISE NOTED.
 - ANY EXISTING TREES SHOWN TO REMAIN WHICH ARE REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH A 3" CALIPER TREE AS DIRECTED BY THE TOWN.
 - LAWN AREA PREPARATION PER 1,000 SF:
90 LBS HAY MULCH
15 LBS 5-10-10 FERTILIZER, 50% SLOW RELEASE
70 LBS GRANULATED LIMESTONE

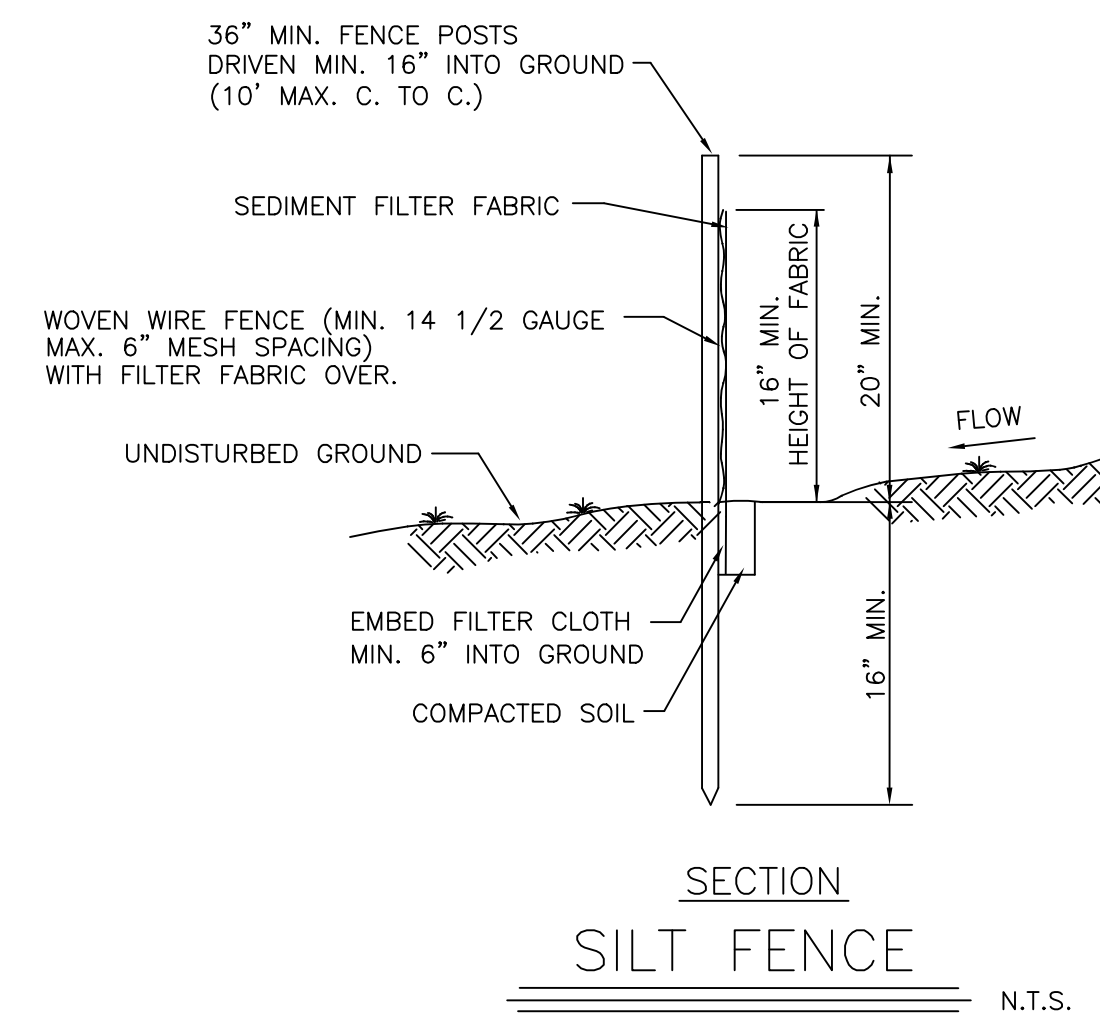
SEED MIXTURE:
30% TALL FESCUE
30% RED FESCUE
20% BLUE GRASS
20% RYEGRASS



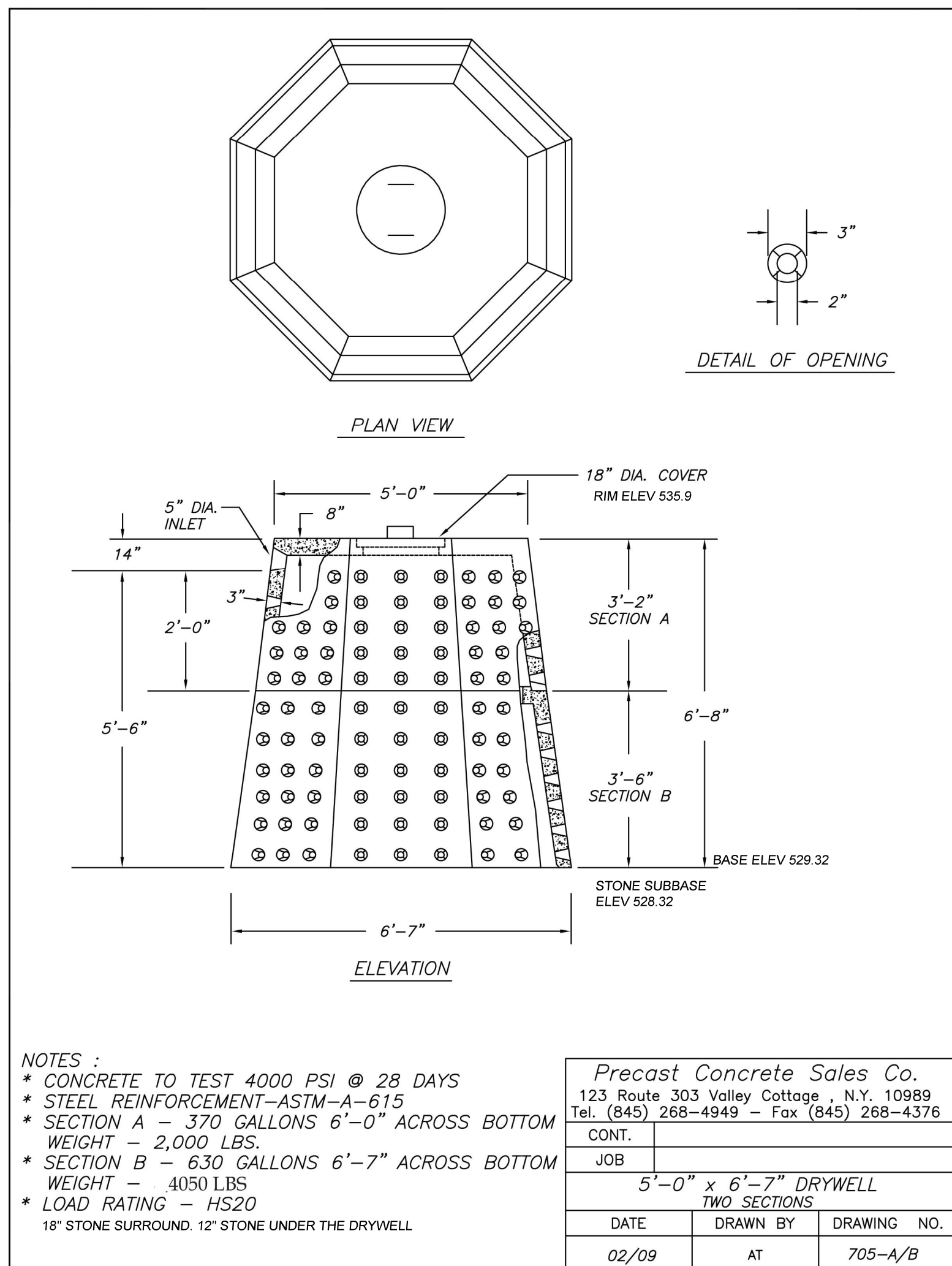
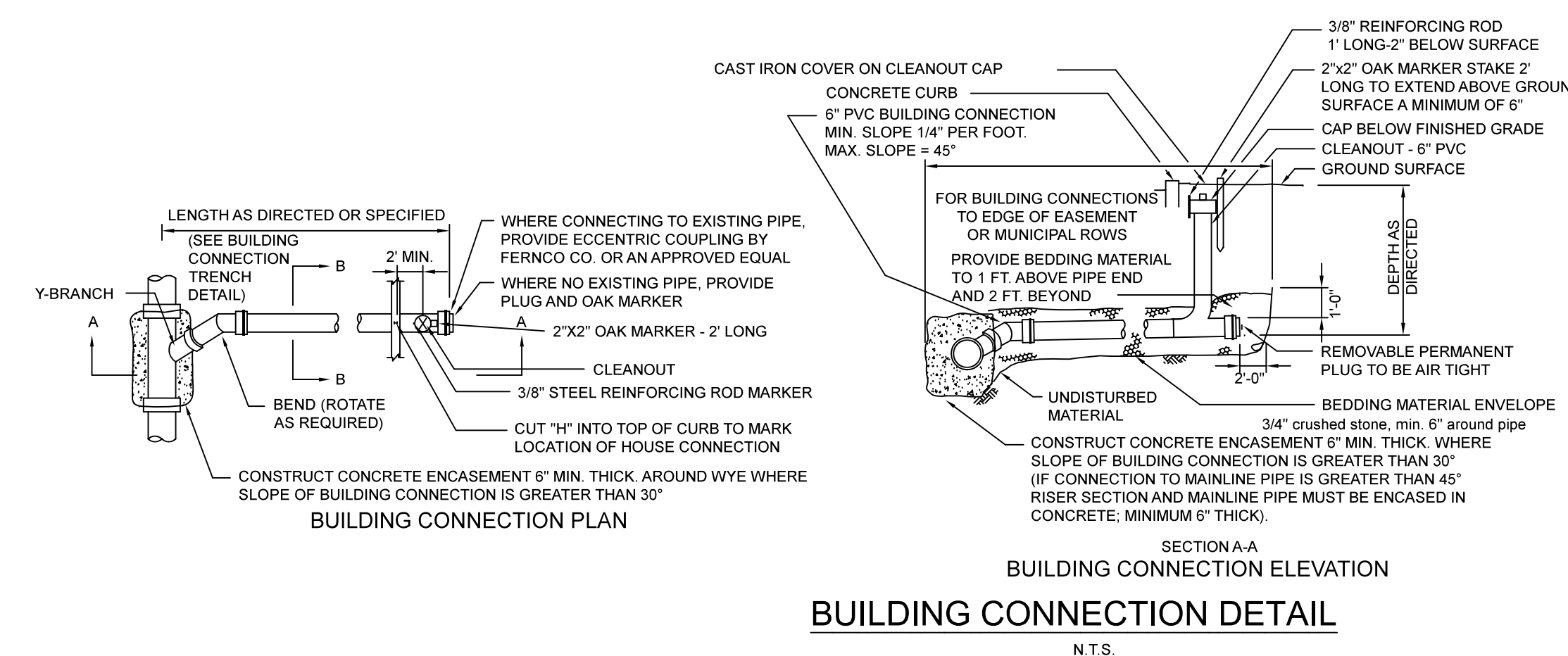
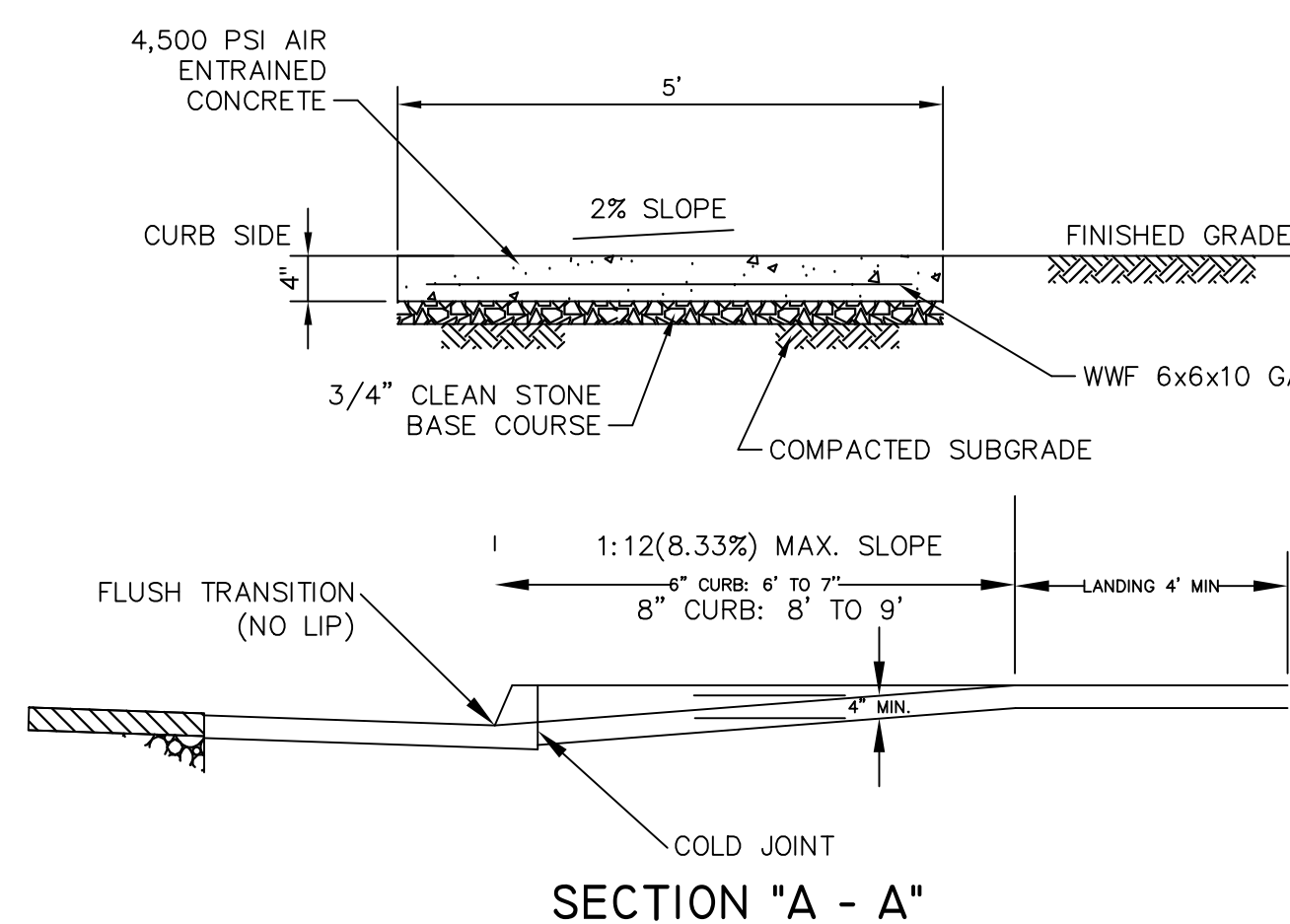
- CONSTRUCTION SPECIFICATIONS
- STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 25 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN 6 INCHES.
 - WIDTH - 12 FEET MINIMUM, BUT NOT LESS 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.



- LEGEND:
- PERMEABLE PAVER FROM TECO-BLOC, BLU 60 MM
 - JOINT FILLING MATERIAL, NO. 8 CONFORMING TO ASTM D 448
 - BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
 - BASE COURSE, 4" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
 - SUBBASE COURSE, THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448
 - GEOTEXTILE
 - SUBGRADE
 - EDGE RESTRAINT
- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - 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.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdebits.com/info AND ENTER REFERENCE NUMBER 958-007.
 - FILL UNDER THE PERMEABLE PAVERS MUST HAVE AN INFILTRATION RATE OF AT LEAST 1" PER HOUR.



- 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.



EROSION CONTROL & SEDIMENT NOTES

- A TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE LEFT BARE FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHALL BE SEEDDED OR MULCHED IMMEDIATELY.
- STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
- DURING CONSTRUCTION, ALL STRUCTURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN.
- AFTER CONSTRUCTION, INSPECTION SHALL BE MADE AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.
- THE STORM DRAIN INLET STRUCTURES SHALL BE PROTECTED WITH A FILTER BERM UNTIL THE AREA IS STABILIZED WITH VEGETATION OR THE BASE COURSE OF PAVEMENT IS INSTALLED.
- CONSIDER LIMITING LAND DISTURBANCE TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT.
- THE MACADAM SURFACE SHALL BE SWEEPED "BROOM CLEAN" AT THE END OF EACH DAY DURING THE CONSTRUCTION PHASE OF THE SIDEWALKS AND CURB.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL POINTS WHERE A DISTURBED AREA MEETS AN IMPERVIOUS SURFACE, THIS INCLUDES ALL NEW DRIVEWAY CONNECTIONS ALONG THE NEW ROADWAY.
- CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THOSE AREAS WITHIN THE SILT FENCE SEDIMENT PROTECTION. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, THE AREA COMPACTED BY MACHINERY SHALL BE DICED OR OTHERWISE LOOSENEED TO A DEPTH OF 12 INCHES PRIOR TO FINAL GRADING WITH TOPSOIL AND SEEDING.

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