

4 GRAND PARK DR MONSEY, NY

OWNER: MOSHE LICHTENSTEIN

ZONING INFORMATION

4 GRAND PARK DR, MONSEY NY 10952
SUBDIVISION PLAT: GRAND PARK - 9/26/1979
MAP NUMBER: 5086
COUNTY: ROCKLAND
TOWN: RAMAPO
SECTION: 41.14
BLOCK: 1
LOT: 9 (LOT 5 ON 1979 PLAT)
ZONE: R-50
LOT AREA: 51,059 SF

PROJECT NARRATIVE

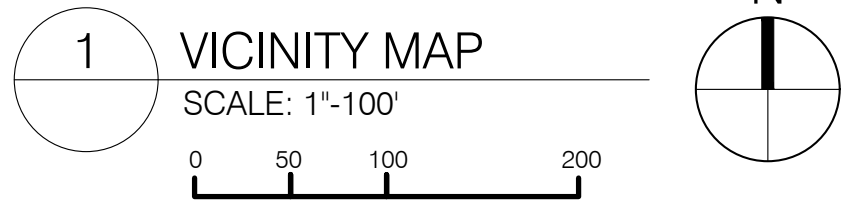
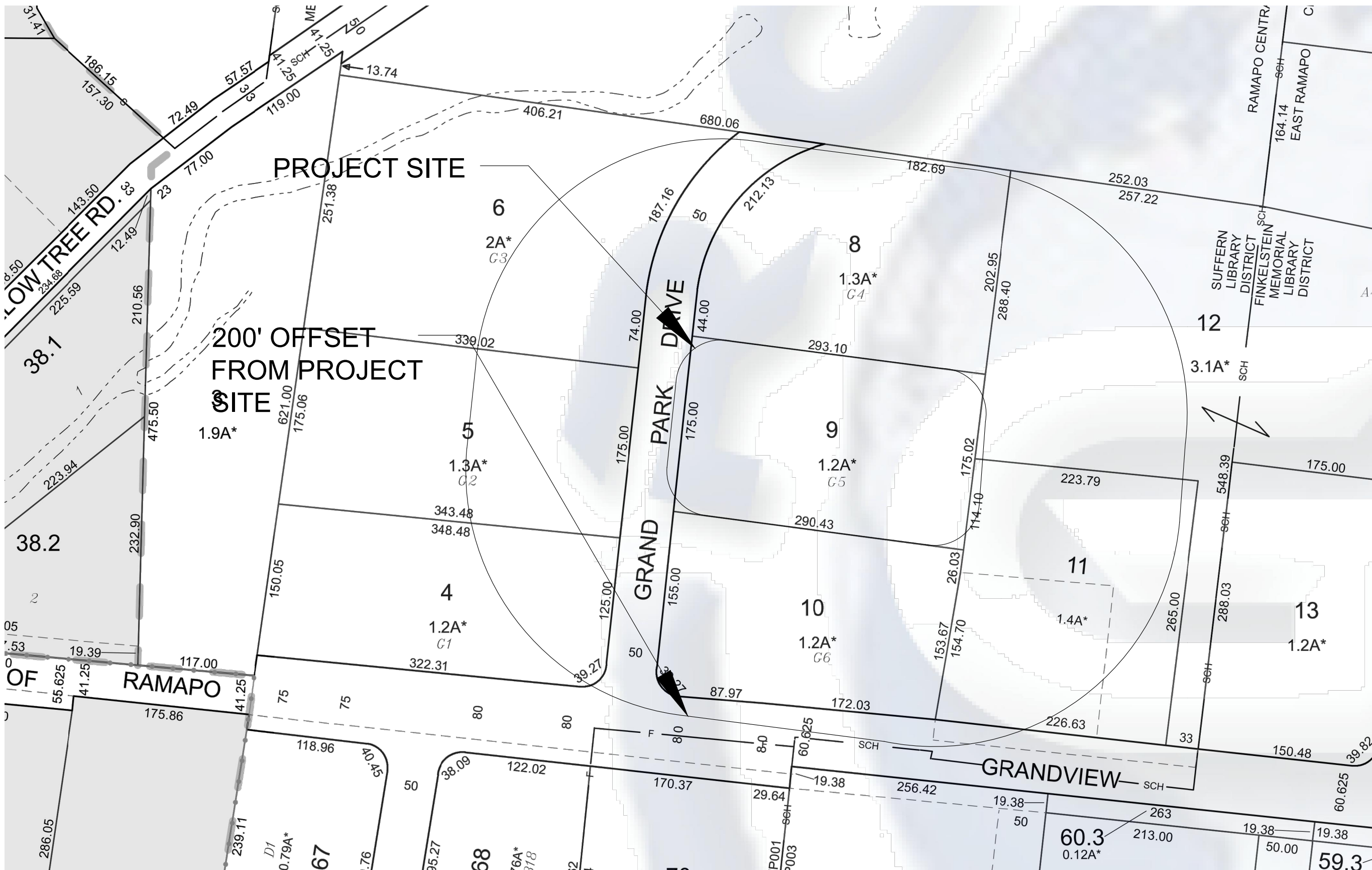
AN EXISTING SINGLE FAMILY RESIDENTIAL BUILDING IS TO BE REMOVED. A NEW TWO-STORY SINGLE-FAMILY DWELLING IS TO BE CONSTRUCTED WITH SEMICIRCULAR DRIVEWAY AND STORMWATER MANAGEMENT SYSTEMS.

PROJECT INFORMATION

SCHOOL AND SPECIAL DISTRICTS
SCHOOL: RAMAPO CENTRAL 392601
FIRE: MOLESTON FP001
WATER: NR 1 WD001
SEWER: RC SD130 / PR SD105
LIBRARY: SUFFERN MEM / FINKLESTEIN MEM

DRAWING LIST

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| 3. | C-020 | SITE PLAN |
| 4. | C-030 | SITE GRADING PPART PLAN |
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PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE BLOCK: 1 LOT:9 ZONE: R-50
EXISTING USE: SINGLE FAMILY DWELLING BUILDING CODES: VILLAGE OF WESLEY HILLS

LOT SIZE	MIN REQUIRED	EXISITING
TOTAL LOT AREA	50,000 SF	51,059 SF
LOT WIDTH	150 SF	175 SF
STREET FRONTAGE	100 SF	175 SF
MIN EFFECTIVE SQUARE (SIDE)	150 SF	

SETBACKS	REQUIRED	PROPOSED	VARIANCE
FRONT	50 FT	62 FT	NO
SIDE (L,R)	30 FT	36.5 FT	NO
COMB. SIDE YARD	75 FT	36.5+42.17=78.67 FT	NO
REAR	50 FT	136 FT	NO
BUILDING HEIGHT MAX	25 FT / 2.5 STORIES (AVG. GRADE TO EAVE)	22.8 FT (AVG. GRADE TO EAVE) ELEV 473.2' TO 496' (MAX 498.2)	NO
MAX EXPOSED BUILDING	40 FT	35'-7" FT	NO
MAX BUILDING COVERAGE	10% = 5,105 SF	9.99% = 5,100 SF (4380 enclosed)	NO
MAX IMPERVIOUS SURFACE RATIO	20% = 10,211 SF	20.3% = 10,378 SF	YES
MAX FRONT YARD IMPERVIOUS SURFACE	(62' x175') = 10,850 SF x 22% = 2,387 SF (BTWN FRONT LOT LINE & NEAREST PART OF MAIN BLDG) (NOTE 7: SEMI-CIRCULAR DRIVEWAY)	25.5% = 2,767 SF	YES
DRIVEWAY SLOPE, 1ST 20 FEET	3%	12%	YES
DRIVEWAY SLOPE	12%	12%	NO

NOTE: SEE C-010 FOR DIMENSIONS AND C-210 FOR AREA CALCULATIONS

CONSTRUCTION NOTES:

- EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE PUBLIC RECORDS, PRIVATE RECORDS AS SUPPLIED BY THE OWNER, OR DATA OBTAINED VERBALLY FROM OWNERS OR OFFICIALS FAMILIAR WITH THE PROJECT SITE. NEITHER THE OWNER NOR THE ENGINEER GUARANTEE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR IMPROPER LOCATIONS ON THE CONSTRUCTION PLANS. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE DRAWINGS MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL INVERT ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF EITHER (1) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING UNKNOWN SUBSURFACE CONDITIONS OF AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORIGINALLY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN THE CHARACTER OF THE WORK PROVIDED FOR IN THE CONTRACT. THE CONTRACTOR AND/OR OWNER SHALL MAKE NO CLAIMS TO THE ENGINEER FOR RECOMPENSATION FOR EXTRA WORK RESULTING FROM CHANGED CONDITIONS UNLESS THE ENGINEER HAS APPROVED THE WORK IN WRITING.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVED CITY ORDINANCES AND SHALL POST SUCH DOCUMENTS AT VISIBLE LOCATIONS AND MAINTAIN UPDATED DOCUMENTATION ACCORDINGLY.
- CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATIONS OF ALL UTILITIES AND SHALL NOT BEGIN EXCAVATION UNTIL ALL KNOWN UNDERGROUND FACILITIES IN THE VICINITY OF THE PROPOSED WORK HAVE BEEN LOCATED AND MARKED. IF THE UTILITY IS NOT A SUBSCRIBER OF THE UTILITIES UNDERGROUND LOCATION CENTER, THEN THE CONTRACTOR SHALL GIVE NOTICE TO THAT UTILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF ALL INFORMATION PROVIDED BY UTILITY PURVEYORS, AND CITY OR STATE RECORDS RELATED TO THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO THESE FACILITIES AND SHALL RESTORE ALL UTILITIES AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOTIFY ALL UTILITY SERVICES FOR TEMPORARY SHUT OFF AS REQUIRED. CONTRACTOR SHALL MAINTAIN AND PROTECT SERVICES AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
- NO PUBLIC WAYS OR WALKS MAY BE OBSTRUCTED WITHOUT THE WRITTEN PERMISSION OF GOVERNING AUTHORITIES AND OF THE OWNER. WHERE ROUTES ARE PERMITTED TO BE CLOSED, PROVIDE ALTERNATE ROUTES AND SIGNAGE IF REQUIRED.
- WET DEBRIS WITH WATER AS NECESSARY TO LIMIT DUST TO LOWEST PRACTICAL LEVEL. DO NOT WET TO THE EXTENT OF FLOODING, CONTAMINATED RUNOFF, OR ICING.
- ANY PORTIONS OF PAVEMENT TO BE REMOVED MUST BE SEPARATED BY MAKING A NEAT VERTICAL SAW CUT ALONG THE BOUNDARIES OF THE AREA TO BE REMOVED. MAKE CUTS AT CLOSEST PAVING JOINT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT, AND SERVICES TO PROPERLY EXECUTE THE DEMOLITION AND REMOVAL WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS
- ALL DEMOLITION WORK SHALL BE PERFORMED WITH MINIMUM DAMAGE TO THE EXISTING WORK TO REMAIN. IT SHALL BE RECOGNIZED THAT THE UTMOST CARE BE TAKEN WHEN PERFORMING THE DEMOLITION WORK. PROVIDE BARRICADES, BARRIERS, AND SHORING WHERE REQUIRED TO PROTECT THE PUBLIC, PERSONNEL, CONSTRUCTION, AND VEGETATION TO REMAIN. COMPLY WITH ALL STATE AND LOCAL AGENCY REQUIREMENTS.
- PROVISIONS SHALL BE MADE TO ALLEVIATE THE SPREAD OF DEBRIS, DIRT, AND DUST TO THE ADJACENT PROPERTIES. THE PROPERTY SHALL BE KEPT AS CLEAN AS POSSIBLE AT ALL TIMES. MAINTAIN HAULING ROUTES CLEAN AND FREE OF ANY DEBRIS RESULTING FROM DEMOLITION WORK ON THIS PROJECT. ANY HAZARDOUS MATERIAL REMOVAL, SUCH AS ASBESTOS REMOVAL, SHALL BE PERFORMED PRIOR TO ANY DEMOLITION ACTIVITY. THE HAZARDOUS MATERIAL REMOVAL SHALL BE PERFORMED BY A LICENSED ABATEMENT COMPANY.

- THE REFUSE RESULTING FROM ANY CLEARING AND GRUBBING AND ALL DEBRIS AND MATERIALS FROM ANY STRUCTURE(S) TO BE DEMOLISHED SHALL BE DISPOSED OF BY THE CONTRACTOR IN A MANNER CONSISTENT WITH ALL GOVERNMENT REGULATIONS. IN NO CASE SHALL REFUSE MATERIAL BE LEFT ON THE PROJECT SITE, PUSHED ONTO ABUTTING PRIVATE PROPERTIES, OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT SITE. DEBRIS SHALL NOT BE DEPOSITED IN ANY STREAM, LAKE, WETLAND, BODY OF WATER, OR IN ANY STREET OR ALLEY, OR UPON ANY PRIVATE PROPERTY EXCEPT BY WRITTEN CONSENT OF THE PRIVATE PROPERTY OWNER. NO RECLAIMED LUMBER OR MATERIALS SHALL BE RE-USED EXCEPT AS SPECIFICALLY APPROVED BY THE ARCHITECT OR OWNER.
- WHERE DEMOLITION AND CUTTING WORK HAS OCCURRED OR WHERE EXISTING SURFACES, MATERIALS, OR OTHER ITEMS HAVE BEEN DAMAGED OR DISTURBED AS A RESULT OF THE CONTRACTED WORK, THE SAID SURFACES AND AREAS SHALL BE CAREFULLY CLOSED UP, PATCHED, REPAIRED, FINISHED, OR RESTORED AS REQUIRED TO BE CONTIGUOUS TO EXISTING SURROUNDING SURFACES.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING DEMOLITION, INCLUDING GAS LINE REMOVAL IS TO BE PERFORMED BY A CONTRACTOR OR SUB-CONTRACTOR LICENSED IN THE PARTICULAR TRADE.

TOWN NOTES:

THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L&M OF THE GENERAL MUNICIPAL LAW OF HTE STATE OF NEW YORK

COUNTY HEALTH DEPARTMENT NOTES:

IF ANY EXISTING WELL IS ENCOUNTERED, THAT WELL IS TO BE DECOMMISSIONED IN ACCORDANCE WITH ARTICLE II OF THE ROCKLAND COUNTY SANITARY CODE

SITE/CIVIL CONSTRUCTION SEQUENCING:

- INSTALL SILT FENCE, EROSION CONTROL, AND CONSTRUCTION FENCE
- PERFORM DEMOLITION AS PER SPECIFICATIONS
- REMOVE ALL DEBRIS AS PER SPECIFICATION
- INSTALL ALL ADDITIONAL EROSION CONTROL AND STABILIZATION OF DEMO. AREAS
- REMOVE CONSTRUCTION FENCING , ENSURE PROPER MAINTENANCE OF SILT FENCING
- INSTALL SUBSURFACE UTILITIES (SEWER) & ROUGH SITEWORK (MINOR REGRADING) PROVIDE TEMP. SEEDING / SODDING & EROSION CONTROL MEASURES
- CONSTRUCTION OF SURFACE SITE STRUCTURES, MANHOLES & UTILIZATION OF TEMPORARY STAGING AREA
- REMOVE EXISTING PARKING / STAGING AREA
- INSTALL SITE WALLS & PERFORM FINISH GRADING
- REMOVE TEMP. EROSION CONTROL MEASURES, INSTALL NEW PAVEMENT & PERMANENT LANDSCAPING. SITE STABILIZATION (80% UNIFORM DENSITY OF VEGETATION) MUST BE ACHIEVED PRIOR TO REMOVING TEMPORARY EROSION CONTROL MEASURES.

REVISIONS:

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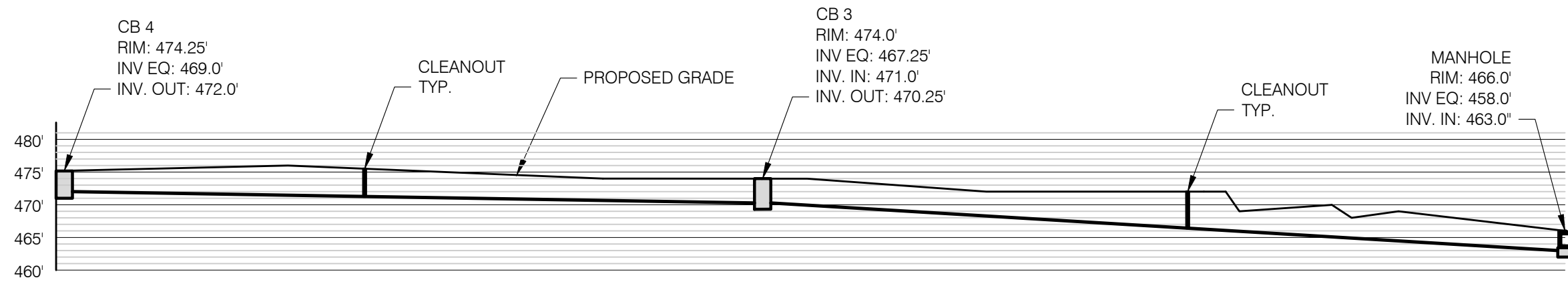
4 Grand Park Drive
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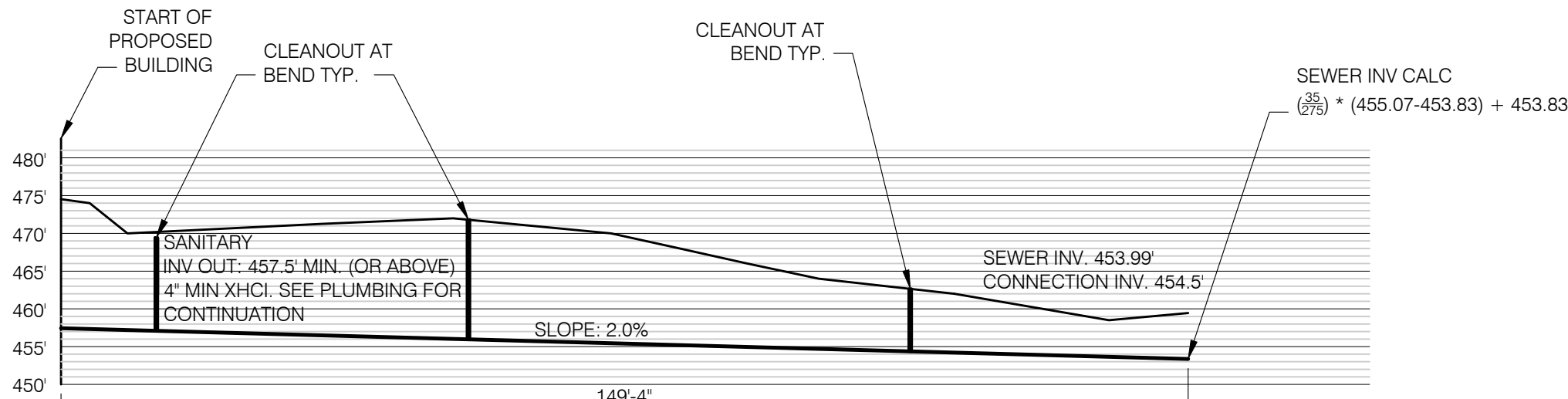
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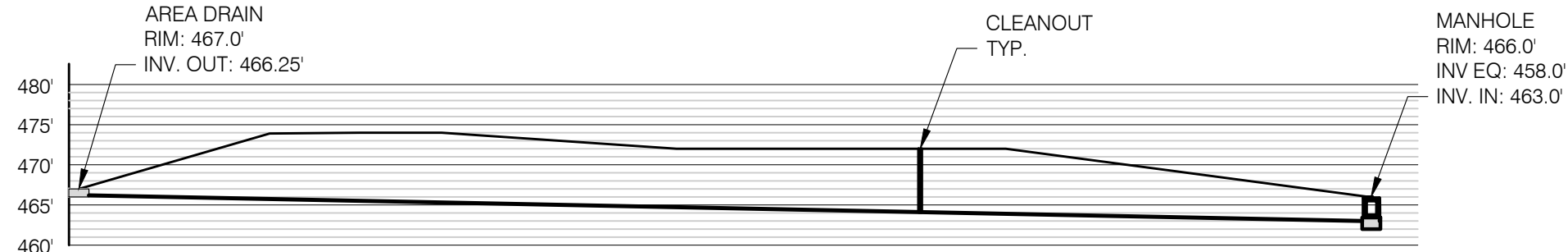
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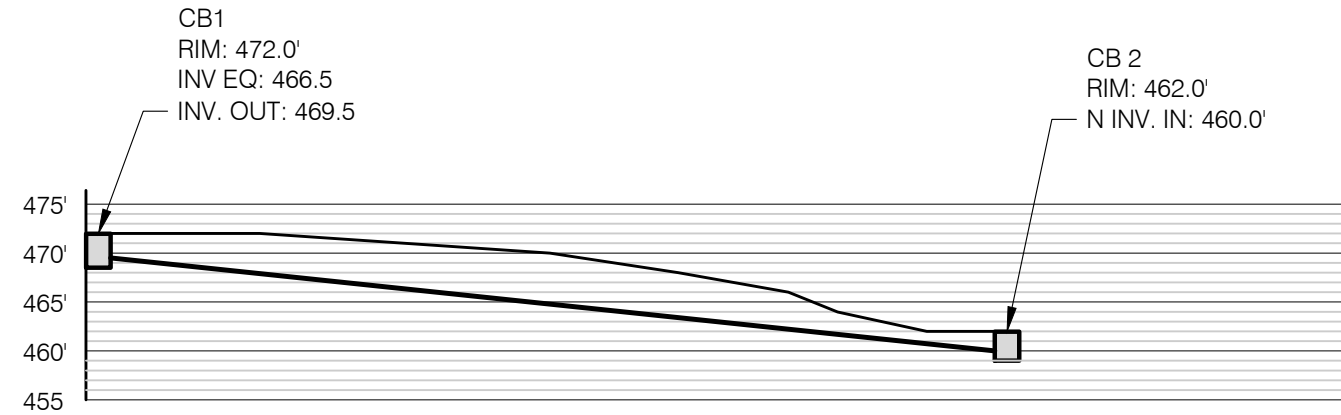
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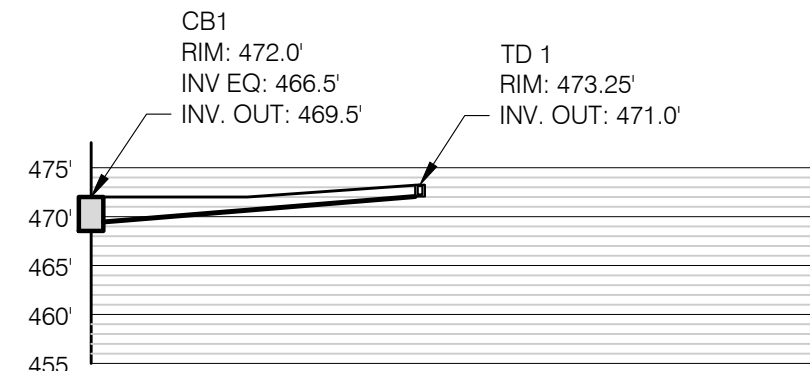
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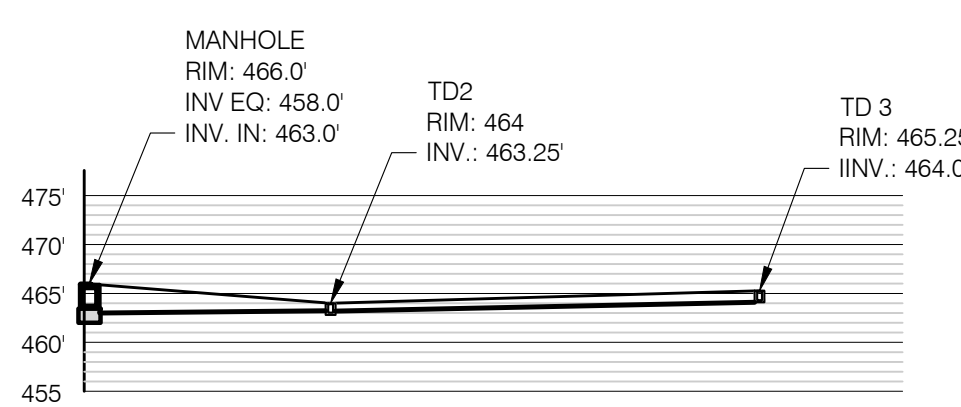
E AREA DRAIN TO MANHOLE
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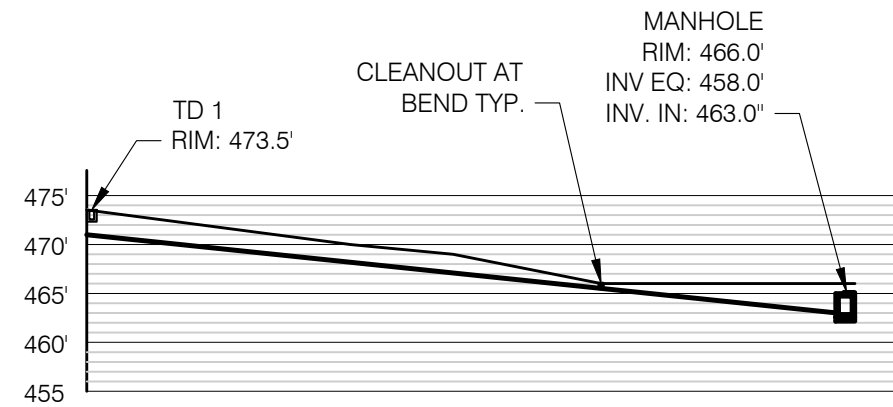
F CB1 TO CB2
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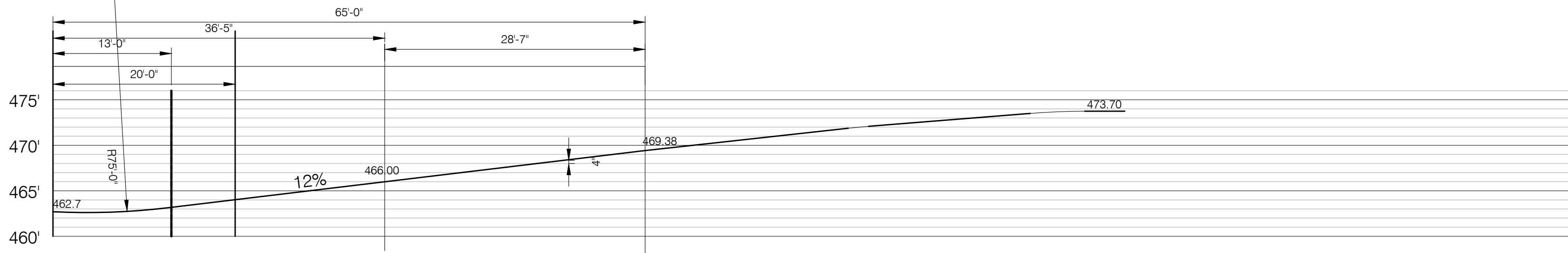
G CB1 TO TD1
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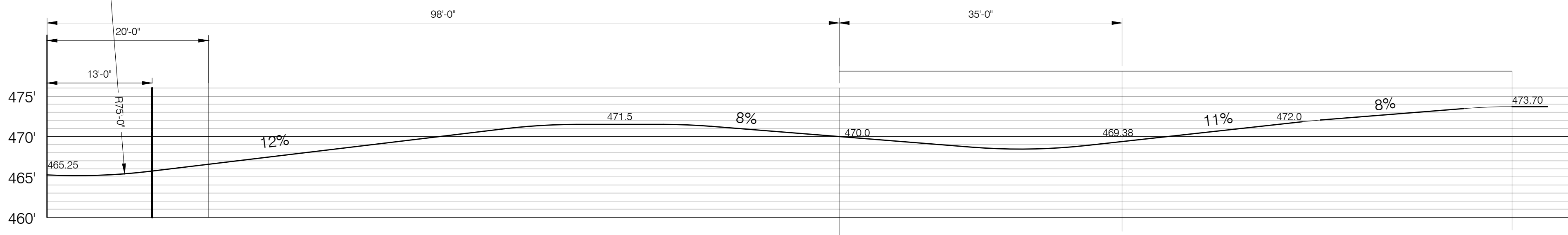
H MAHOLE TO TD2 & TD3
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J CB4 TO CB3 & CB2
SCALE: 1" = 20'-0" HORIZ, 1" = 10'-0" VERT.



B DRIVEWAY PROFILE
NORTH APPROACH TO GARAGE
SCALE: 1"=20'



A DRIVEWAY PROFILE
SOUTH APPROACH TO GARAGE
SCALE: 1"=20'

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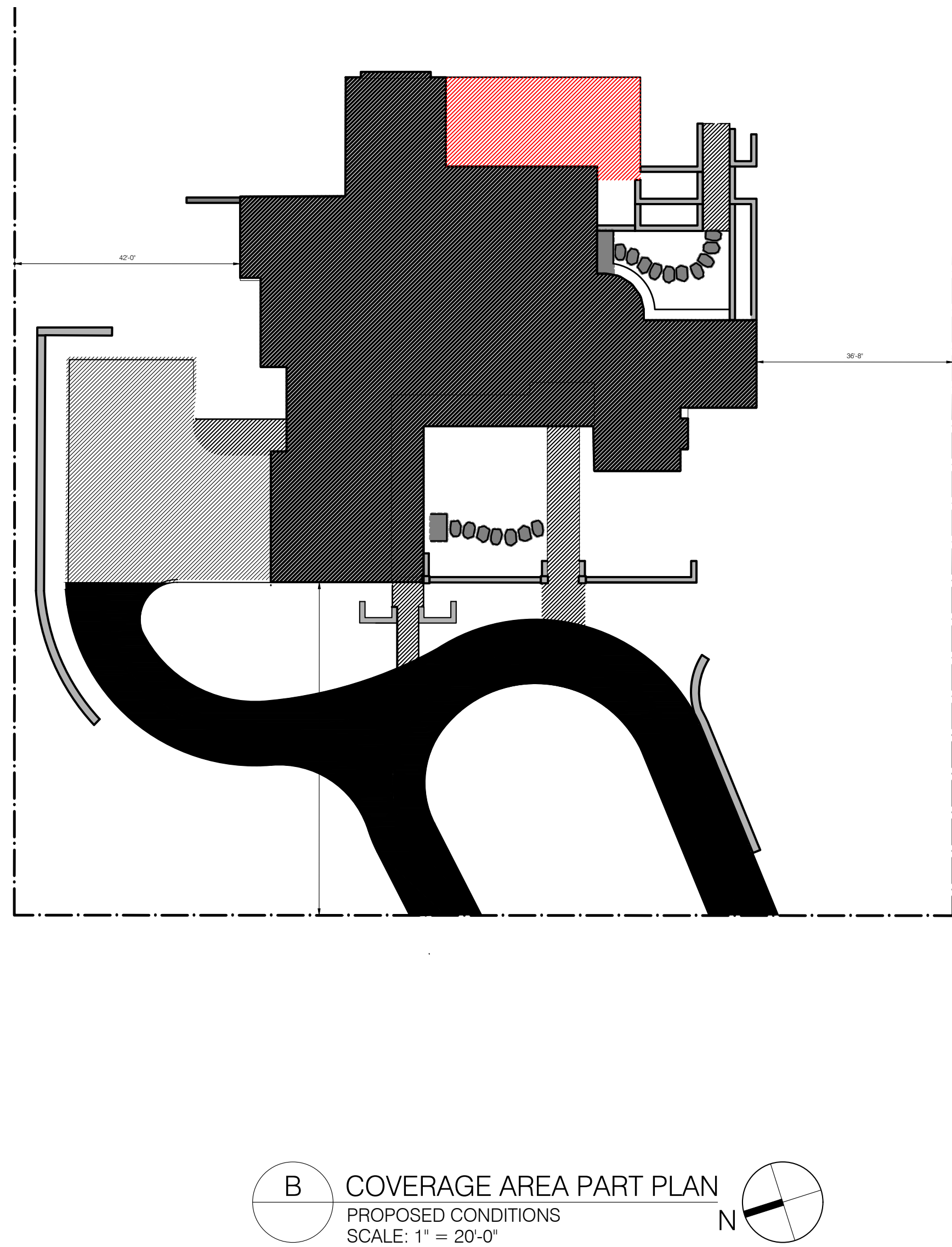
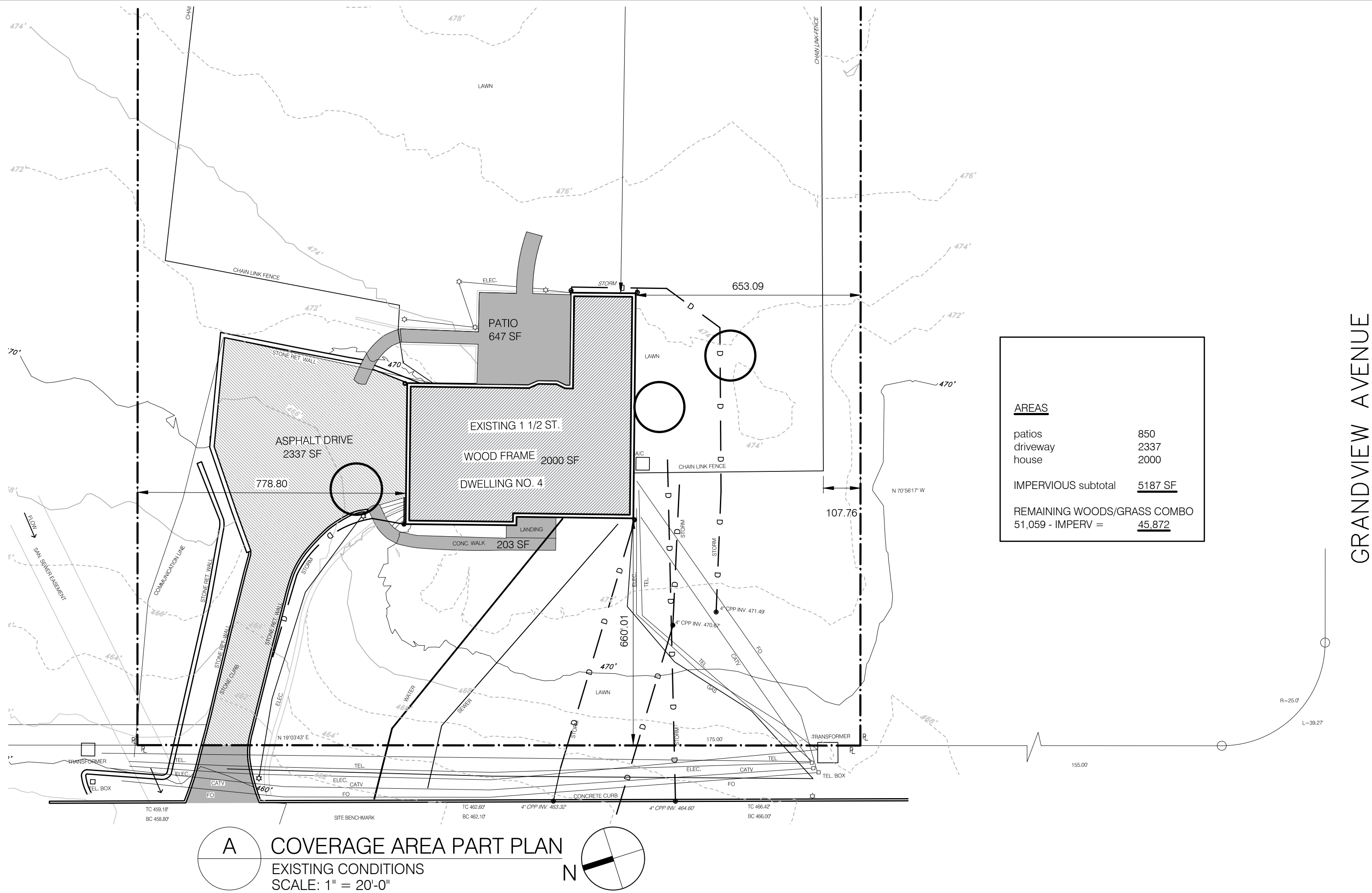
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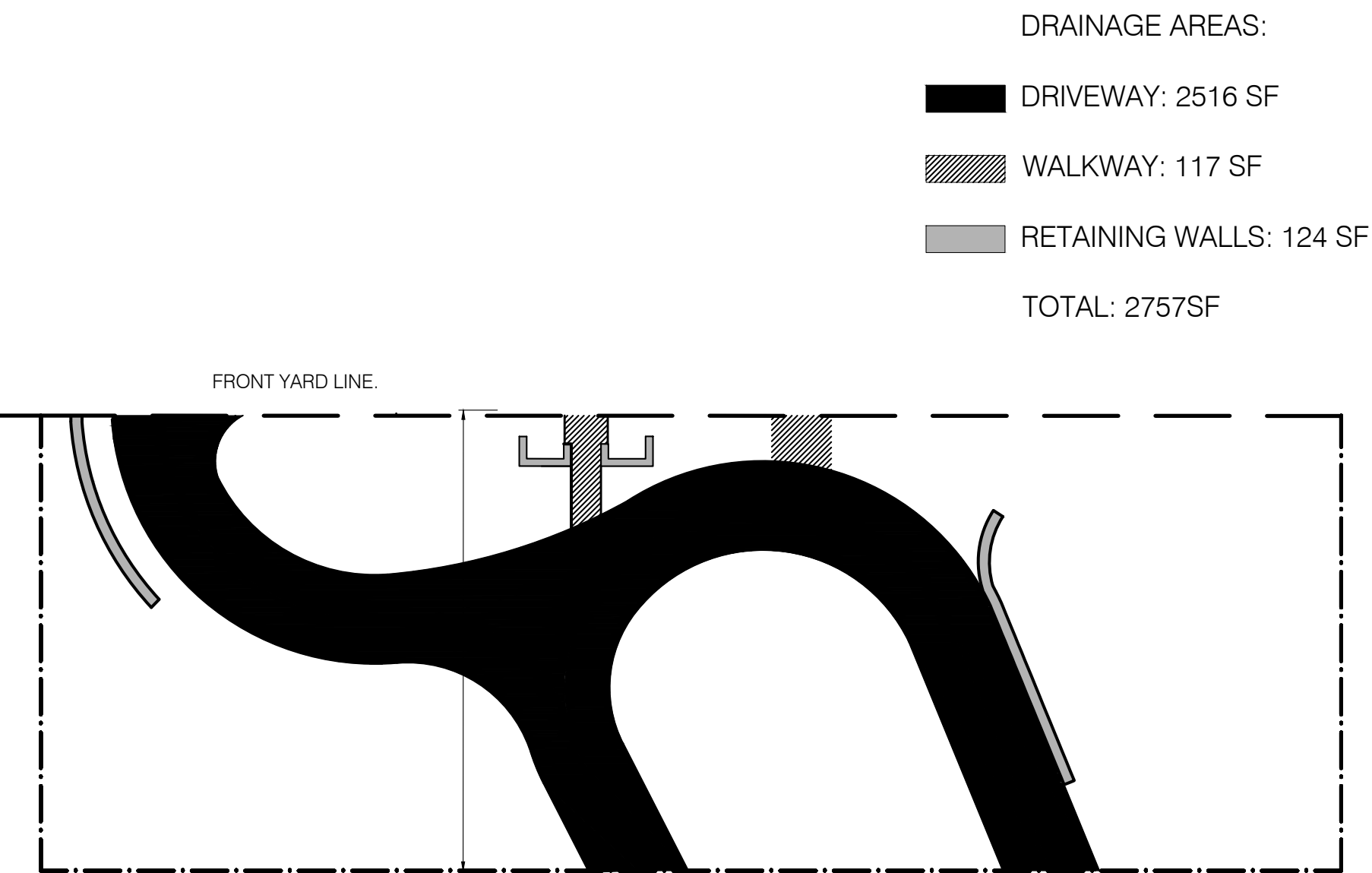
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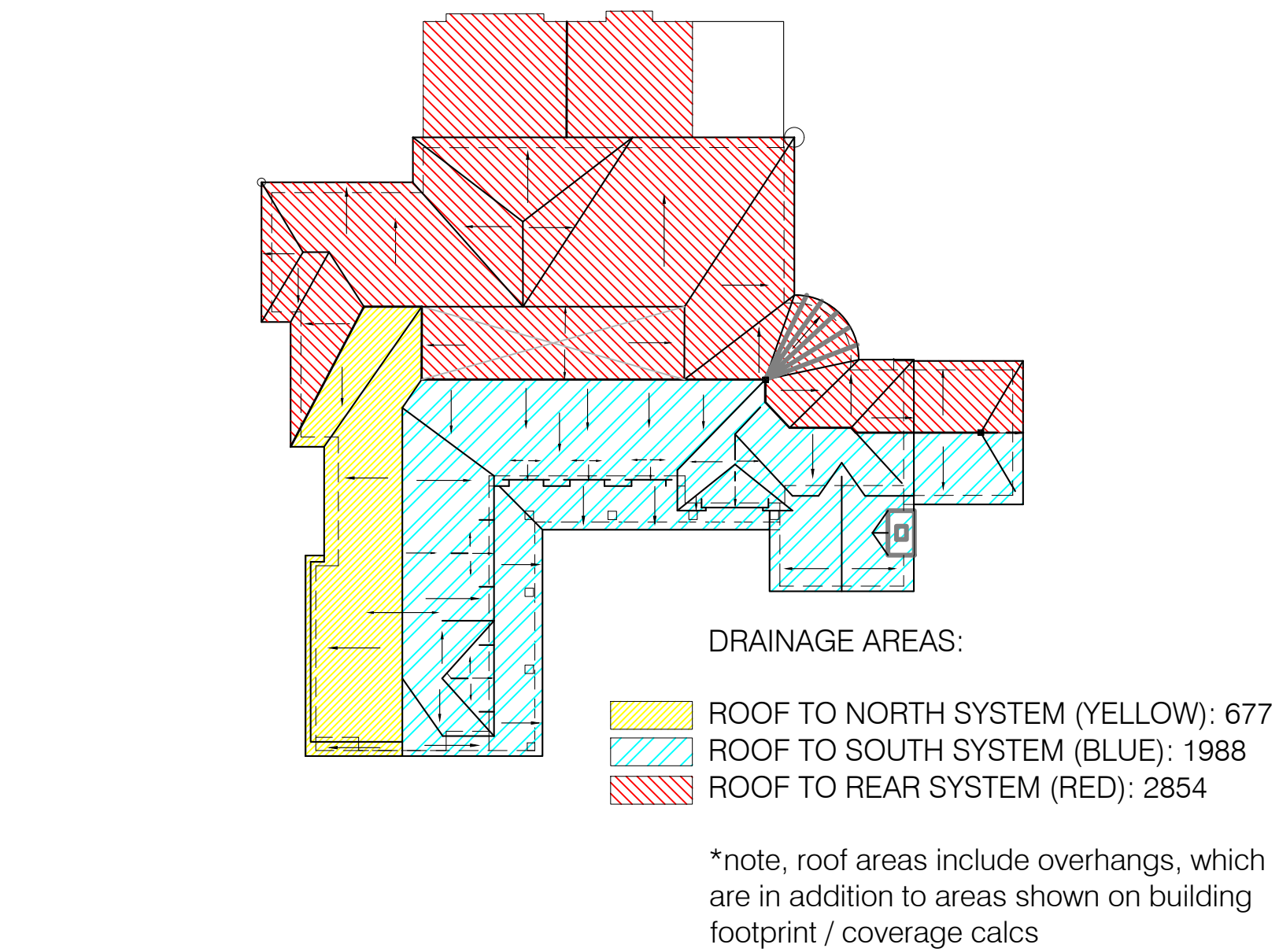
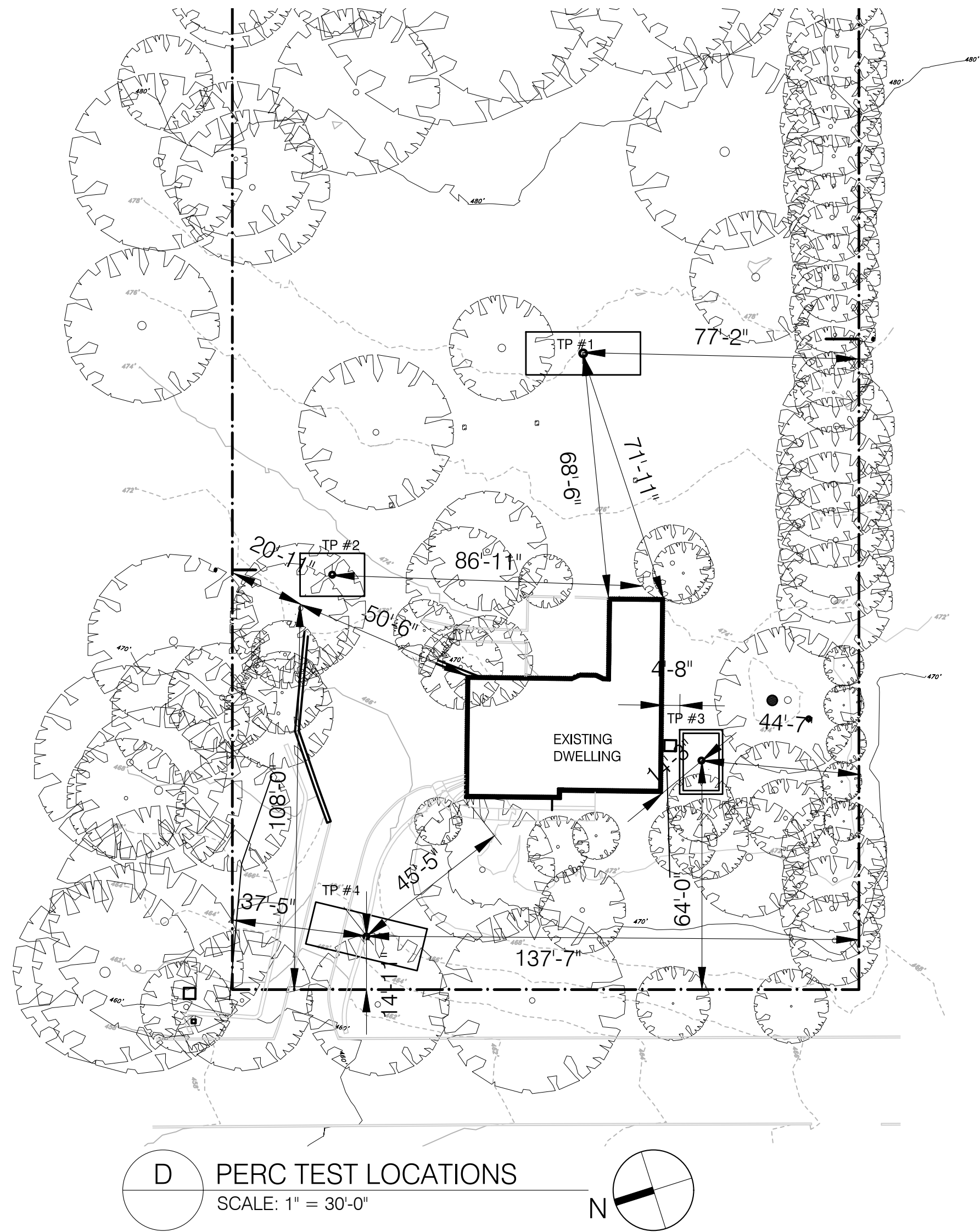
DRAINAGE AREAS:

BUILDING: 4833 SF
DRIVEWAY: 2529 SF
PARKING: 1341 SF
PATIO: 624 SF
WALKWAY: 507 SF
RETAINING WALLS: 423 SF
STONE/PAVERS: 121 SF
TOTAL: 10378 SF



DRAINAGE AREAS:

DRIVEWAY: 2516 SF
WALKWAY: 117 SF
RETAINING WALLS: 124 SF
TOTAL: 2757 SF



DRAINAGE AREAS:

ROOF TO NORTH SYSTEM (YELLOW): 677
ROOF TO SOUTH SYSTEM (BLUE): 1988
ROOF TO REAR SYSTEM (RED): 2854

*note, roof areas include overhangs, which are in addition to areas shown on building footprint / coverage calcs

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COVERAGE AREAS

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