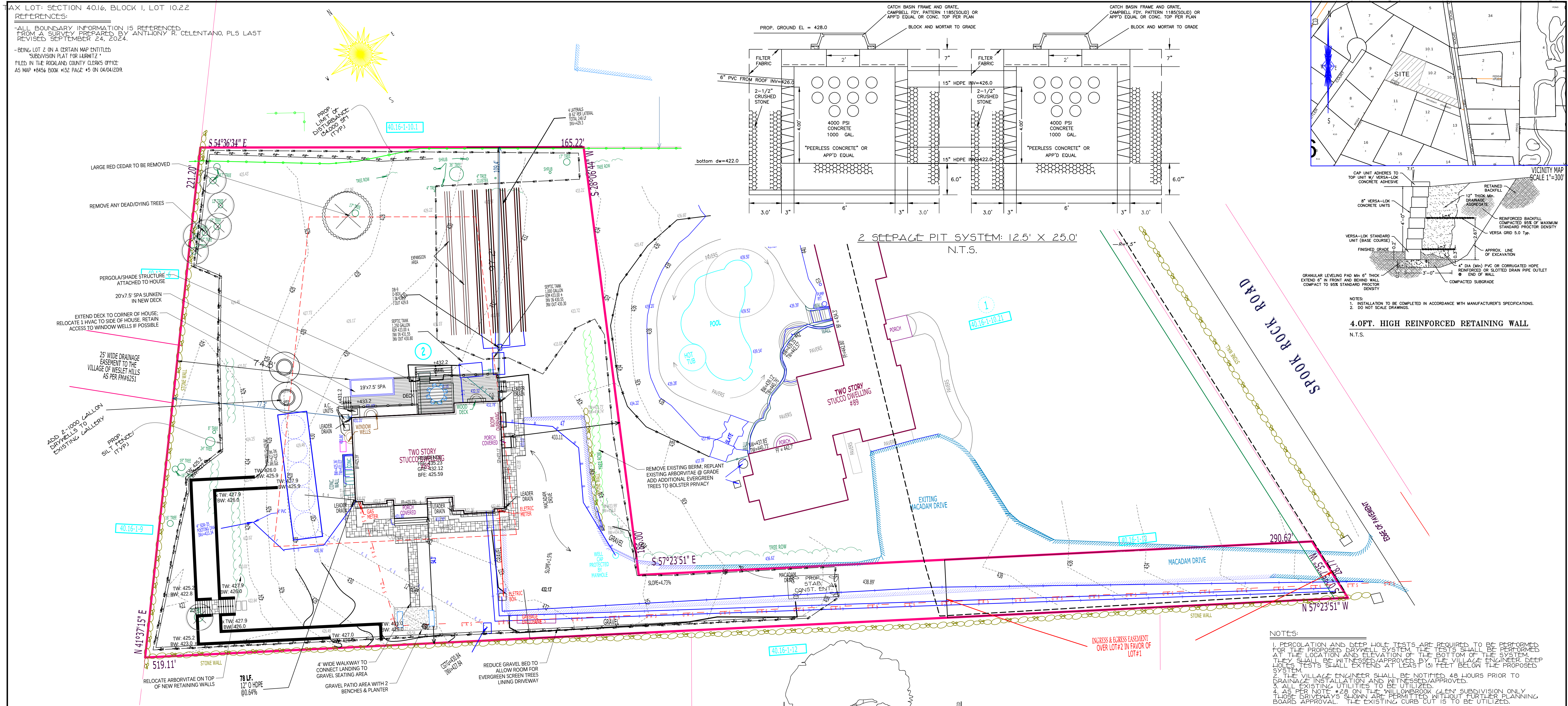


REFERENCES:

-ALL BOUNDARY INFORMATION IS REFERENCED FROM SURVEY PREPARED BY ANTHONY R CELENTANO, PLS LAST REVISED SEPTEMBER 24, 2024.

-BEING LOT 2 ON A CERTAIN MAP ENTITLED
"SUBDIVISION PLAT FOR HURWITZ"
FILED IN THE BROOKLYN COUNTY CLERK'S OFFICE
AS MAP #8456 BOOK #132 PAGE #5 ON 04/04/2019.



BULK REQUIREMENTS				ZONE: R-50 SINGLE FAMILY RESIDENTIAL										
	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL SIDE YARDS	REAR YARD	MAXIMUM IMPERVIOUS SURFACE	FRONT YARD IMPERVIOUS	COVERING BUILDING	MAXIMUM BUILDING HEIGHT STORIES	FEET	MAXIMUM EXPOSED BUILDING HEIGHT
REQUIRED	50,000 SF	100'	150'	150'	50'	30'	75'	50'	0.20	0.15	0.10	2-1/2	25'	40'
GRANTED	45,227 SF	28'	213.5'	165'	50'	35'	174.3'	83'	0.20	0.38	0.10	2-1/2	<25'	<40'
EXISTING	45,227 SF	28'	213.5'	165'	47.0'	54.3'	163.7'	77.3'	0.25*	0.42*	0.06	2	<25'	<40'
PROPOSED	45,227 SF	28'	213.5'	165'	47.0'	54.3'	163.7'	77.3'	0.29*	0.42*	0.08	2	<25'	<40'

RESOLUTION #18-7, MARCH 18, 2018
*VARIANCE REQUIRED

IMPERVIOUS COVERAGES

- 1) DWELLING= 2,611 SF
- 2) DRIVEWAY= 4674 SF
- 3) DECK=220 SF
- 4) WALKWAYS & PORCHES= 630 SF
- 5) SIDE ENTRANCE= 65 SF
- 6) ADDED DRIVEWAY AND GARBAGE=3002 SF

TOTAL=11,201 SOFT

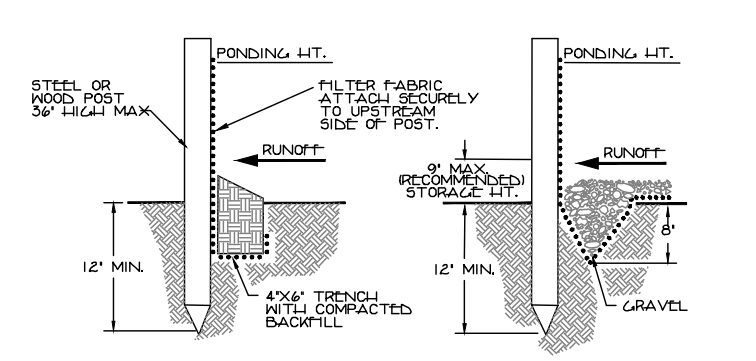
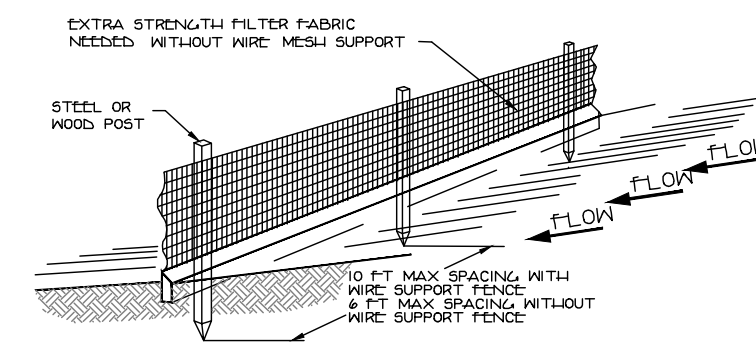
FRONT YARD IMPERVIOUS = 7,567 SF / 18,033 SF= 0.42

BUILDING COVERAGE = (104+2.611 SF) / 45,227 SF= 0.06

PROP. IMPERVIOUS COVERAGES:

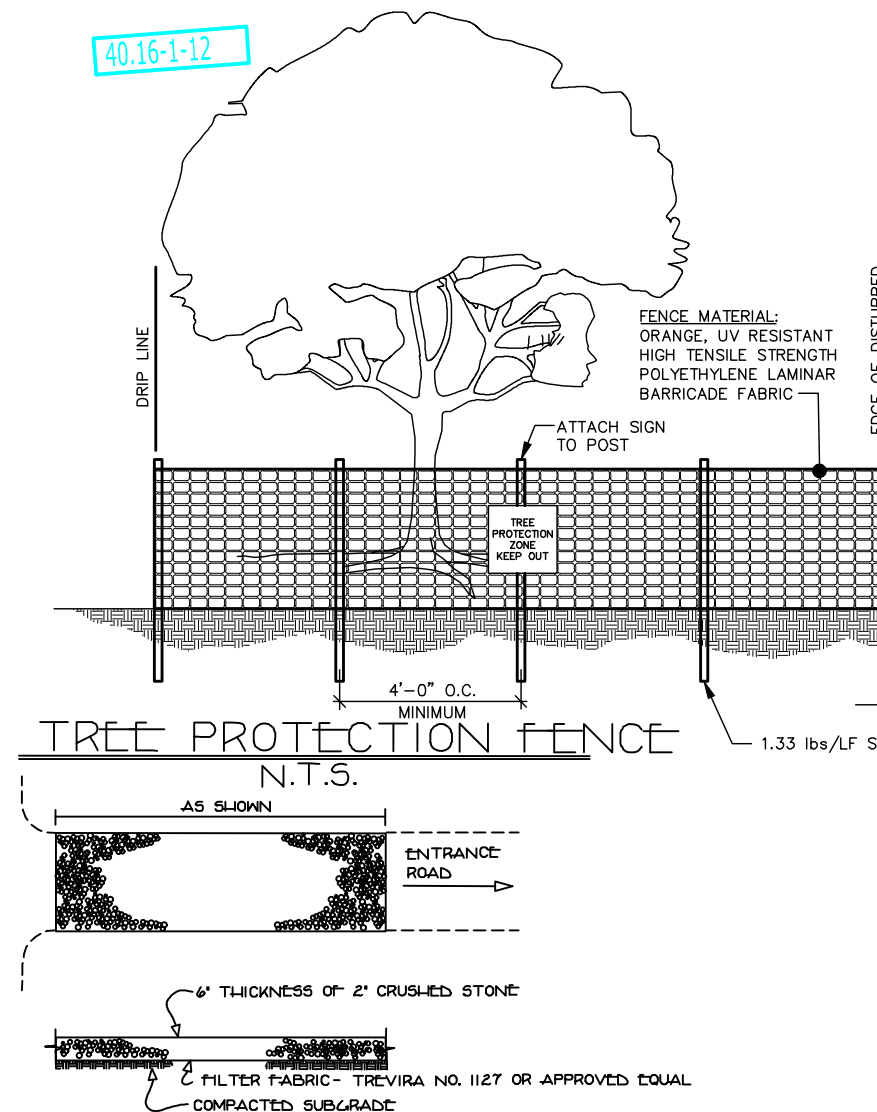
- 1) DWELLING= 2,611 SF
2) WALKWAYS & PORCHES= 1,500 SF
3) SIDE ENTRANCE= 65 SF
4) DRIVEWAY AND GARBAGE ENCLOSURE=7,791 SF
5) DECK, SPA AND PERGOLA=954 SF
6) STEPS & STEPPERS=123 SF
TOTAL=13,044 SQFT

BUILDING COVERAGE = (104 SF+2,611 SF+1062 SF) / 45,227 SF= 0.08
FRONT YARD IMPERVIOUS = 7,522 SF / 18,033 SF= 0.42



STANDARD DETAIL	ALTERNATE DETAIL
TRENCH WITH NATIVE BACKFILL:	TRENCH WITH GRAVEL
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.	1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT IS NOT CONTRIBUTIVE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.	2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT IS NOT CONTRIBUTIVE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.	3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

1. STONE SIZE - USE 1-1/2 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET.
 3. THICKNESS - NOT LESS THAN 5 INCHES.
 4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE
 HUNDREDS OF CUBIC FEET, TWENTY-FOUR (24) FOOT SQUARE ENTRANCE TO SITE.
 5. GEOTECH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STORM BERM
 WITH SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES
 MUST CROSS THE ENTRANCE, IF PILE IS IMPRACTICAL TO CROSS, THEN THE ENTRANCE AND
 SLOPE WILL BE PERMITTED.
 6. 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,
 DISPERSED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH SOIL.
 8. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN. CALL BEFORE YOU DRILL OR BLAST
 NO LESS THAN 10 FEET FROM THE EXISTING CURB OR DRIVE.
- N.Y.S. INDUSTRIAL CODE RULE 7-01

 100-962-7001
IT'S YOUR LAW!

UNAUTHORIZED ALTERATION OR ADDITION TO THIS
PLAN IS A VIOLATION OF SECTION 7209(2) OF THE
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OR ENGINEER SHALL NOT BE VALID.

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PAUL GDANIAN, CIVIL ENGINEER
No. 1758
PROFESSIONAL ENGINEER
PAUL GDANIAN, CIVIL ENGINEER

REVISIONS									
PLOT PLAN FOR 91 SPOOK ROCK ROAD LOCATED IN THE VILLAGE OF WESLEY HILLS ROCKLAND COUNTY, NEW YORK									
GRAPHIC SCALE									
PAUL GDANSKI, PE, PLLC 3512 WHITTIER COURT MAHWAH, N.J. 07430 TEL: (917) 418-0999	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;">FILE</td> <td style="text-align: center;">91SP00K</td> </tr> <tr> <td style="text-align: center;">DATE</td> <td style="text-align: center;">JAN. 17, 2025</td> </tr> <tr> <td style="text-align: center;">SCALE</td> <td style="text-align: center;">1" = 20'</td> </tr> <tr> <td style="text-align: center;">DRAWN BY</td> <td style="text-align: center;">I OF 1</td> </tr> </table>	FILE	91SP00K	DATE	JAN. 17, 2025	SCALE	1" = 20'	DRAWN BY	I OF 1
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