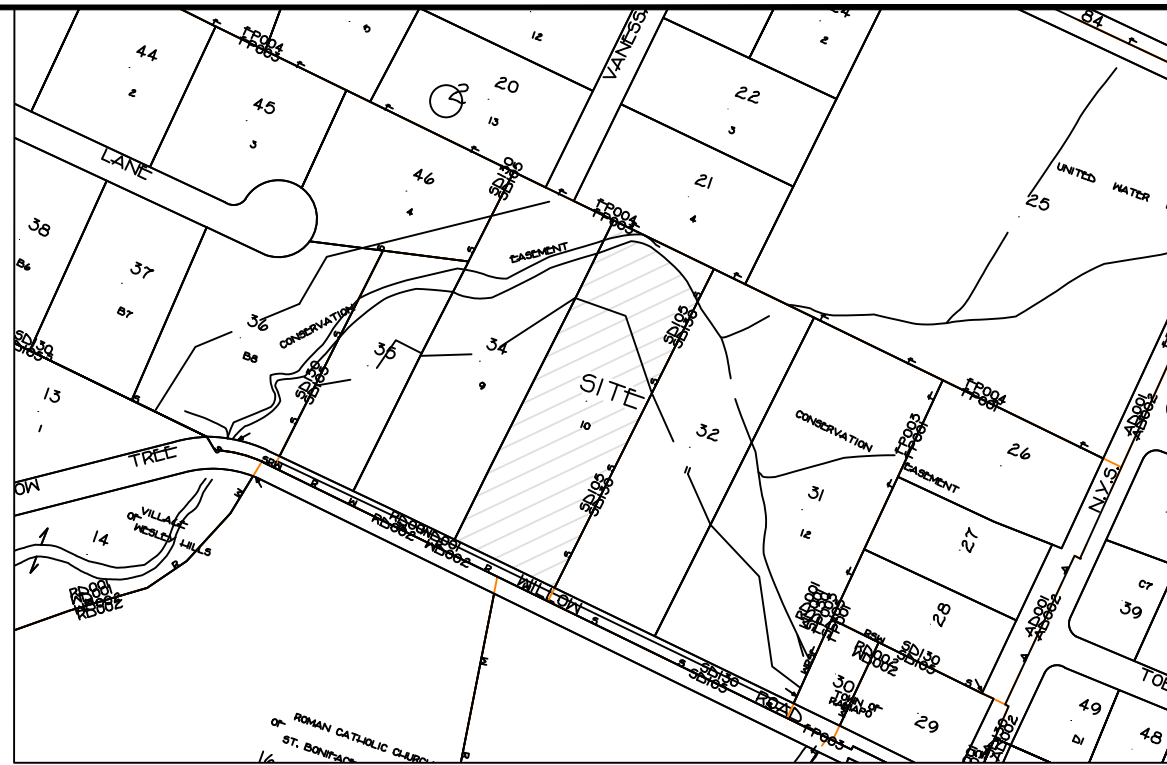


REFERENCES:
-ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS. LAST REVISED JULY 1, 2022.

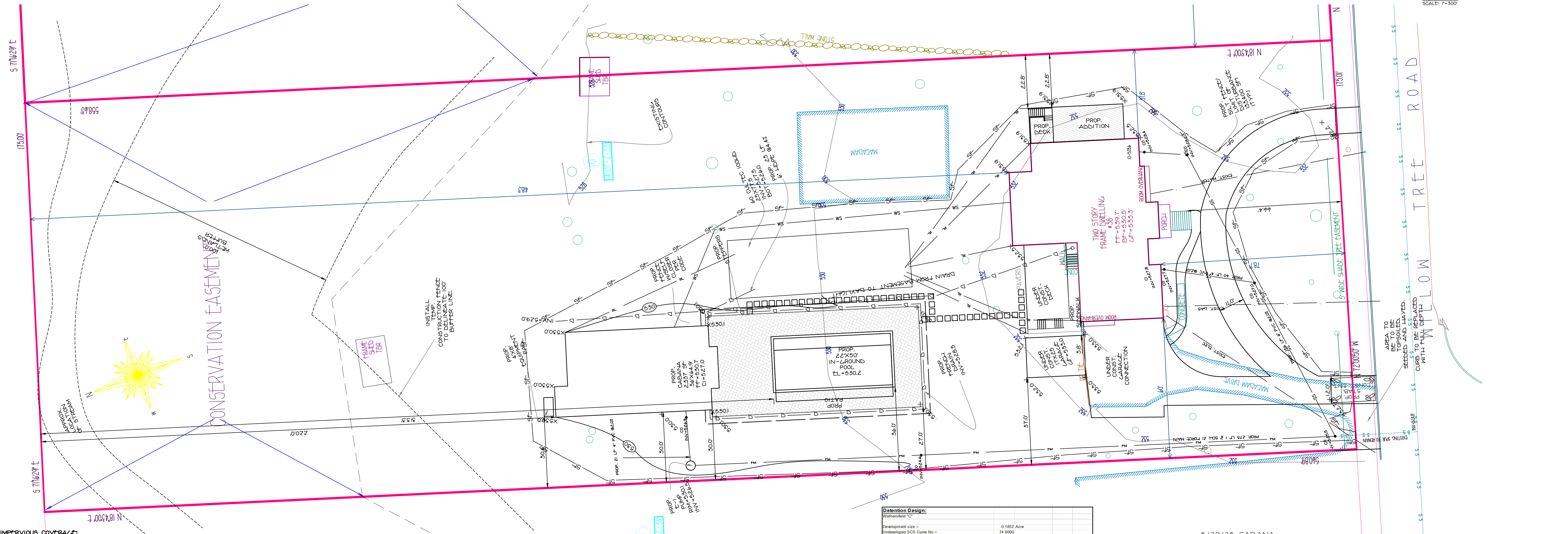
BEING LOT 10 ON A CERTAIN MAP ENTITLED "SUBDIVISION OF BAKER ESTATES, SECTION 1" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #5892 BOOK #105 PAGE #49 ON 05/19/1986.

NOTES:

1. IF LOWEST FLOOR TO BE SERVED IS BELOW THE UPSTREAM RIM ELEVATION AN EXTERIOR CHECK VALVE WILL BE REQUIRED.
2. THE VILLAGE ENGINEER MUST BE GIVEN 48 HOURS NOTICE BEFORE PRIOR TO DRAINAGE INSTALLATION.
3. SOIL PERCOLATION TESTING FOR THE DRYWELLS SHALL BE DONE PRIOR TO THE INSTALLATION OF THE DRYWELLS.
4. GRAVEL SURFACES IN THE FRONT SHALL BE REMOVED AND REPLACED WITH PERVIOUS SURFACE.



VICINITY MAP
SCALE 1"=500'



IMPERVIOUS COVERAGE:
DWELLING & PORCH=3781 SF
DRIVEWAY AND WALK=2530 SF(TBI)
BASKETBALL COURT=2530 SF
EXIST. SLID=233 SF
BASEMENT STAIRS=61 SF
EXIST. TOTAL=6625 SF
PROP. DRIVEWAY=4126 SF
PROP. DECK=638 SF
PROP. WALK=309 SF
PROP. GARAGE & GARAGE CONNECTION=427 SF
PROP. REAR SIDEWALK=176 SF
PROP. CABANA=2337 SF
PROP. POOL=1248 SF
PROP. RATIO=2.707 SF
PROP. STEPPERS=240 SF
PROP. SLID=120 SF
PROP. ADDITION=454 SF (2/5/25)
PROP. DECK=150 SF (2/5/25)
PROP. CONC. PAD=12 SF (2/5/25)
PROP. TOTAL=19569 SF
INCREASE FROM PREVIOUS APPROVAL
19569 SF-11502 SF=8067 SF INCREASE
FRONT YARD IMPERVIOUS RATIO:
EXIST.
DRIVEWAY & WALK=2535 SF
AREA=11621 SF
F.Y.I.A.=2535/11621=0.218

PROP.
DRIVEWAY & WALK=2639 SF
AREA=11621 SF
F.Y.I.A.=2535/11621=0.220
MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW)
SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES-
EXIST.
DECK=638 SF
FRONT PORCH=117 SF
TOTAL=2200+1425+628+117=4280 SF
MAX. COV.=755 SF/ 4280 SF=0.010+0.10=0.109
COV.=4280/97898=0.044

PROP.
TOTAL=5515 SF EXIST. PER AS-BUILT
CABANA=2337 SF
ADDITION=454 SF
DECK=150 SF
TOTAL=8456 SF
COV.=8456 SF/97898 SF=0.0864

PER
12/26/22
APPROVAL

VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
ZONE R-50
SINGLE FAMILY DWELLING

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE PER ARCH	MAXIMUM BUILDING HEIGHT STORIES/FT	MAXIMUM EXPOSED BUILDING HEIGHT (FT)	SIDE POOL RAT. (FT)	REAR YARD POOL RAT. (FT)	SIDE YARD FT) CAB.	REAR YARD FT) CAB.
RECD	50,000	100	150	150	50	30	75	50	0.20	0.22	0.09/0.10	2.5 / 25	40	15	15	30	50
EXIST.	97,898	175.0	175.0	150	66.4	37.8	97.8	418.3	0.118	0.218	0.040	2/23'	34'	NA	NA	NA	NA
PROD	97,898	175.0	175.0	150	66.4	22.8**	59.8**	418.3	0.20	0.220	0.0864	2/23'	34'	36.0/ 27.0	313.3/286.8	50.0	220.0

**VARIANCE GRANTED 4/24/25
*** VARIANCE FOR ACCESSORY BUILDING OVER 900 SF

Detention Design: Watershed "C"	
Development size =	0.1852 Acre
Undeveloped SCS Curve No =	74.0000
Developed SCS Curve No =	98.0000
1. Select Design Storm 100 year, 24-hour	
	9.3000
2. Type of subsurface disposal system: Culvert 100 HD w/8" stone	
3. Determine Percolation Rate: Percolation Rate: Time Ac=PI*Qavg Qavg: Ac: Bottom Area Ab=PI*H2 Ab=	
	1.0000 inches 60.0000 minutes 1.0000 foot 8.5000 inches 2.2253 PI*2 0.7854 PI*2
4. Calculate Required Storage Volume: 100yr, 24 hour rainfall: from Table 2-1 of TR-55 Existing CN: Proposed CN: DeltaCN: Ac=total Area V=	
	9.3000 inches 6.11 inches 9.10 inches 2.9900 inches 2010.0275 PI*3

5/29/25 CABANA
5/20/25 ADD VAR.
5/17/25 REVISE
4/28/25 NOTE
3/18/25 REVISE SETBACK
2/23/25 PER TEST

REVISIONS

2/5/25 ADD ADDITION
11/25/24 REVISE CABANA
11/19/24 ADD CABANA
7/1/24 CHANGE POOL/PATIO
9/26/23 REVISE
7/27/23 MOVE GARAGE
6/20/23 ADD POOL/PATIO
12/16/22 PER COMMENTS
11/30/22 ADD DRIVE

PLOT PLAN
FOR
38 WILLOW TREE ROAD
41.07-2-33
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
0 10 20 30 40 50 60

PAUL GDANSKI, PE, PLLC

3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999



38WILLOW
FILE
SEPT. 29, 2024
SCALE
1" = 20'
SNG
1 OF 2

