

REFERENCES:

ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY CIVIL TEC DATED MAY 10, 2016, PROVIDED BY THE HOMEOWNER.
 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE VILLAGE OF MONTEBELLO, TOWN OF RAMAPO, COUNTY OF ROCKLAND AND STATE OF NEW YORK KNOWN AND DESIGNATED AS LOT NO. 55A ON A CERTAIN MAP ENTITLED MONTEBELLO ESTATES SECTION 4E AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 3, 1964 IN BOOK 68 PAGE 23 AS MAP NO. 3236.

- NOTE:
 1. THIS IS LOT _____ IN SECTION _____ AS SHOWN ON THE TOWN OF RAMAPO TAX MAP.
 2. AREA OF TRACT: 35,229 SF OR 0.809 ACRES
 3. ZONE: RR-50
 4. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 5. RECORD OWNER (NAME AND ADDRESS):
 ABC KOLIN
 17 STERLING FOREST LANE
 SUFFERN, NY 10901
 6. APPLICANT (NAME AND ADDRESS):
 SAME
 7. FIRE DISTRICT: SUFFERN
 8. SCHOOL DISTRICT: SUFFERN SCHOOL DISTRICT
 9. WATER DISTRICT: VEOLIA
 10. WATER SUPPLY BY: VEOLIA
 11. SEWER DISTRICT: BENEFITTED AREA #3
 12. DATUM: NATIONAL GEODETIC VERTICAL DATUM-NAVD83
 13. ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN TWO-INCH DIAMETER.
 14. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, OTHER THAN AS SHOWN ON THIS PLAN (EXCEPT FOR THE FOLLOWING):
 15. THE ZONING BOARD OF APPEALS ON _____ AS CASE NUMBER _____ IN THE APPLICATION OF _____ GRANTED VARIANCES FOR _____ IN
 16. NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD (TENANTS ARE TO BE ADVISED OF THIS CONDITION).
 17. THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT _____ DATE _____
 OWNER _____ DATE _____
 17. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR DATE _____
 18. THE RELOCATED INLET WILL BE REPLACED AT THE DIRECTION OF THE VILLAGE ENGINEER IF THE INLET CONDITION IS FOUND UNACCEPTABLE DURING CONSTRUCTION.
 19. SILT FENCE TO BE INSTALLED IN FRONT OF WETLANDS FLAGS. NO DISTURBANCE TO TAKE PLACE WITHIN LIMITS OF WETLANDS.
 20. PERCOLATION TESTING TO BE DONE PRIOR TO DRAINAGE INSTALLATION.
 21. ALL DISTURBED AREAS TO BE TOPSOILED AND SEEDED.
 22. ALL DIRT FROM THE EXCAVATION IS TO BE REMOVED FROM THE SITE.
 23. THERE SHALL BE NO DIRECT DISCHARGE TO THE MAHWAH RIVER.
 24. FLOOD PLAIN ELEVATION=320.5 FEET (MOST UP TO DATE)
 25. NO HARDSCAPE IS PROPOSED.
 26. BASEMENT STAIR AREA TO BE DRAINED TO DAYLIGHT.

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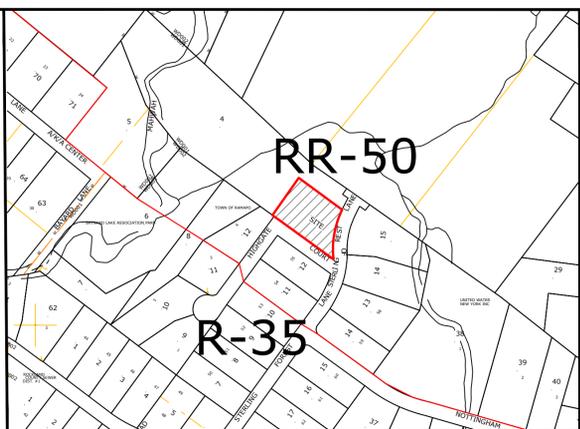
CALL BEFORE YOU DIG, DRILL OR BORE. NO LESS THAN TWO WORKING DAYS NOTICE. IT'S THE LAW!

USE GROUP (U)	MINIMUM LOT AREA	LOT WIDTH (FEET) STERL/HIGH	FRONT SETBACK (FEET) STERL+	FRONT YARD (FEET) STERL+	FRONT SETBACK (FEET) HIGH+	FRONT YARD (FEET) HIGH+	SIDE SETBACK (FEET) +	TOTAL SIDE SETBACK (FEET) +	SIDE YARD (FEET) +	SIDE YARD POOL (FT) +	REAR SETBACK (FEET) +	REAR YARD (FEET) +	REAR YARD POOL (FT) +	STREET FRONTAGE (FEET)	MAXIMUM HEIGHT (FEET)	DEVELOPMENT COVERAGE (PERCENT)	FLOOR AREA RATIO (FAR)
REQD	50,000 SQ. FT.	175	50	50	50	50	25	60	20	30	50	20	30	100	55 FEET	20.0	0.15
EXIST	26,995** SQ. FT.	173.6/232.6	55.6	55.6	25.0*DECK	25.0*DECK	70.9	NA	70.9	NA	111.9	111.9	NA	387.5	35	17.1	0.120
PROD	26,995** SQ. FT.	173.6/232.6	55.6	55.6	25.0*DECK ADDITIONS	25.0*DECK ADDITIONS	70.9	NA	66.9	24.9**	104.5	94.6	114.8	387.5	35	22.4**	0.175**

BULK REQUIREMENTS ZONE: RR-50

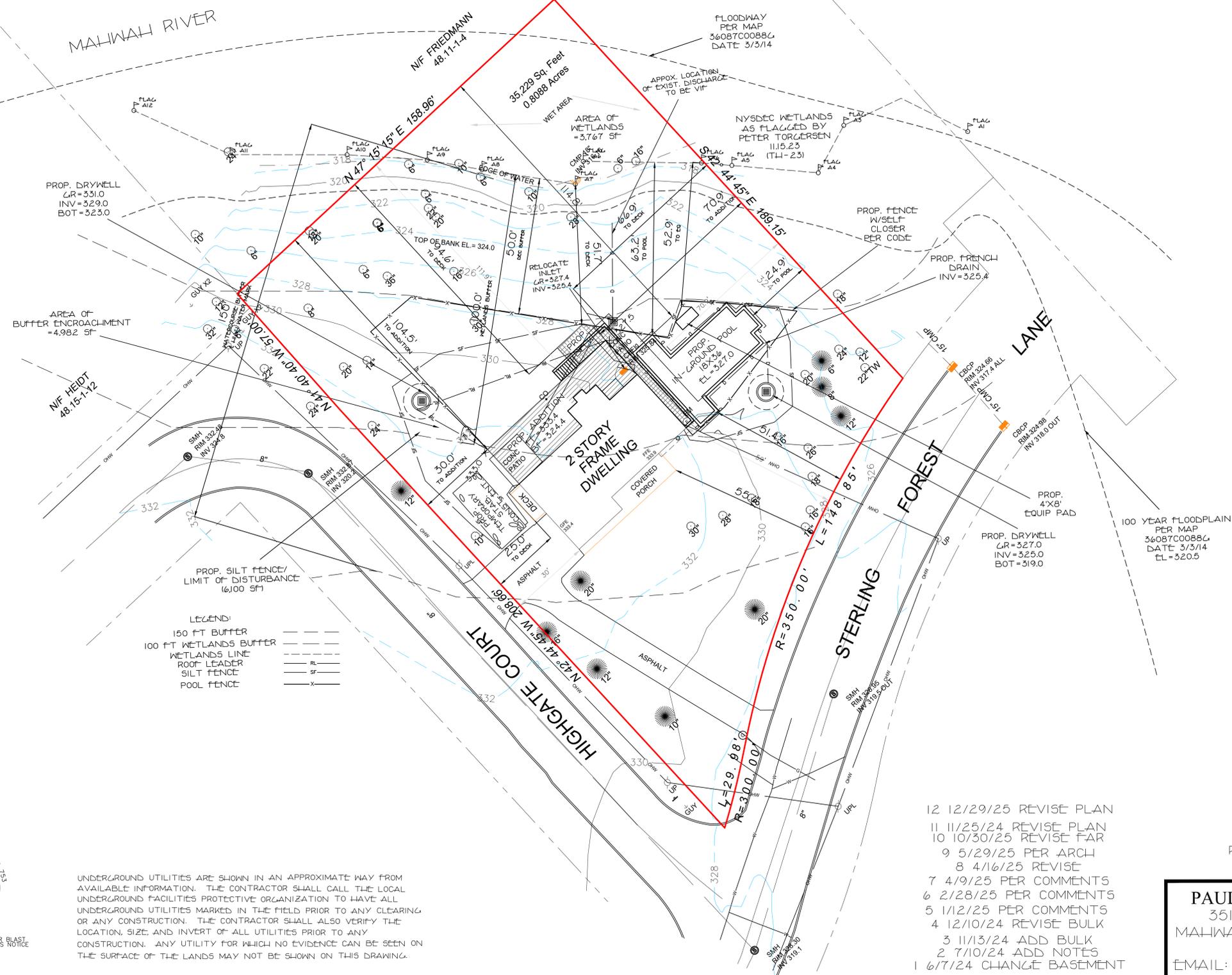
- * PER 195-89 MUST USE R-35 REQ.
 ** PRE-EXISTING.
 ** VARIANCE REQUIRED
 DEVELOPMENT COVERAGE:
 DWELLING & COV. PORCH=2.118 SF
 DRIVEWAY=1,588 SF
 DECK=70 SF
 CONC.=851 SF (TBRI)
 PROP. ADDITION=897 SF
 PROP. DECK=536 SF
 PROP. POOL W/COPING=963 SF
 PROP. EQ PAD=32 SF
 PROP. BASEMENT STAIR AREA(NOT UNDER DECK)=35 SF
 COV.=6,059 SF/26,995 SF=22.4%
 # LOT AREA:
 100 YEAR FLOOD=8,234 SF
 AREA=35,229 SF-8,234 SF=26,995 SF

FLOOR AREA RATIO:
 BASEMENT=1,601 SF
 1ST FLOOR=2,712 SF
 2ND FLOOR=1,730 SF
 TOTAL=6,103 SF
 FAR=6,103 SF/35,229 SF=0.173



KEY MAP

SCALE: 1"=300'

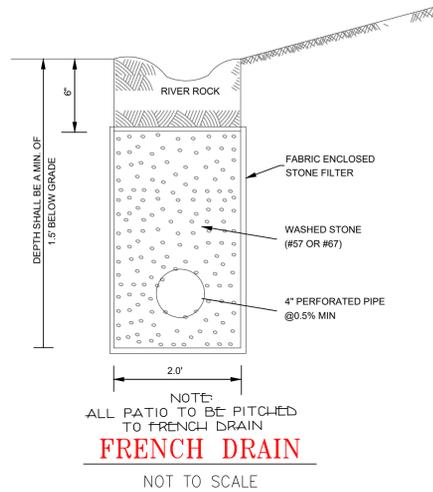


- 12 12/29/25 REVISE PLAN
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- 10 10/30/25 REVISE FAR
- 9 5/29/25 PER ARCH
- 8 4/16/25 REVISE
- 7 4/9/25 PER COMMENTS
- 6 2/28/25 PER COMMENTS
- 5 1/12/25 PER COMMENTS
- 4 12/10/24 REVISE BULK
- 3 11/13/24 ADD BULK
- 2 7/10/24 ADD NOTES
- 1 6/7/24 CHANGE BASEMENT

PLOT PLAN FOR
KOLIN
 VILLAGE OF MONTEBELLO
 TOWN OF RAMAPO
 ROCKLAND COUNTY, NEW YORK

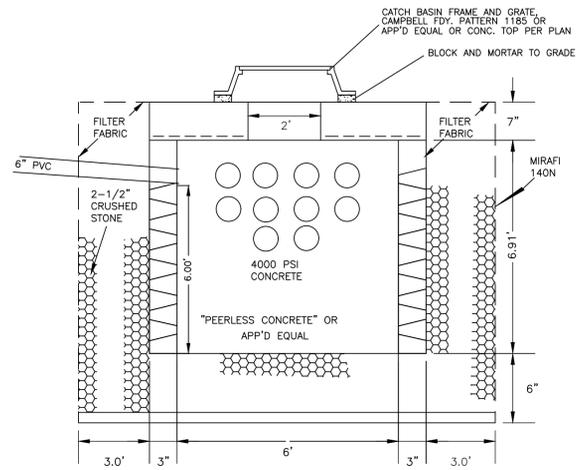
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 3512 WHITTIER COURT
 MAHWAH, NEW JERSEY 07430
 (917) 418-0999
 EMAIL: PGSKI@EARTHLINK.NET

1/75 STERLING
 1/1/24
 1"=20'

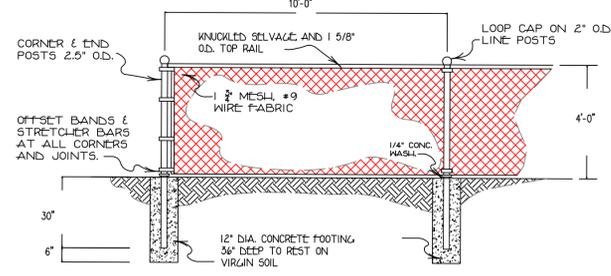


NOTE:
ALL PATIO TO BE PITCHED
TO FRENCH DRAIN
FRENCH DRAIN
NOT TO SCALE

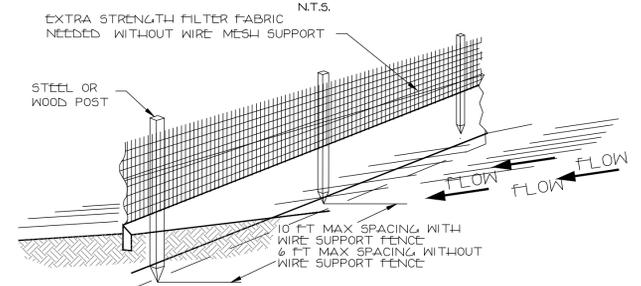
- NOTES:
1. SET PIT IN 12.5\"/>
- SEEPAGE PIT MAINTENANCE NOTES
1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
 2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
 3. IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.



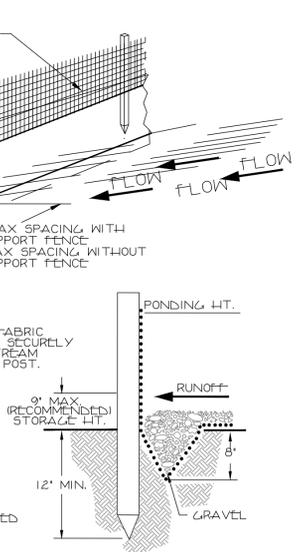
RESIDENTIAL TRAFFIC TOP
PRECAST CONC. SEEPAGE PIT DETAIL



FENCE



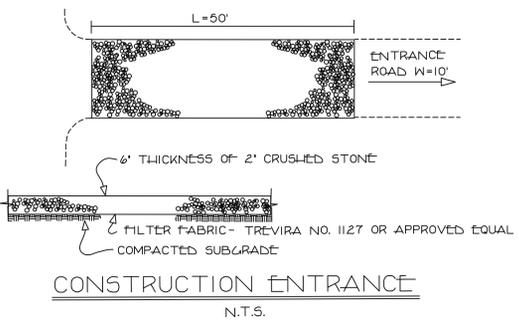
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL



ALTERNATE DETAIL
TRENCH WITH GRAVEL

- NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE
N.T.S.



CONSTRUCTION ENTRANCE
N.T.S.

Drywell Design:	
Catchment Area	0.0324 Acre
Development size	61.0000
Undeveloped SCS Curve No.	98.0000
Developed SCS Curve No.	
1. Select Design Storm	
100 year, 24-hour	9.3000
2. Type of subsurface disposal system:	
Precast drywell with 3-3/4\"/>	
3. Determine Percolation Rate:	
Percolation Rate:	1.0000 inches
Drop	30.0000 minutes
Time	
Area of Percolation (Ap)	
Surface area of Cylinder	
Ac=Pi*D*Havg	1.0000 foot
Havg	8.5000 inches
Ac	2.2253 Ft ²
Bottom Area	
Ab=Pi*r ²	0.7854 Ft ²
Volume of Percolation:	
Ap*r*4d	
Ap	3.0107 Ft ²
Vp=Ab*h	0.0654 Ft ³
Soil Percolation Rate	
Sr=volume/area/time	0.0007 Ft ³ /Ft ² /Min.
Sr	1.0435 Ft ³ /Ft ² /day
Sr=(minus clogging factor of 25%)	0.7826 Ft ³ /Ft ² /day
4. Calculate Required Storage Volume:	
100yr, 24 hour rainfall=	9.3000 inches
From Table 2-1 of TR-55	
Existing CN=	61.0000 therefore depth Vr= 4.40 inches
Proposed CN=	98.0000 therefore depth Vr= 9.10 inches
Delta Vr=	4.7000 inches
Vs=delta V*Area	4.7000 Ft ³
Vs=	553.4250 Ft ³
5. Calculate Volume per Drywell:	
Vw=Pi*r ² *height	
Thickness of Stone=	3.0000 feet
Thickness of drywell wall=	0.3330 feet
Diameter of drywell=	6.0000 feet
Height of drywell=	6.0000 feet
Vw=	337.6500 Ft ³
6. Calculate 24-hour percolation volume per drywell (Vp):	
Vp=bottom surface area of drywell*soil percolation rate(Sr)	
Vp=Pi*r ² *Sr	
Vp=	98.6083 Ft ³ /day/drywell
*Note: Bottom of drywell only included	
7. Calculate the total 24-hour Volume per drywell (Vt):	
Vt=Volume of drywell(Vw)/percolation volume(Vp)	
Vt=	436.2583 Ft ³
8. Determine number of drywells required (DW):	
DW=Req. Volume of Storage(Vs)/Total Vol. per Drywell(Vt)	1.3
DW=	2
USE	

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DETAIL SHEET FOR
KOLIN
VILLAGE OF MONTEBELLO
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI, P.E., PLLC
3512 WHITTIER COURT
MAHWAH, NEW JERSEY 07430
(917) 418-0999
EMAIL: PGSKI@EARTHLINK.NET

175STERLING
1/1/24
1"=20'

SHEET 2 OF 4

USE GROUP (4)	MINIMUM LOT AREA	LOT WIDTH (FEET) STERIL	FRONT SETBACK (FEET) STERIL	FRONT YARD SETBACK (FEET) STERIL	FRONT SETBACK (FEET) HIGH	FRONT YARD SETBACK (FEET) HIGH	SIDE SETBACK (FEET)	TOTAL SIDE SETBACK (FEET)	SIDE YARD SETBACK (FEET)	SIDE YARD POOL (FEET)	REAR SETBACK (FEET)	REAR YARD SETBACK (FEET)	REAR YARD POOL (FEET)	STREET FRONTAGE (FEET)	MAXIMUM HEIGHT (FEET)	DEVELOPMENT COVERAGE (PERCENT)	FLOOR AREA RATIO (FAR)
REQD	50,000 SQ. FT.	175	50	50	50	50	25	60	20	30	50	20	30	100	55 FEET	20.0	0.15
PROD	26,995** SQ. FT.	175.6/ 252.6	55.6	5.0**	25.0**	25.0**	30.0**	70.9	66.9	67.6	104.5	94.6	165.9	387.5	35	22.3**	0.173**

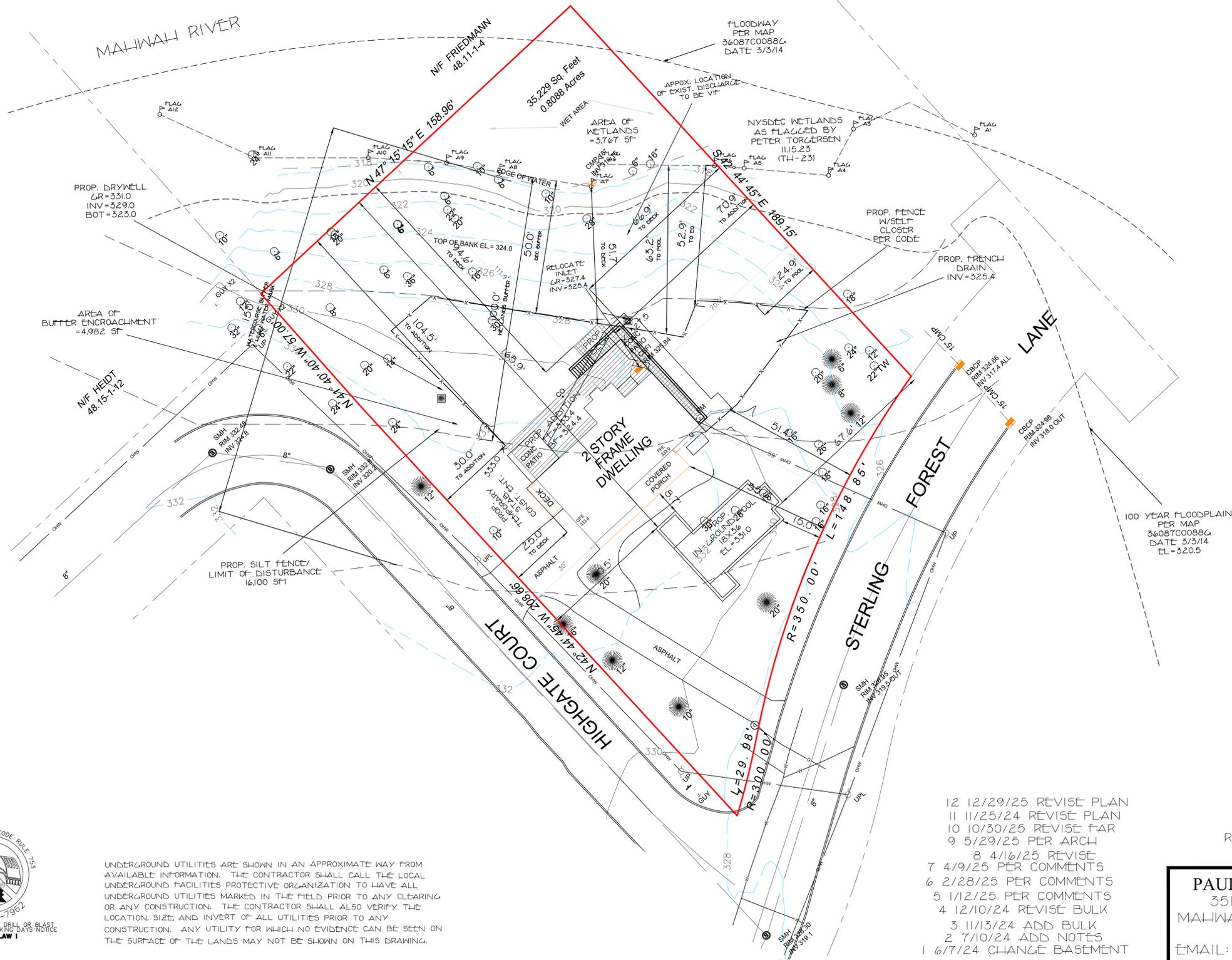
+ PER 195-89 MUST USE R-35 REQ.
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BULK REQUIREMENTS ZONE: RR-50

FLOOR AREA RATIO:
 BASEMENT=1,661 SF
 1ST FLOOR=2,712 SF
 2ND FLOOR=1,730 SF
 TOTAL=6,103 SF
 FAR=6,103 SF/35,229 SF=0.173

DEVELOPMENT COVERAGE:
 DWELLING & COV. PORCH=2,118 SF
 DRIVEWAY=1,588 SF
 DECK=70 SF
 CONC.=851 SF (TBR)
 PROP. ADDITION=897 SF
 PROP. DECK=356 SF
 PROP. POOL W/COPING=963 SF
 PROP. EQ PAD=32 SF
 PROP. BASEMENT AREA=35 SF
 COV.=6,039 SF/26,995 SF=22.37

LOT AREA:
 100 YEAR FLOOD=8,234 SF
 AREA=35,229 SF=8,234 SF=26,995 SF



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ALT. LAYOUT PLAN
 FOR
KOLIN
 VILLAGE OF MONTEBELLO
 TOWN OF RAMAPO
 ROCKLAND COUNTY, NEW YORK

SHEET 3 OF 4

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USE GROUP (U)	MINIMUM LOT AREA	LOT WIDTH (FEET) STERIL/ALG/L	FRONT SETBACK (FEET) STERIL/	FRONT YARD SETBACK (FEET) STERIL/	FRONT SETBACK (FEET) HIGH/	FRONT YARD SETBACK (FEET) HIGH/	SIDE SETBACK (FEET)	TOTAL SIDE SETBACK (FEET)	SIDE YARD SETBACK (FEET)	SIDE YARD POOL (FEET)	REAR SETBACK (FEET)	REAR YARD SETBACK (FEET)	REAR YARD POOL (FEET)	STREET FRONTAGE (FEET)	MAXIMUM HEIGHT (FEET)	DEVELOPMENT COVERAGE (PERCENT)	FLOOR AREA RATIO (FAR)
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					30.0** ADDITIONS	30.0** ADDITIONS											

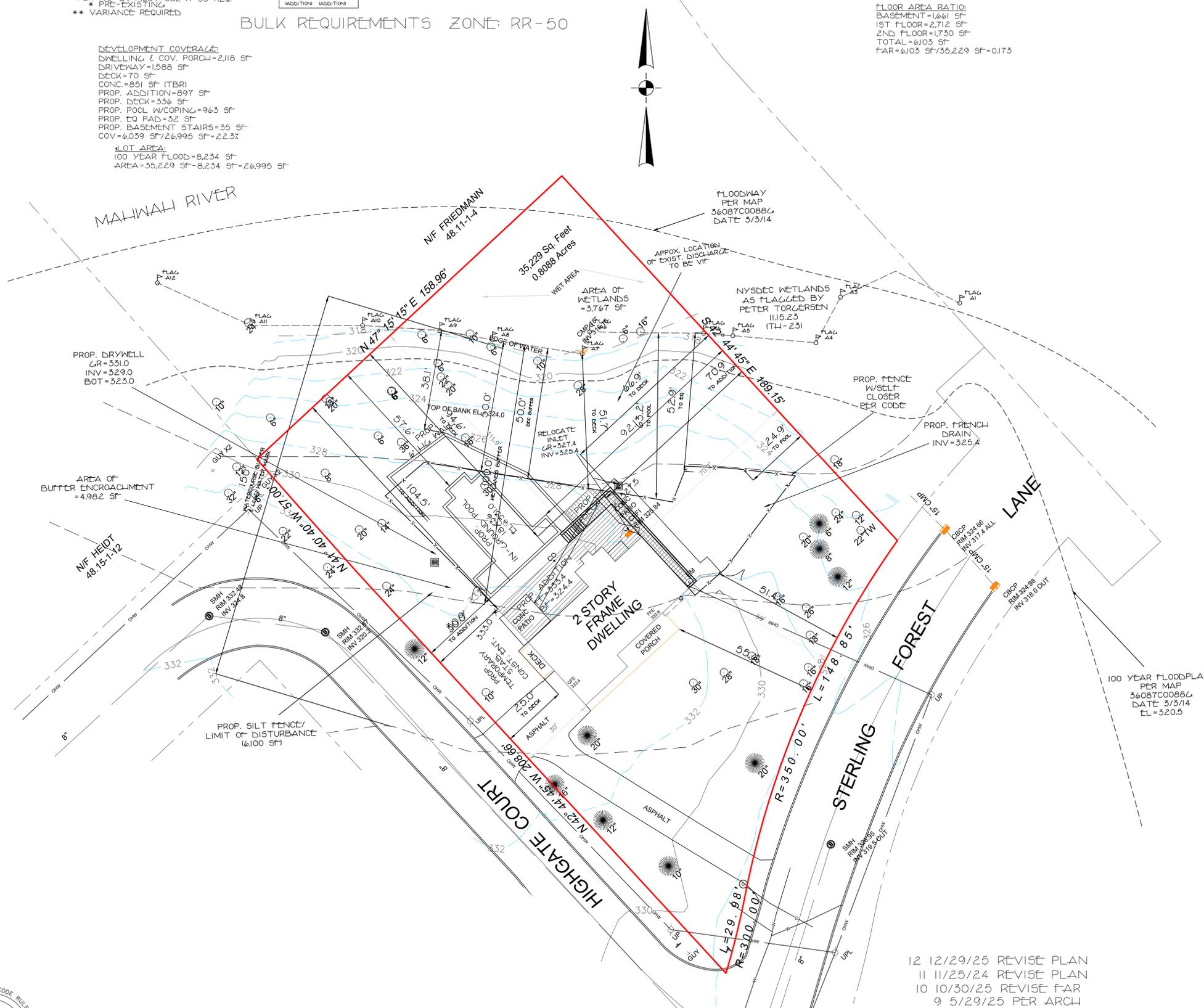
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ALT. 2 LAYOUT PLAN FOR
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 VILLAGE OF MONTEBELLO
 TOWN OF RAMAPO
 ROCKLAND COUNTY, NEW YORK

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SHEET 4 OF 4
17STERLING
1/1/24
1"=20'