TAX SECTION 48.08 BLOCK 1 LOT 12.1

REFERENCES:

-ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS DATED FEBRUARY 24, 2025, PROVIDED BY THE HOMEOWNER.

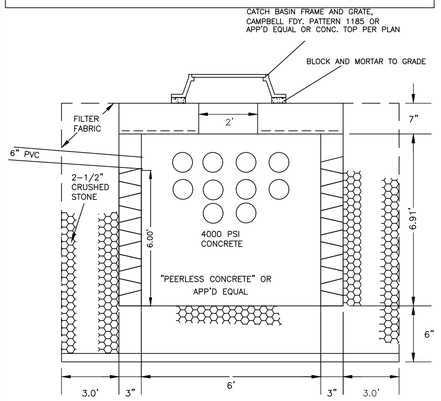
_ BEING LOT 1 ON A CERTAIN MAP ENTITLED "PAPPALARDO" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6588 BOOK #113 PAGE #20 ON 10/21/1991.

NOTES:

1. SET PIT IN 13'X13' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

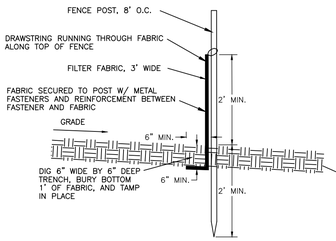
SEEPAGE PIT MAINTENANCE NOTES

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

Drywell Design:		
Wetherfield "A"		
Development size =	0.0196 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:		
Precast drywell with 3-3/4" crushed stone		
3. Determine Percolation Rate:		
Percolation Rate:		
Drop	1.0000 inches	
Time	30.0000 minutes	
a. Area of Percolation (Ap):		
Surface area of Cylinder		
Ap=Pi*Dhsg		
D=	1.0000 foot	
hsg=	6.5000 inches	
Ap=	2.2253 Pi^2	
Bottom Area		
Ab=Pi*r^2		
Ab=	0.7854 Pi^2	
Volume of Percolation:		
Ap+Ab=Ab		
Ap=	3.0107 Pi^2	
Vp=Ab*h	0.0654 Pi^3	
Soil Percolation Rate		
Sm=volume/area/time	0.0007 Pi^3/Pi^2/Min.	
Sh=	1.0435 Pi^3/Pi^2/day	
Sm(minus clooping factor of 25%)	0.7826 Pi^3/Pi^2/day	
4. Calculate Required Storage Volume:		
100yr, 24 hour rainfall=	9.3000 inches	
From Table 2-1 of TR65		
Existing CN=	74.0000 therefore depth Vr=	6.11 inches
Proposed CN=	98.0000 therefore depth Vr=	9.10 inches
Delta Vr=	2.9800 inches	
Vs=deltaVr*Area		
Vs=	215.2600 Pi^3	
5. Calculate Volume per Drywell:		
Vw=Pi*r^2*height		
Thickness of Stone=	3.0000 feet	
Thickness of drywell wall=	0.3330 foot	
Diameter of drywell=	6.0000 feet	
Height of drywell=	6.0000 feet	
Vw=	337.6500 Pi^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 Pi^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=	436.2683 Pi^3	
8. Determine number of drywells required (DW):		
DW=Req. Volume of Storage(Vs)/Total Vol. per Drywell(Vt)	0.5	
DW=	USE	1



SILT FENCE
N.T.S.

NOTES:

1. PERCOLATION TESTING IS REQUIRED PRIOR TO INSTALLATION OF DRYWELLS.

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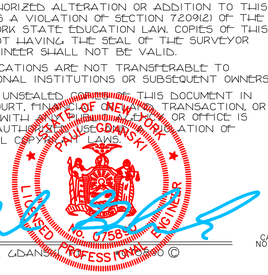
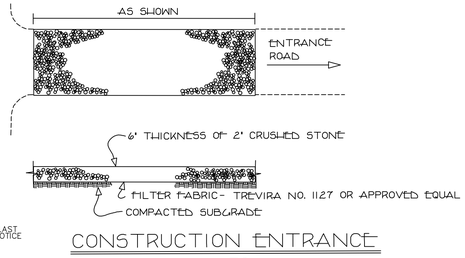


CALL BEFORE YOU DIG, DRILL OR BLAST
NO LESS THAN TWO WORKING DAYS NOTICE
IT'S THE LAW !



CONSTRUCTION ENTRANCE
N.T.S.

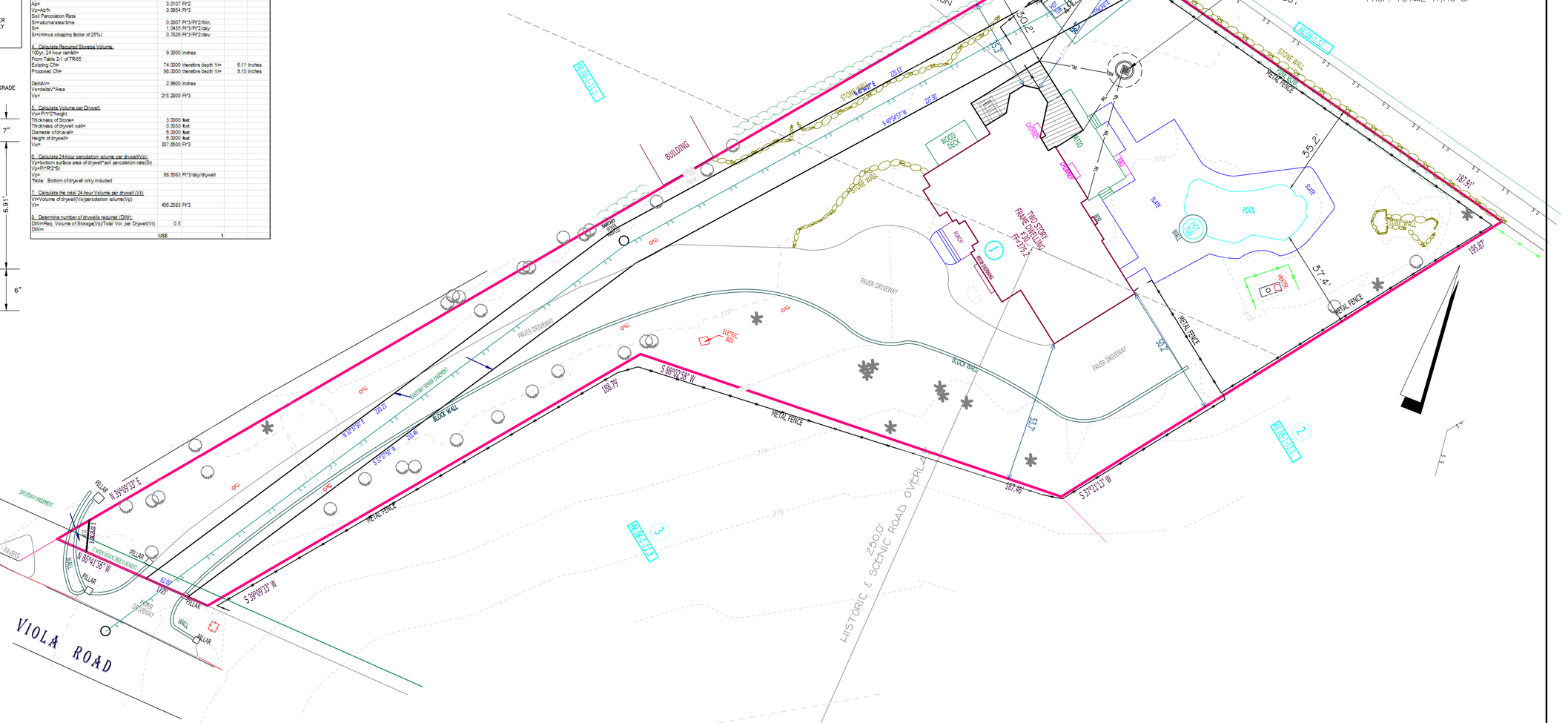
FLOOR AREA RATIO:
EXISTING 1ST FLOOR: 3676 SF
EXISTING 2ND FLOOR: 2820 SF
EXISTING FINISHED BASEMENT: 2808 SF
TOTAL=9,304 SF
FAR=9,304 SF/50,042 SF=0.19
PROP. BASEMENT STORAGE: 465 SF
PROP. 1ST FLOOR=465 SF
PROP. TOTAL=10,234 SF
FAR=10,234 SF/50,042 SF=0.204

BULK REQUIREMENTS — ZONE: RR-50 SINGLE FAMILY RESIDENTAL

USE GROUP h	MIN. LOT AREA	LOT WIDTH	FRONT SETBACK	FRONT YARD	SIDE SETBACK	TOTAL SIDE SETBACK	SIDE YARD	SIDE YARD POOL/SPA	REAR SETBACK	REAR YARD POOL	REAR YARD	STREET FRONTAGE	MAXIMUM HEIGHT	DEVELPMENT COVERAGE	FLOOR AREA RATIO
REQUIRED	50,000 SF	175'	50'	50'	30'	75'	25'	35'	50'	35'	25'	100	35'	20%	0.15
EXISTING	50,042 SF	222.0'	53.7'	53.7'	35.3'	85.5'	5.7*	37.4'/12.7**	58.5'	35.2'	3.6*	62.0'*	32'	34.9%*	0.19*
PROPOSED	50,042 SF	222.0'	53.7'	53.7'	30.2'	80.4'	5.7**	37.4'/12.7**	49.7**	35.2'	3.6**	62.0'*	32'	35.4%**	0.204**

* EXISTING NON-CONFORMING
** VARIANCE REQUIRED

DEVELOPMENT COVERAGE:
DWELLING & PORCHES=3,822 SF
DRIVEWAY & WALK=9,083 SF
POOL & PATIO=3,045 SF
EQ PAD=27 SF
CELLAR ENT=48 SF (TBR)
UPPER PATIO=658 SF-190 SF=468 SF
DECK=166 SF
SAUNA, CONC. PAD & SPA=635 SF
PROP. ADD=467 SF
EXIST. TOTAL=17,484 SF
PROP. TOTAL=17,713 SF



PLOT PLAN
FOR
GOLDSTEIN

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

FILE #	30VIOLA
DATE	4/22/25
SCALE	1"=20'