

TAX SECTION 48.19 BLOCK 1 LOT 15

REFERENCES:

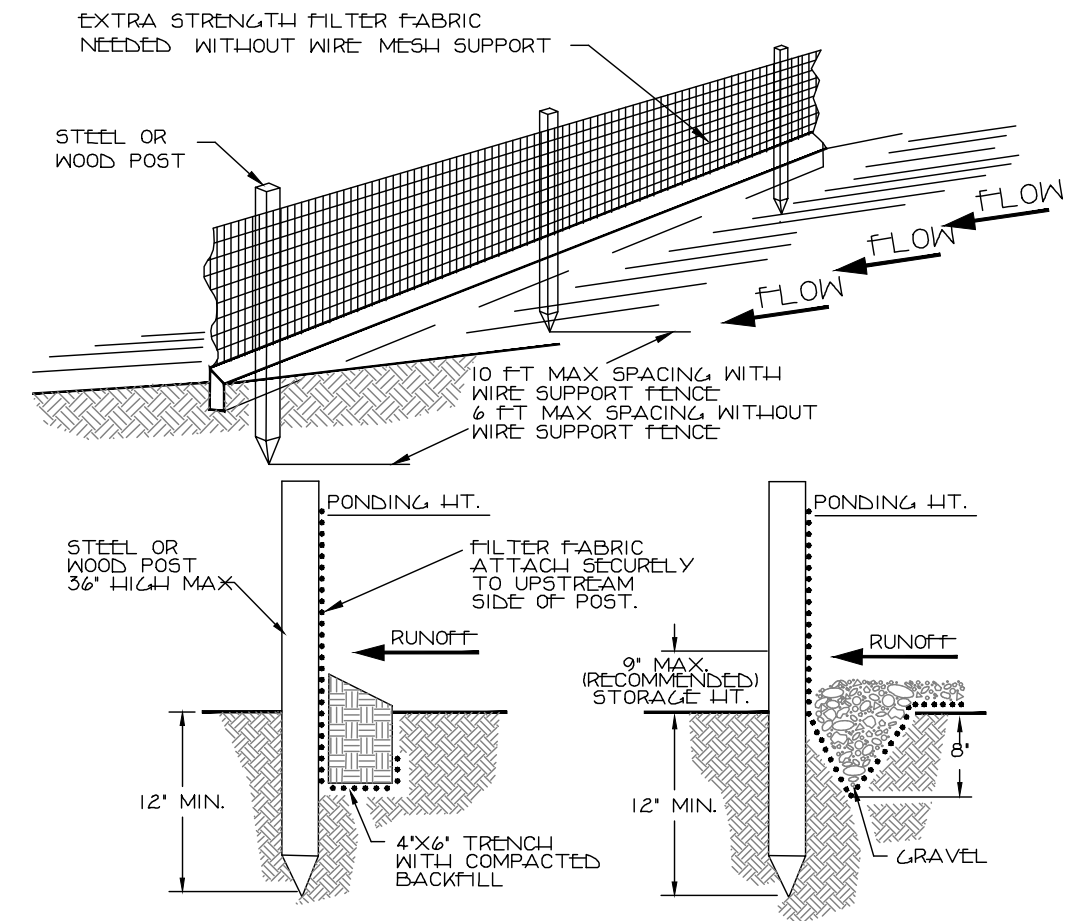
-ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS DATED OCTOBER 27, 2024, PROVIDED BY THE HOMEOWNER.
-NO FILED MAP

NOTES:

1. EXISTING UTILITIES TO BE UTILIZED.

NOTES:

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.



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

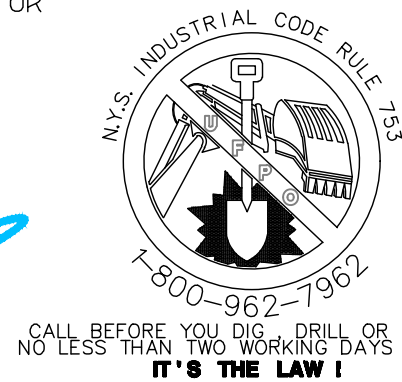
ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE
N.T.S.

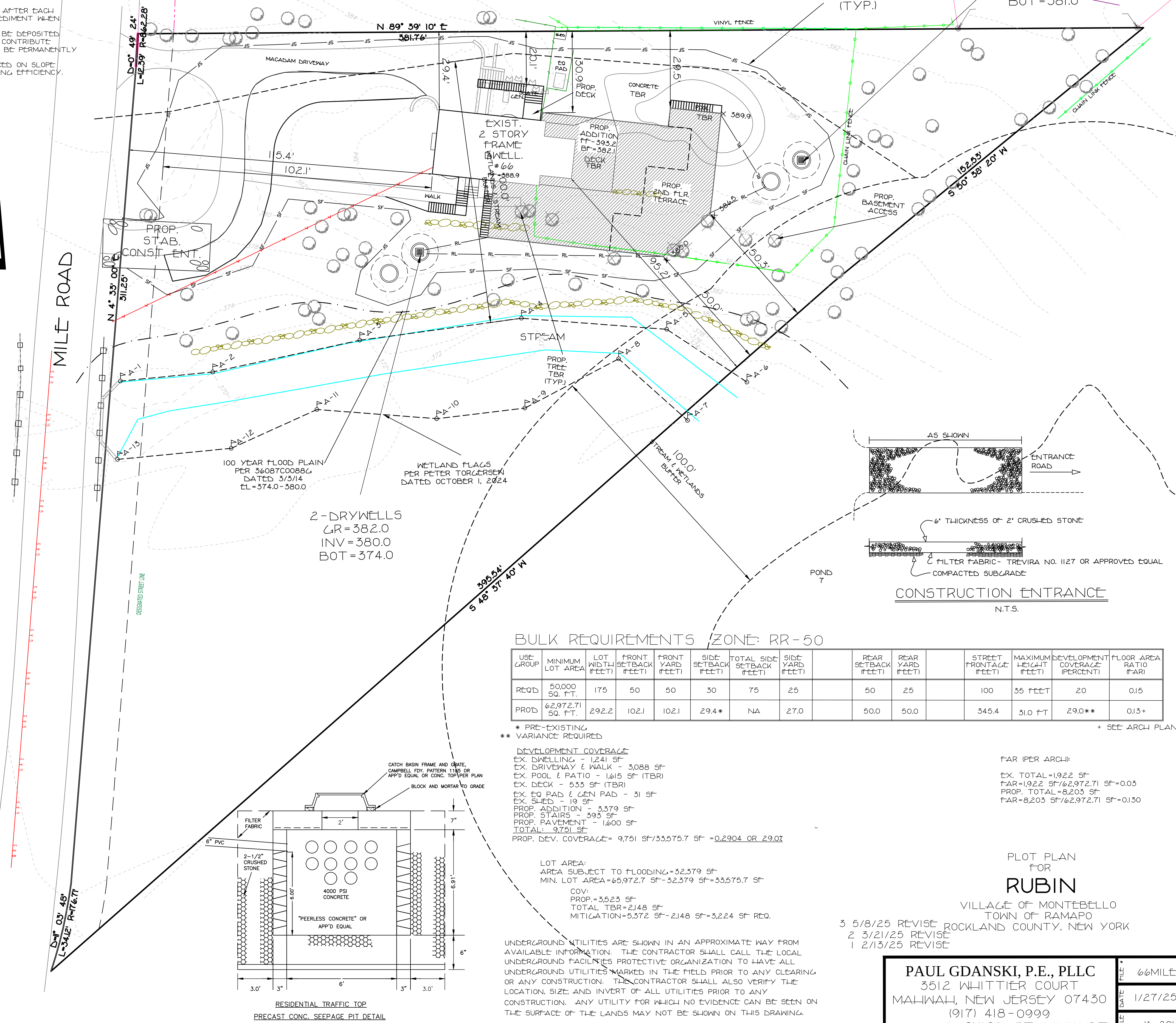
Drywell Design:			
Soils: Cheshire "B"			
Development Size =	0.0740 Acre		
Undeveloped SCS Curve No. =	61.0000		
Developed SCS Curve No. =	98.0000		
1. Select Design Storm:			
100 year, 24-hour	9.3000		
2. Type of subsurface disposal system:			
Precast drywell with 3/4" crushed stone			
3. Determine Percolation Rate:			
Percolation Rate:			
Drop	1.0000 inches		
Time	30.0000 minutes		
a. Area of Percolation (Ap):			
Surface area of cylinder			
Ac=PI*Dia^2/4			
Di	1.0000 foot		
Ac	8.0000 inches		
Bottom Area	2.2259 Ft^2		
Ab=PI*r^2			
Ab	0.7854 Ft^2		
Volume of Percolation:			
Ap=Ac*Ab			
Ap	3.0107 Ft^2		
Vp=Ap*H	0.0654 Ft^3		
Soil Percolation Rate:			
Str=Vp/area*time	0.0007 Ft^3/Ft^2/Min.		
Str	1.0435 Ft^3/Ft^2/day		
Str=Str*(clogging factor of 25%)	0.7826 Ft^3/Ft^2/day		
4. Calculate Required Storage Volume:			
100yr, 24 hour rainfall:	9.0700 inches		
From Table 2-1 of TR-55			
Existing CN=	61.0000 therefore depth V=	4.11 inches	
Proposed CN=	98.0000 therefore depth V=	9.10 inches	
Delta V=	4.9900 inches		
Vs=Delta V*Area			
Vs	1340.6467 Ft^3		
5. Calculate Volume per Drywell:			
Vw=PI*r^2*height			
Thickness of Stone=	3.0000 feet		
Thickness of drywell walls=	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*oil percolation rate(Str)			
Vp=PI*r^2*Str			
Vp	98.6083 Ft^3/day/drywell		
Note: Side of drywell not included			
7. Calculate the total 24-hour Volume per drywell (Vt):			
Vt=Vw+Vp(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)			
DW=	3.1		
USE	4		

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



BULK REQUIREMENTS ZONE: RR-50

USE GROUP	MINIMUM LOT AREA	LOT WIDTH (FEET)	FRONT YARD SETBACK (FEET)	FRONT SIDE YARD SETBACK (FEET)	TOTAL SIDE YARD SETBACK (FEET)	REAR YARD SETBACK (FEET)	REAR SIDE YARD SETBACK (FEET)	STREET FRONTAGE (FEET)	MAXIMUM HEIGHT (FEET)	DEVELOPMENT COVERAGE (PERCENT)	FLOOR AREA RATIO (FAR)
REQD	50,000 SQ. FT.	175	50	50	30	75	25	100	35 FEET	20	0.15
PROD	62,972.71 SQ. FT.	292.2	102.1	102.1	29.4*	NA	27.0	345.4	31.0 FT	29.0**	0.13+

* PRE-EXISTING
** VARIANCE REQUIRED

DEVELOPMENT COVERAGE

EX. DWELLING - 1,241 SF
EX. DRIVEWAY & WALK - 3,088 SF
EX. POOL & PATIO - 1,615 SF (TBR)
EX. DECK - 533 SF (TBR)
EX. TO PAD & LEN PAD - 31 SF
EX. SHED - 19 SF
PROP. ADDITION - 3,379 SF
PROP. STAIRS - 393 SF
PROP. PAVEMENT - 1,600 SF
TOTAL - 8,751 SF
PROP. DEV. COVERAGE = 9,751 SF/33,575.7 SF = 0.2904 OR 29.0%

LOT AREA:
AREA SUBJECT TO FLOODING = 32,379 SF
MIN. LOT AREA = 65,972.7 SF = 32,379 SF = 33,575.7 SF

COV:
PROP. = 3,523 SF
TOTAL TBR = 2,148 SF
MITIGATION = 5,372 SF - 2,148 SF = 3,224 SF REQ.

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE, AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

CONSTRUCTION ENTRANCE
N.T.S.

PLOT PLAN
FOR
RUBIN

VILLAGE OF MONTEBELLO
TOWN OF RAMAPO
3 5/8/25 REVISE ROCKLAND COUNTY, NEW YORK

2 3/21/25 REVISE
1 2/13/25 REVISE

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SCALE: 1"=20'