TAX SECTION 48.20 BLOCK 1 LOT 73

REFERENCES:

- ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS LAST REVISED MAY 24, 2023, 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. 54 ON A CERTAIN MAP ENTITLED, "FINAL SUBDIVISION FOR THE ESTATE OF HENRY L. SCHWARTZ LOCATED IN THE VILLAGE OF MONTEBELLO, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK, AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE IN BOOK 118 PAGE 47 AS MAP NO. 7115 ON JANUARY 10, 1989.

BULK REQUIREMENTS ZONE: RR-50

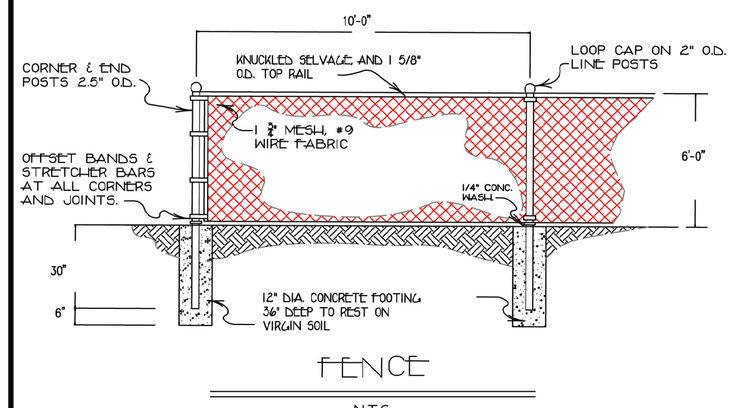
USE GROUP (M)	MINIMUM LOT AREA	LOT WIDTH (FEET)	FRONT SETBACK (FEET)	FRONT YARD (FEET)	SIDE SETBACK (FEET)	TOTAL SIDE SETBACK (FEET)	SIDE YARD (FEET)	SIDE YARD POOL (FT)	REAR SETBACK (FEET)	REAR YARD (FEET)	REAR YARD POOL (FT)	STREET FRONTAGE (FEET)	MAXIMUM HEIGHT (FEET)	DEVELOPMENT COVERAGE (PERCENT)	FLOOR AREA RATIO (FAR)
REQ'D	40,000 SQ. FT.	160	50	50	25	70	20	30	50	20	30	100	35 FEET	40.0	0.15
PROV'D	40,257 SQ. FT.	NA	NA	NA	NA	NA	20.6	30.0	NA	20.3	42.9	NA	NA	32.3	0.175*

* VARIANCE REQUIRED

EXIST. COVERAGE:
DWELLING=2,782 SF
DRIVEWAY & WALK=3,646 SF
DECK=308 SF
PATIO, POOL & WALK=2,963 SF
EQ PAD=30 SF
SHED=205 SF
HOT TUB=46 SF
SLATE & STAIR=41 SF
TOTAL=10,021 SF
COV=10,021 SF/40,257 SF=24.9%

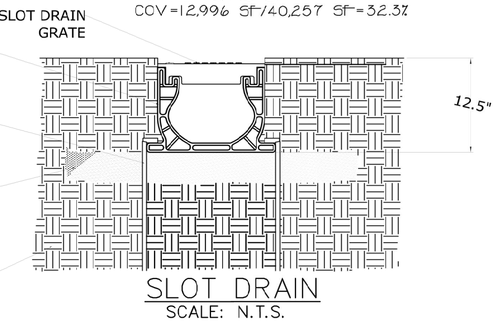
PROP. COVERAGE:
DWELLING=2,782 SF
DRIVEWAY & WALK=4,382 SF
RAISED PATIO=566 SF
PATIO, POOL & WALK=2,991 SF
PERGOLA AREA=563 SF
CABANA=544 SF
LOUVERED PERGOLA=462 SF
STEPPERS & STAIRS=367 SF
BASEMENT ENTRANCE=239 SF
EQ PAD=32 SF
AC'S=68 SF
TOTAL=12,996 SF
COV=12,996 SF/40,257 SF=32.3%

PROP. FAR:
BASEMENT=1,930 SF
FIRST FLOOR=2,680 SF
2ND FLOOR=18,78 SF
CABANA=544 SF
TOTAL=7,032 SF
FAR=7,032 SF/40,257 SF=0.175



FENCE

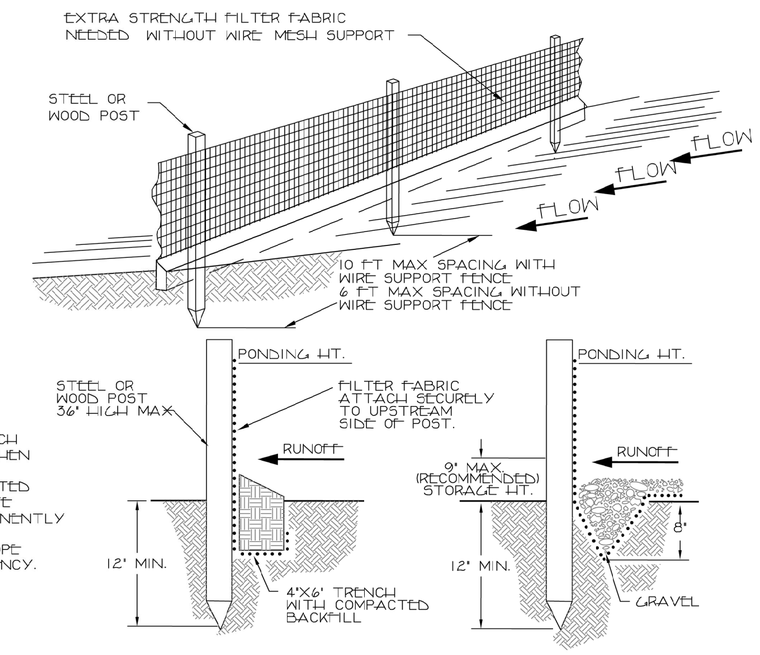
N.T.S.



SLOT DRAIN

SCALE: N.T.S.

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.

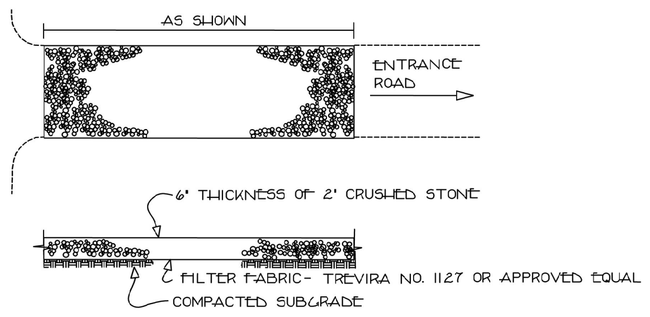


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE

N.T.S.



CONSTRUCTION ENTRANCE

N.T.S.

DESIGN NOTES:
1. SEE SEPARATE CALCULATIONS FOR WALL SECTION.
2. ASSUMED SOIL CONDITIONS ARE AS FOLLOWS;
REINFORCED SOIL, FRICTION ANGLE 28 UNIT WEIGHT 120 PCF, CLAYEY SAND
RETAINED SOIL, FRICTION ANGLE 26, UNIT WEIGHT 120 PCF, CLAYEY SAND
LEVELLING PAD, FRICTION ANGLE 40, UNIT WEIGHT 125 PCF, STONE AGGREGATE
FOUNDATION SOIL, FRICTION ANGLE 28, UNIT WEIGHT 120 PCF, CLAYEY SAND
3. IF SITE CONDITIONS DIFFER FROM ABOVE, THE CONTRACTOR MUST CONTACT THE ENGINEER IN WRITING TO ADJUST DESIGN AS NECESSARY.
4. WALL MUST BE SET ON VIRGIN MATERIAL OR FULLY COMPACTED MATERIAL.
5. THE CONTRACTOR MUST SUPPLY PHOTOS AND/OR VIDEO OF ALL INSTALLATIONS AFTER INITIAL EXCAVATION AND PRIOR TO LEVELLING PAD, THEN AFTER EACH SUBSEQUENT COURSE OF BLOCK IS INSTALLED TO KEEP A PERMANENT RECORD OF BLOCK AND GRID INSTALLATIONS. SAID PHOTOS/VIDEO MUST BE PROVIDED TO ENGINEER ON A DAILY BASIS FOR REVIEW AND APPROVAL.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE ABOVE DESIGN AS WELL AS MANUFACTURERS STANDARD DETAILS AND SPECIFICATIONS. ANY CONFLICTS BETWEEN THE DESIGN/DETAILS MUST BE PROVIDED TO THE ENGINEER IN WRITING SO MODIFICATIONS CAN BE MADE AS REQUIRED.
7. WALL COLOR PER OWNER.

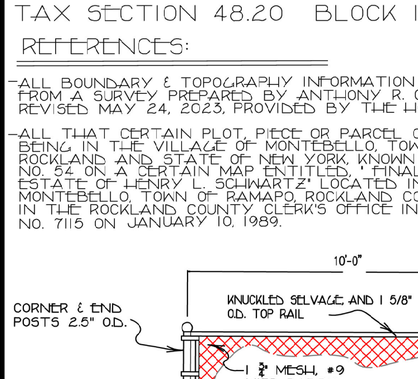
TYPICAL SECTION-REINFORCED RETAINING WALL

RAFFINATO WALL UNIT
SCALE: NONE

GEO-GRID NOTES:
1. ALL GRID ELEVATIONS SHOWN ABOVE ELEVATION 0.0' ON DETAIL.
2. ALL GRID LENGTHS FROM FACE OF WALL.
2. EXPOSED FACE EXCLUDES CAP.**

UNIT #	ELEV. TOP	LENGTH TOP
7	3.34	6.00
		6.00

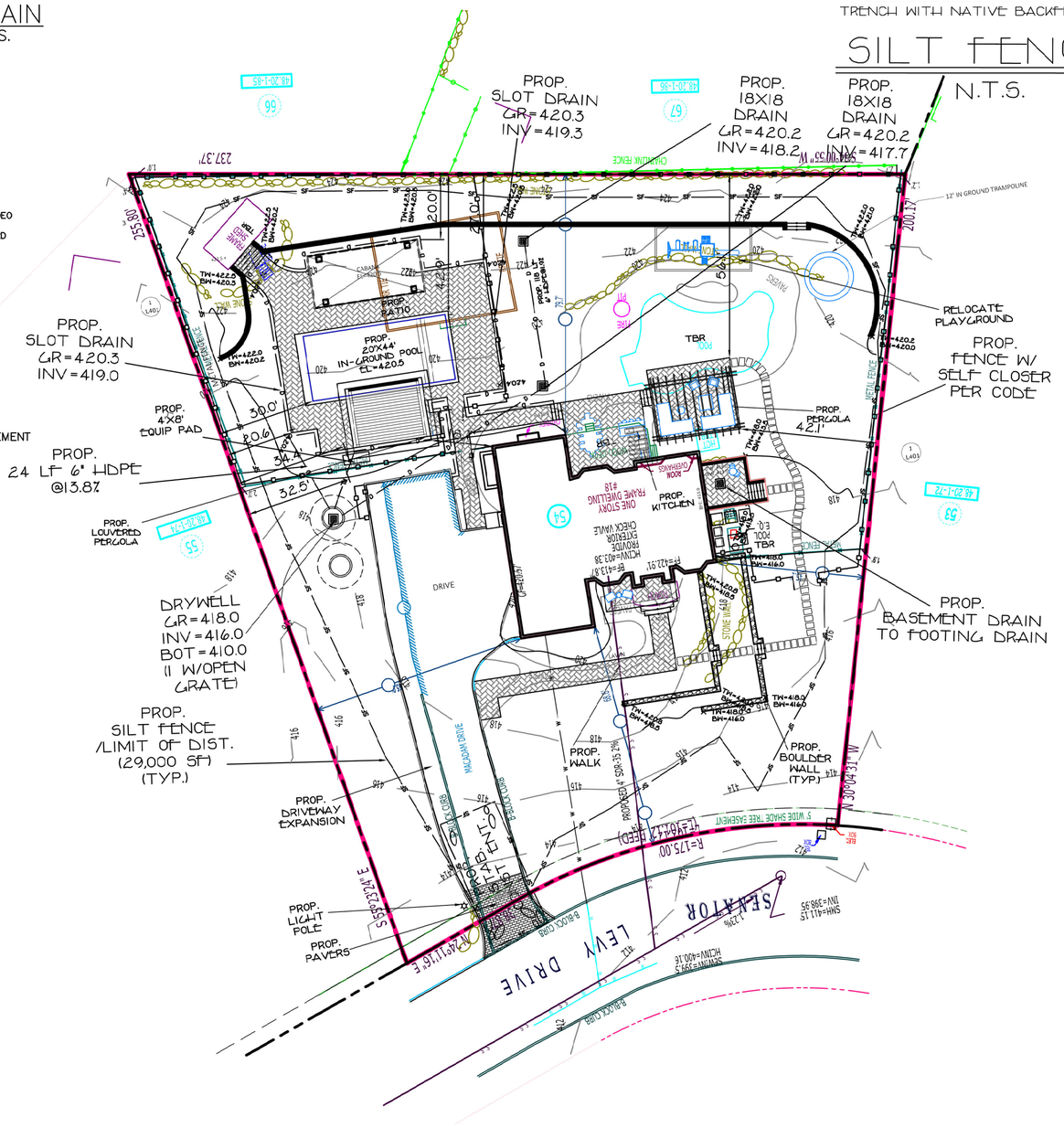
NOTE: OWNER IS RESPONSIBLE TO MAINTAIN TOE SLOPE OF WALL. OWNER IS AWARE THAT ANY EROSION OF TOE SLOPE COULD CAUSE WALL TO FAIL.



* "H" DIVIDED BY 3 MUST NOT EXCEED "B".

RUBBLE TOE WALL DETAIL

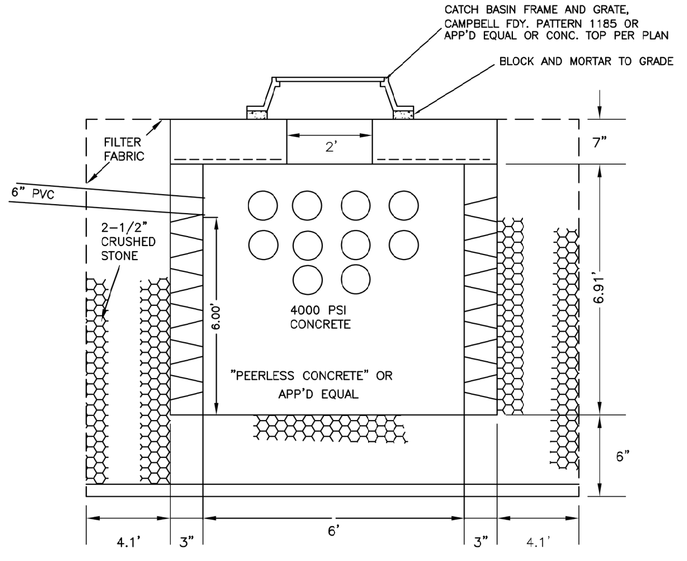
N.T.S.



NOTES:
1. PERCOLATION TEST REQUIRE PRIOR TO INSTALLATION OF DRYWELL.

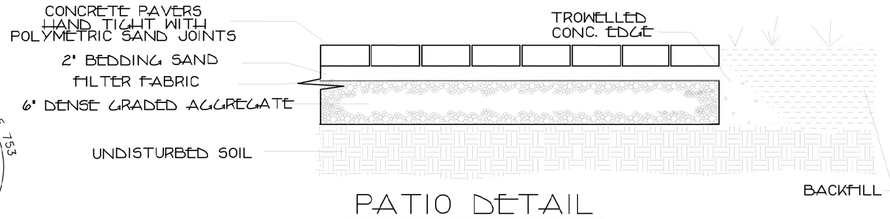
NOTES:
1. SET PIT IN 14.5'X29' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

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



PATIO DETAIL

N.T.S.

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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.

POOL PLAN FOR

TAUBER

VILLAGE OF MONTEBELLO
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

2 2/3/25 CHANGE CABANA
1 5/27/24 REVISE POOL LOC.

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

FILE #	18SEN
DATE	7/9/23
SCALE	1"=30'