

**TABLE OF DIMENSIONAL REQUIREMENTS
(1R-35) RESIDENTIAL DISTRICT**

	REQUIRED	EXISTING	SECONDARY STRUCTURE	PROPOSED BUILDING
MINIMUM LOT AREA	50000	25000*	25000*	25000*
MINIMUM LOT FRONTAGE	100	145.35	145.35	145.35
MINIMUM LOT WIDTH	150	145.35*	145.35*	145.35*
FRONT YARD	50	34.1*	102.10	34.1*
SIDE YARD	25	49.80	15.00**	25.29
REAR YARD	50	96.47	25.00**	96.36
MAXIMUM FLOOR AREA RATIO	0.12	0.04	0.18**	0.18**
MAXIMUM IMPERVIOUS SURFACE	0.2	0.29*	0.25*	0.25*
MAXIMUM BUILDING HEIGHT	35	< 35	< 35	< 35
MAXIMUM BUILDING COVERAGE	3250	1656.19	3277.50**	3277.50**

EXISTING CONDITIONS *
VARIANCE REQUIRED **

EXISTING COVERAGE

IMPERVIOUS AREA	AREA (SF)
BI-LEVEL FRAME DWELLING	1448.00
BLOCK WALLS	33.73
SLATE WALK	11.69
CONCRETE	2792.87
CONCRETE SIDEWALK	84.05
COVERED PORCH	124.65
FRAME SHED	208.19
IN-GROUND POOL	848.11
HOT TUB	62.18
MACADAM DRIVEWAY	1688.83
TOTAL	7302.30

LOT AREA **25000**

EXISTING COVERAGE **0.29**

PROPOSED COVERAGE

IMPERVIOUS AREA	AREA (SF)
BI-LEVEL FRAME DWELLING	2079.31
SECONDARY STRUCTURE	990.00
BLOCK WALLS	22.32
SLATE WALL	11.69
CONCRETE	1135.93
CONCRETE SIDEWALK	83.27
COVERED PORCH	124.34
HOT TUB	62.18
FRAME SHED	208.19
IN-GROUND POOL	848.11
PROPOSED PARKING AREA	693.41
TOTAL	6258.75

LOT AREA **25000**

PROPOSED COVERAGE **0.25**

EXISTING MAXIMUM FLOOR AREA RATIO (FAR)

LOT	AREA (SF)
SBL 42.10-1-50	25,000.00

BUILDING

BUILDING	AREA (SF)
SINGLE-FAMILY RESIDENCE BASEMENT	1,075.13
SINGLE-FAMILY RESIDENCE FIRST FLOOR	1,448.00
TOTAL	1,075.13

MAXIMUM FLOOR AREA RATIO (FAR) (EXISTING) **0.04**

PROPOSED MAXIMUM FLOOR AREA RATIO (FAR)

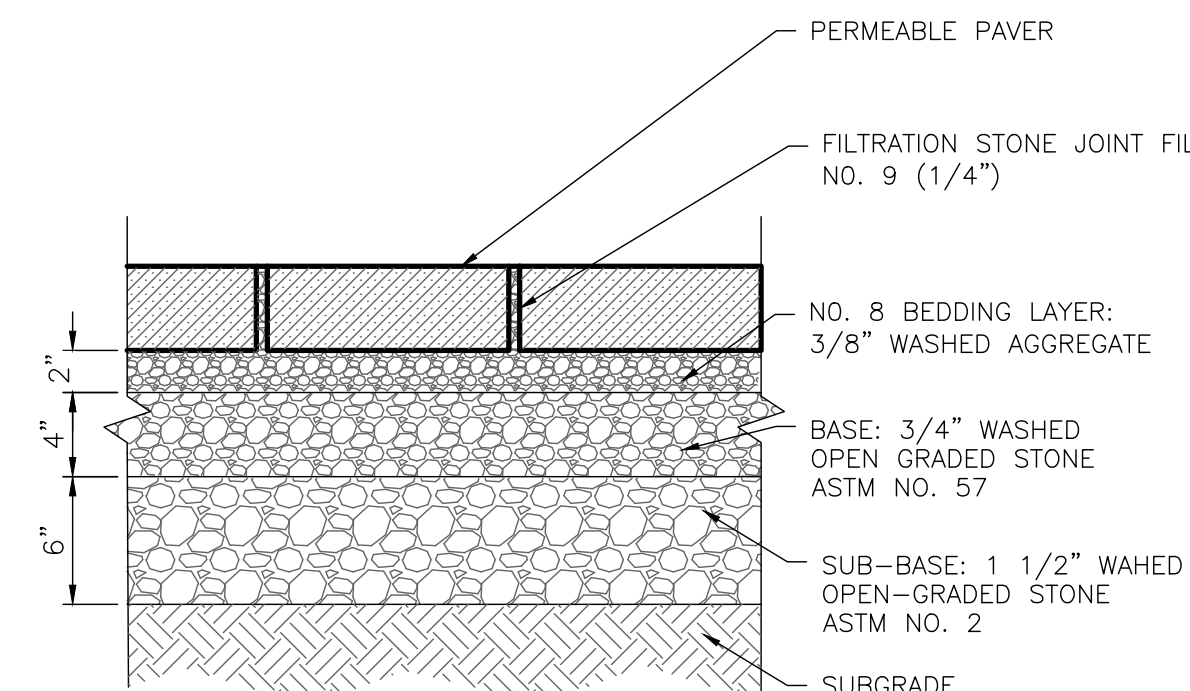
LOT	AREA (SF)
SBL 42.10-1-50	25,000.00

BUILDING	AREA (SF)
SECONDARY STRUCTURE FIRST FLOOR	990.00
SECONDARY STRUCTURE SECOND FLOOR	322.67
SINGLE-FAMILY RESIDENCE BASEMENT	1,075.13
SINGLE-FAMILY RESIDENCE FIRST FLOOR	2079.31
TOTAL	4,467.11

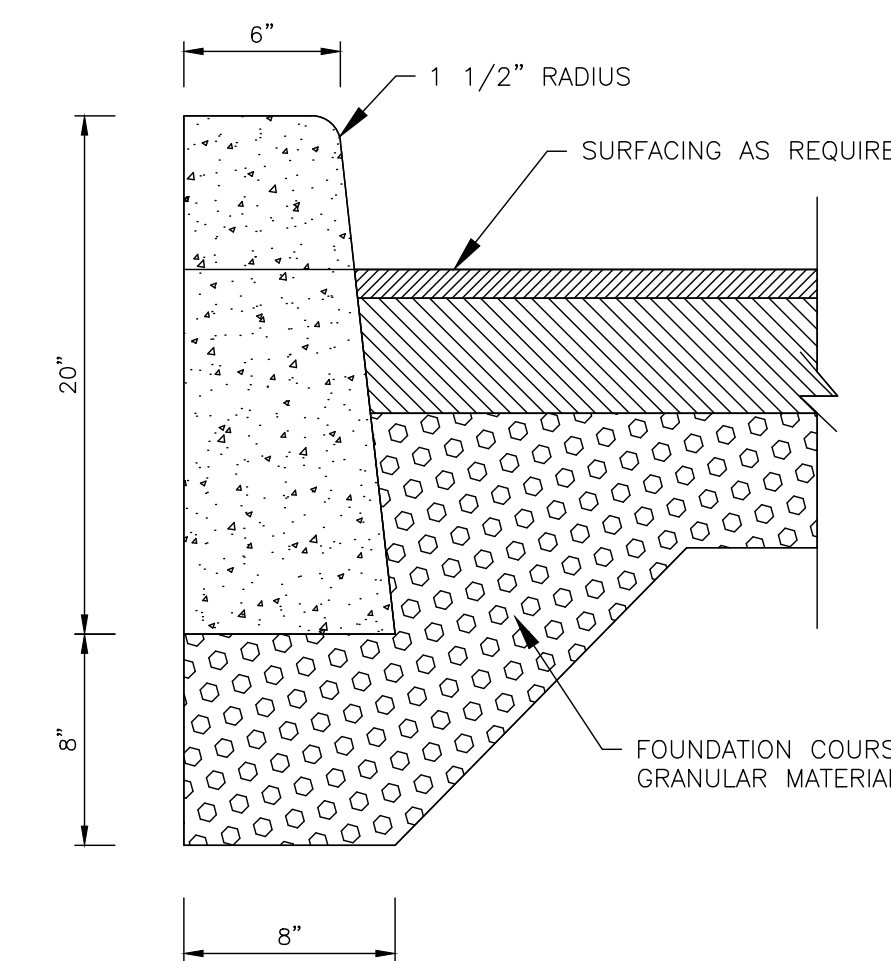
MAXIMUM FLOOR AREA RATIO (FAR) (PROPOSED) **0.18**

PARKING SPACES:

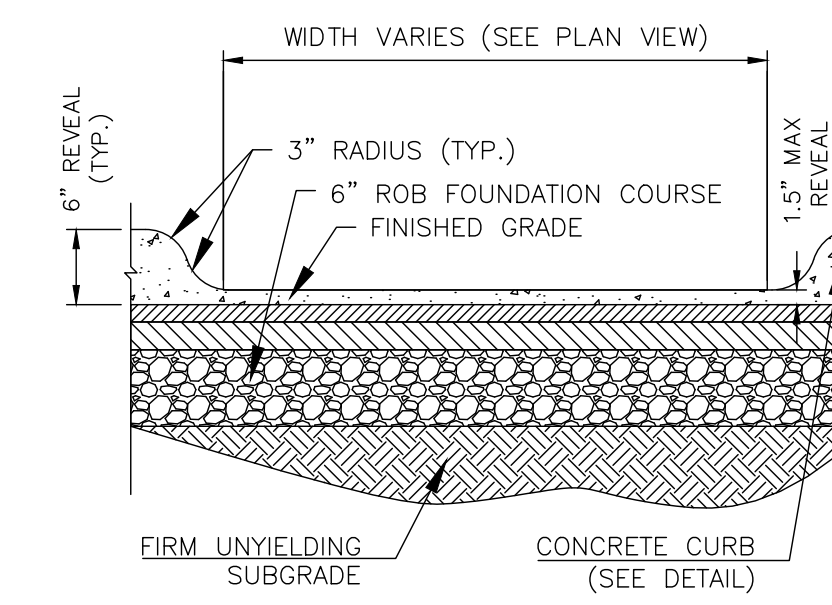
4 PROPOSED PARKING SPACES



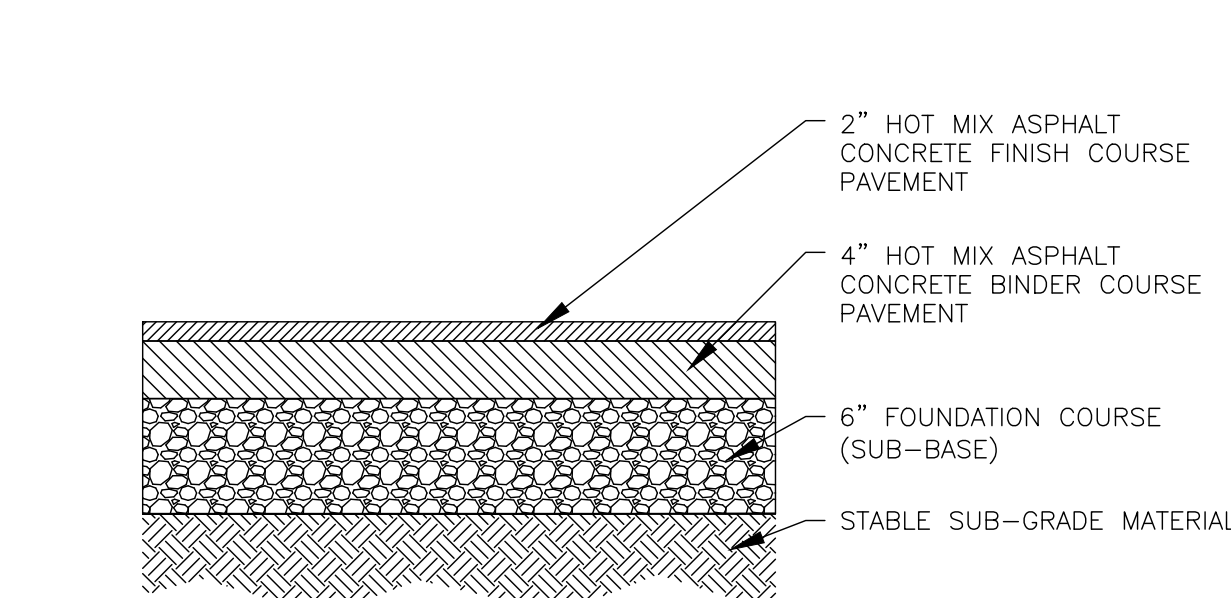
PERMEABLE PAVERS DETAIL



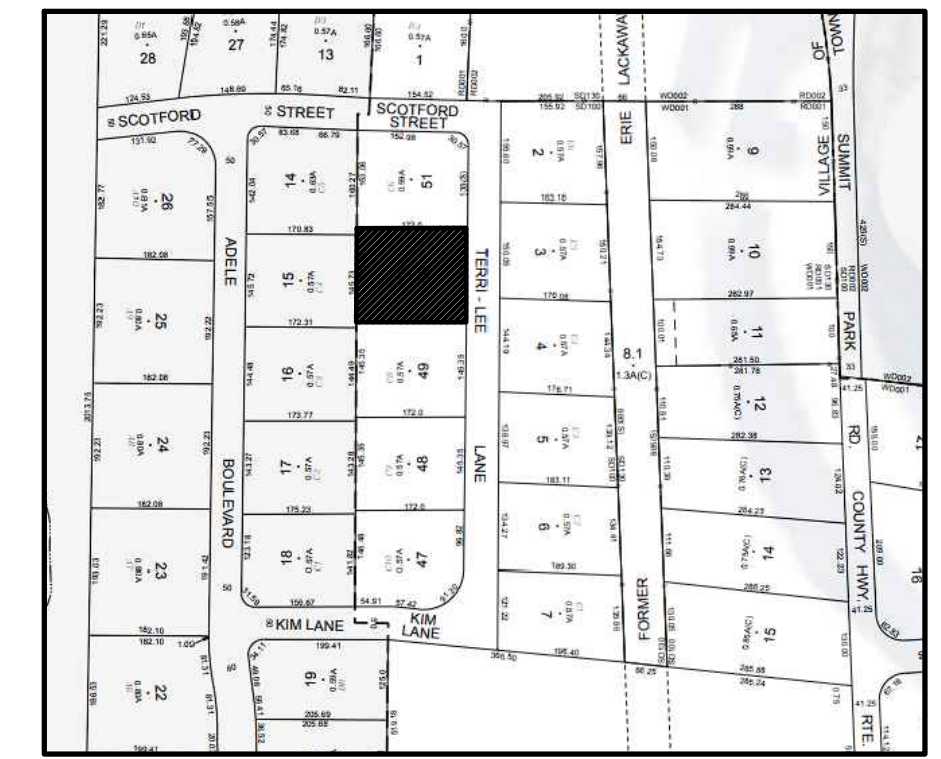
CONCRETE CURB DETAIL



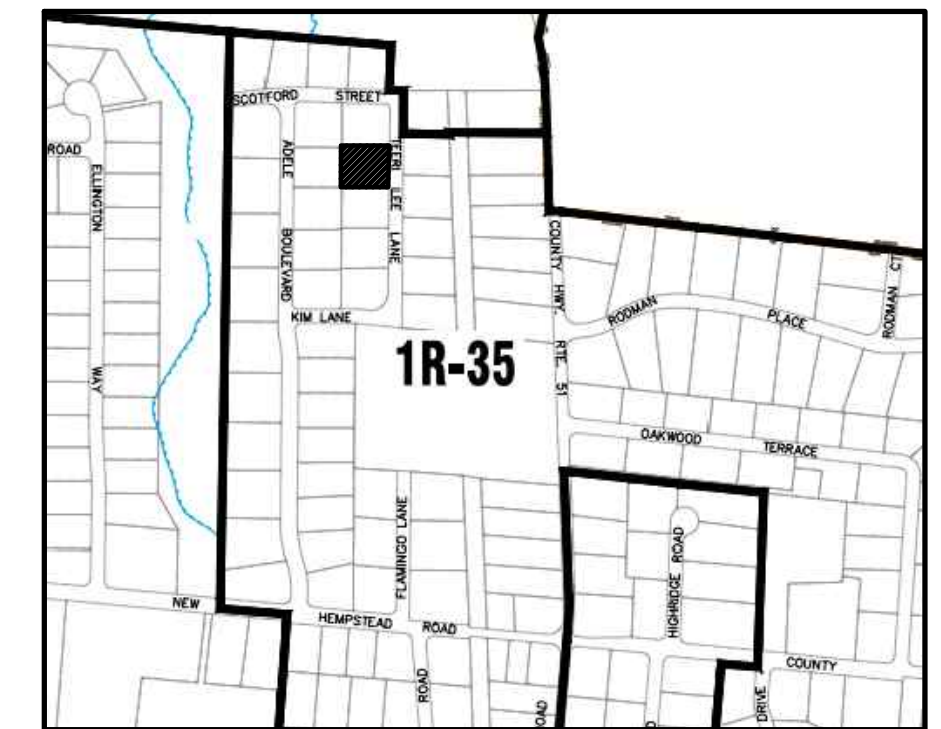
CURB CUT DETAIL



ASPHALTIC CONCRETE PAVEMENT DETAIL



VICINITY MAP NTS

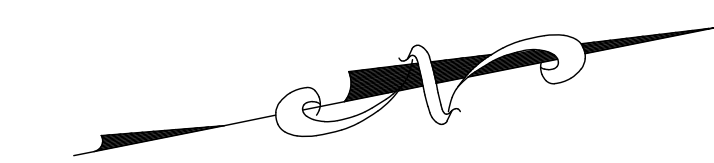


ZONE MAP NTS

- SHEET INDEX:**
- SITE PLAN
 - DEMO
 - GRADING PLAN
 - DRAINAGE PLAN
 - UTILITY PLAN
 - SOIL & SEDIMENT CONTROL PLAN
 - DETAILS SHEET

DOOR SCHEDULE:

- (DB) DOOR TO THE BASEMENT
- (D1) DOOR TO THE FIRST FLOOR

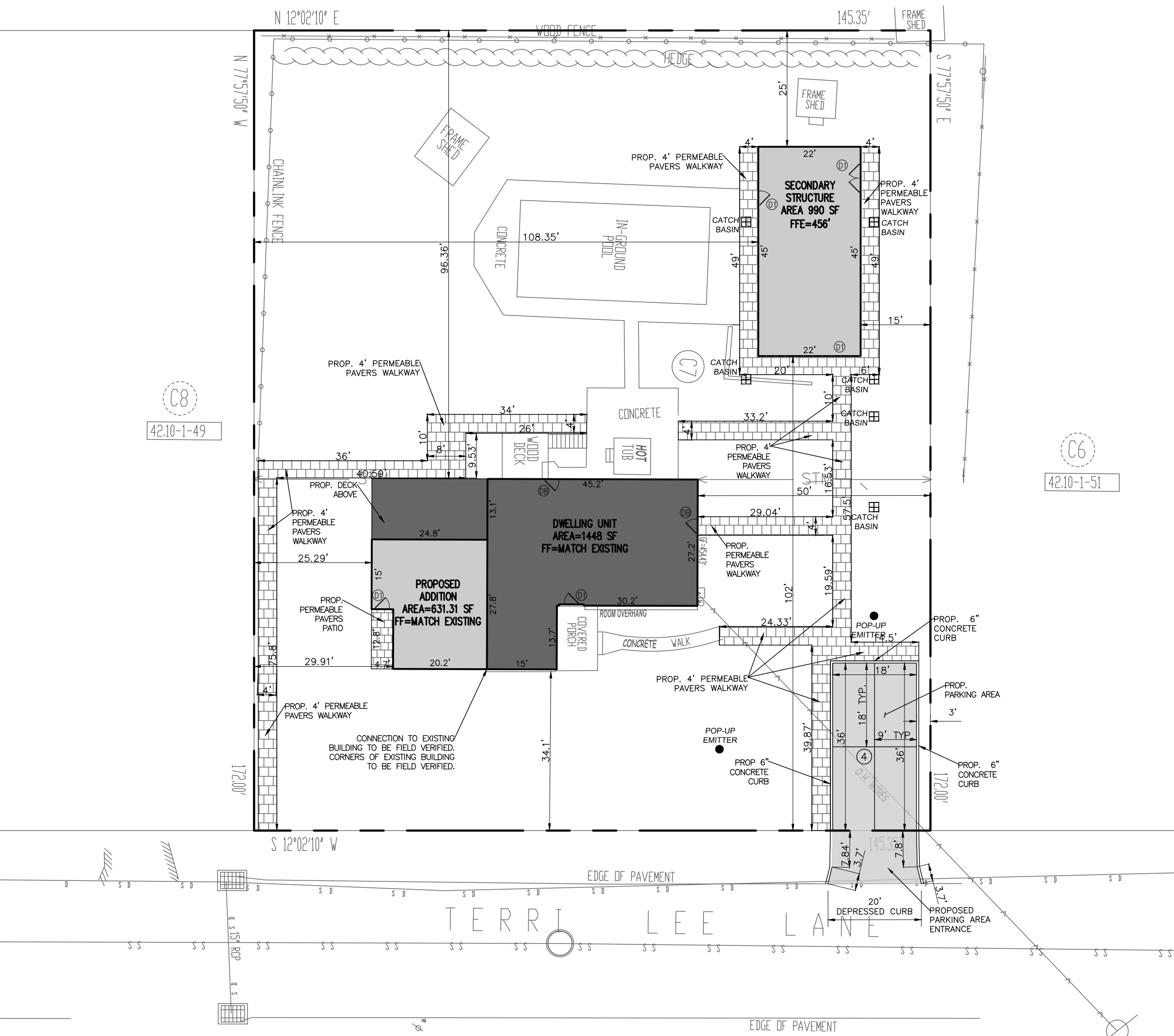


C4
42.09-2-15

C5
42.09-2-14

C8
42.10-1-49

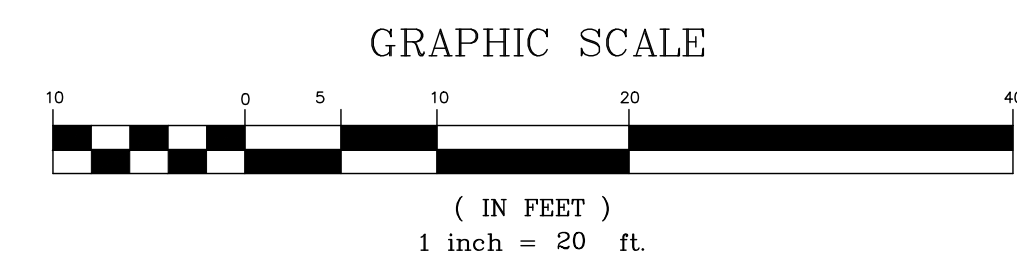
C6
42.10-1-51



- NOTES:**
- PROPOSED USE: SHUL (VARIANCE REQUIRED)
 - ADDITIONAL PROPOSED USE: SINGLE-FAMILY RESIDENCE ADDITION
 - BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY ANTHONY R. CELENTANO P.L.S LIC.#49435, DATED SEPTEMBER 1, 2017.
 - ALL TREES AND STRUCTURES TO REMAIN UNLESS NOTED OTHERWISE.
 - THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA PROVIDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION THAT ARE TO REMAIN IN SERVICE. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - THE EXISTING GAS AND ELECTRIC UTILITIES MUST BE LOCATED AND MARKED BEFORE CONSTRUCTION CAN START.
 - IT IS RECOMMENDED TO USE LEAF GUARD OR A SIMILAR PRODUCT ON ALL GUTTERS.

DOOR SCHEDULE:

- (DB) DOOR TO THE BASEMENT
- (D1) DOOR TO THE FIRST FLOOR



NO.	REVISION	DATE	DR/CK
1	REVISED LOCATION OF SHUL	08/19/2024	LS

JOSIP MEDIC, PE



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JOSIP MEDIC, P.E. LIC. 103757 DATE 11/20/2024

SITE PLAN

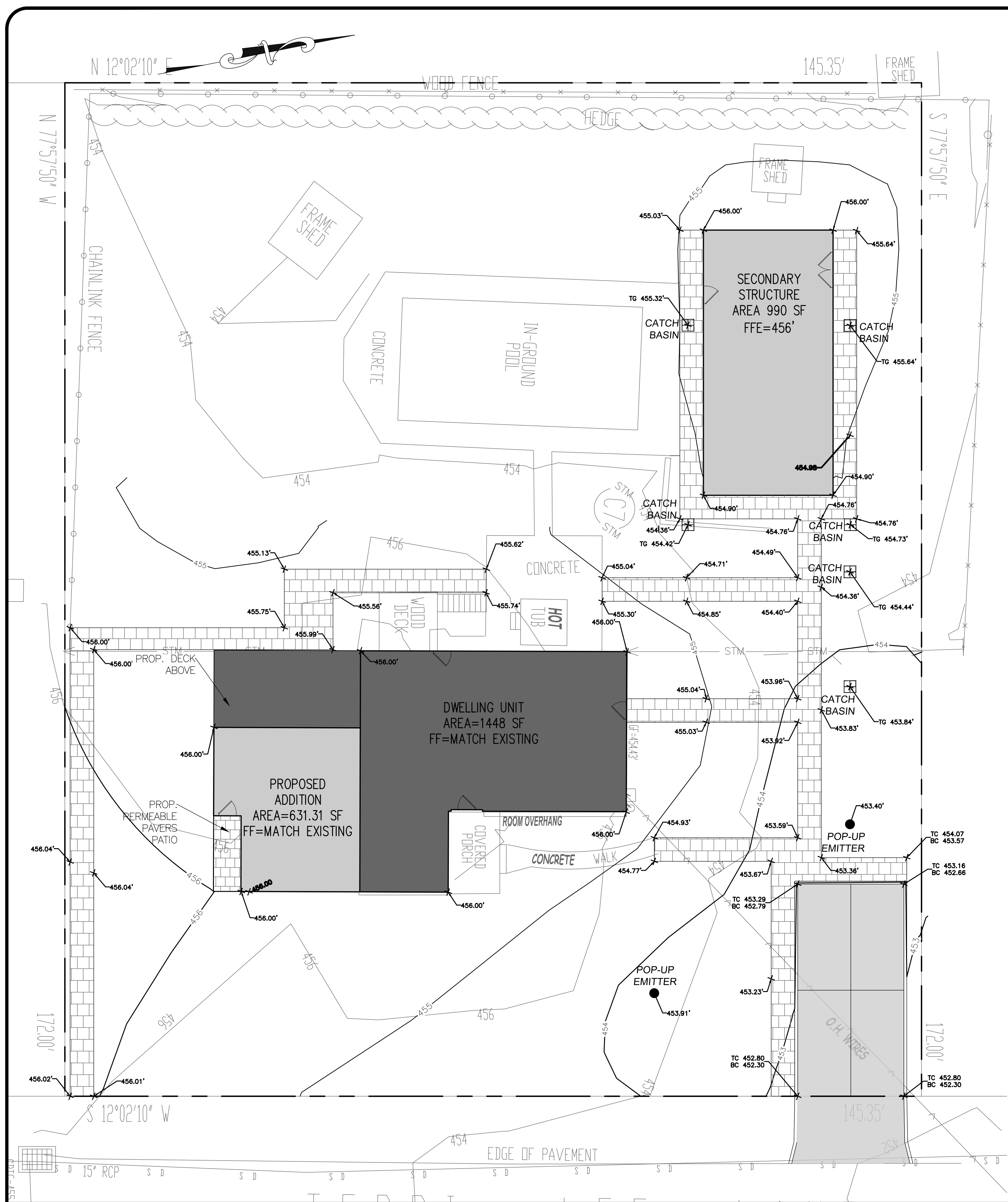
DESIGN BY: YB DRAWN BY: XX CHECKED BY: JM

27 TERRI LEE LN

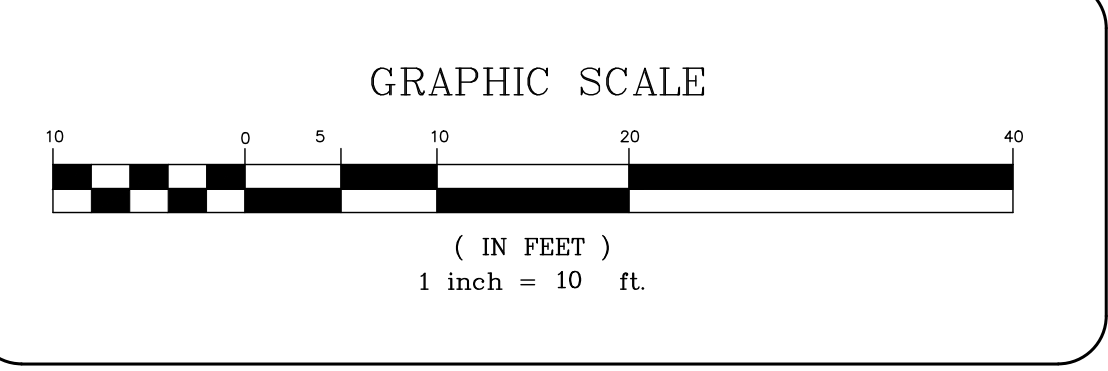
27 TERRI LEE LANE, VILLAGE OF NEW HEMPSTEAD,
TOWN OF RAMAPO, ROCKLAND COUNTY, NY 10977.
SBL 42.10-1-50

DRAWING NUMBER: **01** OF **07** SCALE: 1"=20' FILE NO.: 24113 DATE: 11/20/2024





LEGEND:
 TC TOP OF CURB
 BC BOTTOM OF CURB
 TG TOP OF GRATE



NO.	REVISION	DATE	DR/CK
1	REVISED LOCATION OF SHED	11/10/2024	LS

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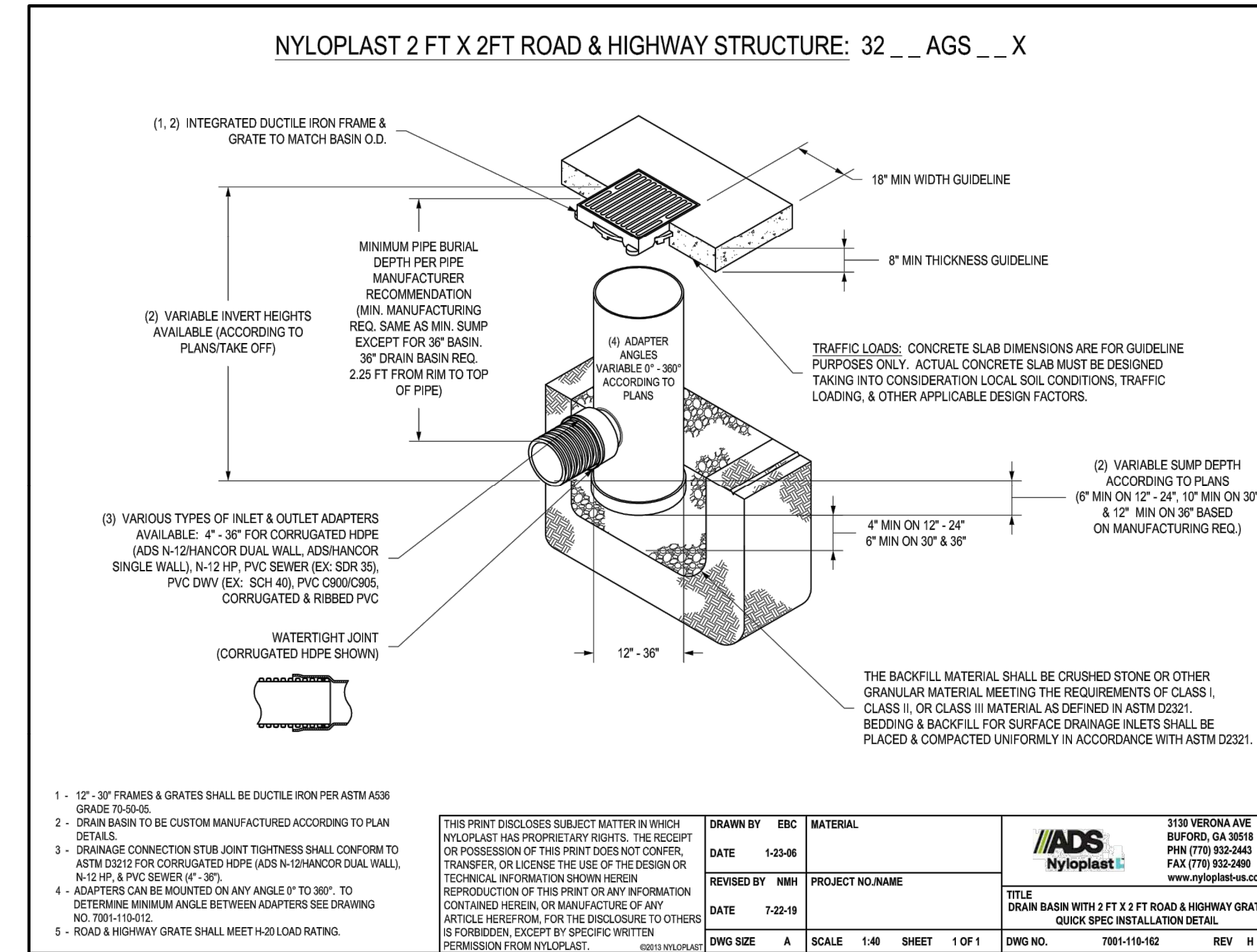
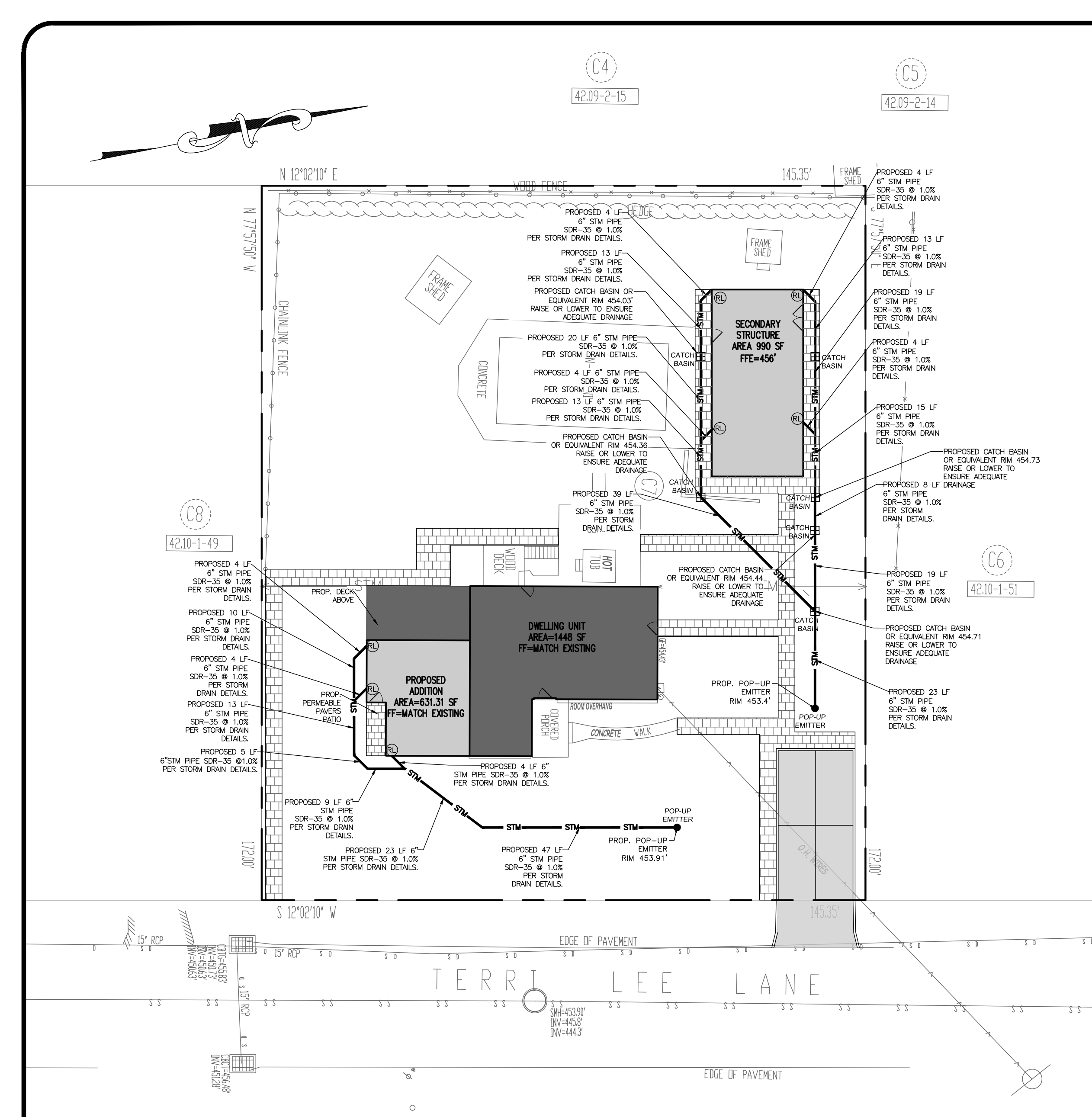
JOSIP MEDIC, P.E. LIC. 103757 DATE 11/20/2024

GRADING PLAN

DESIGN BY: YB	DRAWN BY: XX	CHECKED BY: JM
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27 TERRI LEE LN
 27 TERRI LEE LANE, VILLAGE OF NEW HEMPSTEAD,
 TOWN OF RAMAPO, ROCKLAND COUNTY, NY 10977.
 SBL 42.10-1-50

DRAWING NUMBER: 03 OF 07	SCALE: 1"=10'	FILE NO.: 24113	DATE: 11/20/2024
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12" x 12" Low Profile Adapter

Part #: 1230
Material: (HIPS) High Impact Polystyrene
Color: Black
Fits: 3", 4", 6" or 8" sewer, drain and corrugated pipe, requires universal outlet #1243, #1245, #1266, and #1899.
Use with 12" x 12" Grates
Weight Per Batch: 1.62 lbs.
UV Inhibitor

12" x 12" SQUARE CAST IRON GRATE

Material: Cast Iron
Weight: 15.30 lbs.
Colors: Black (1213)
Fits: Use with 12" catch basin series
Grate Openings: 3.72 in open space
Will accommodate: 113.80 gallons per minute with 1/2" of head.

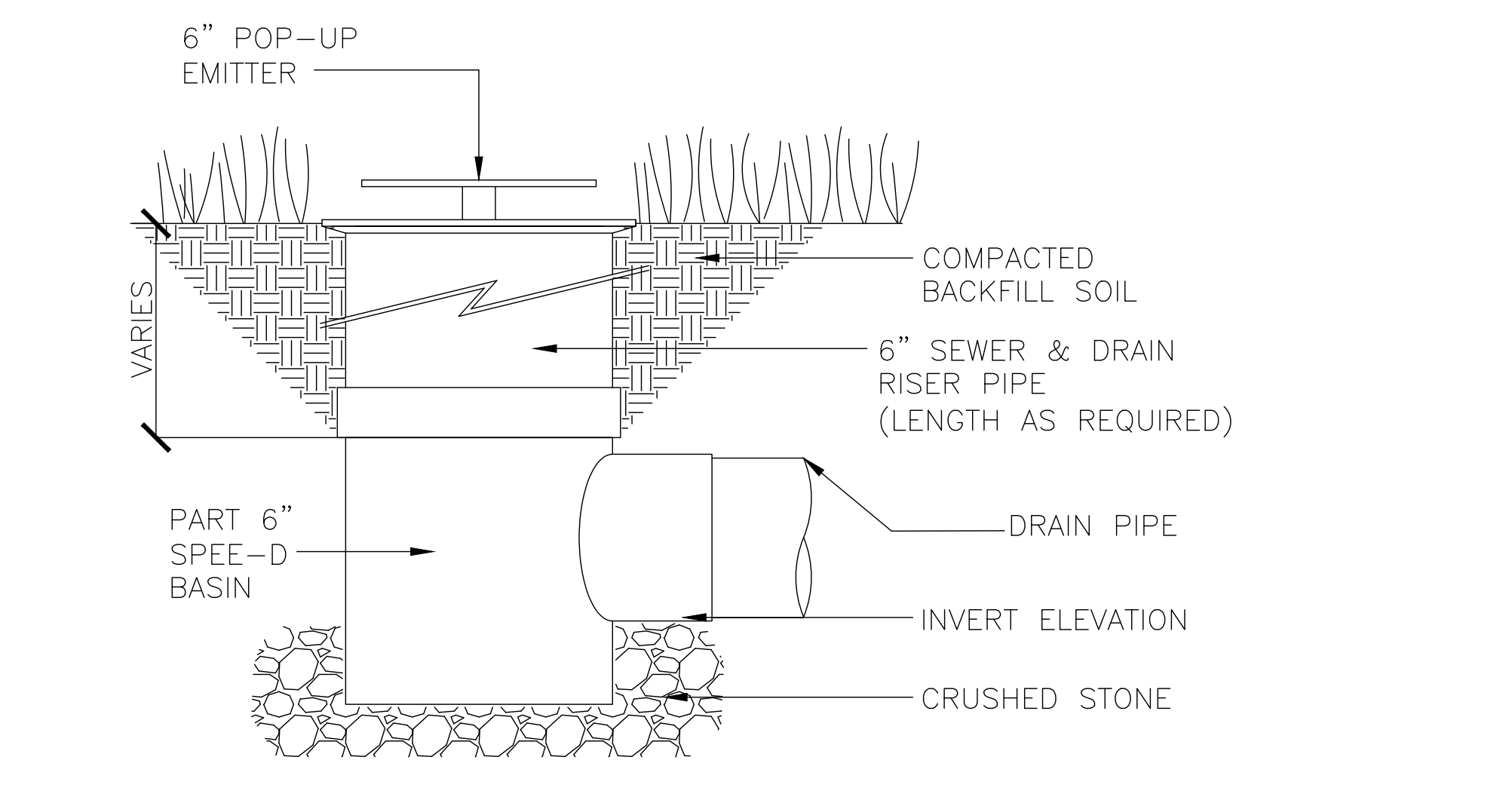
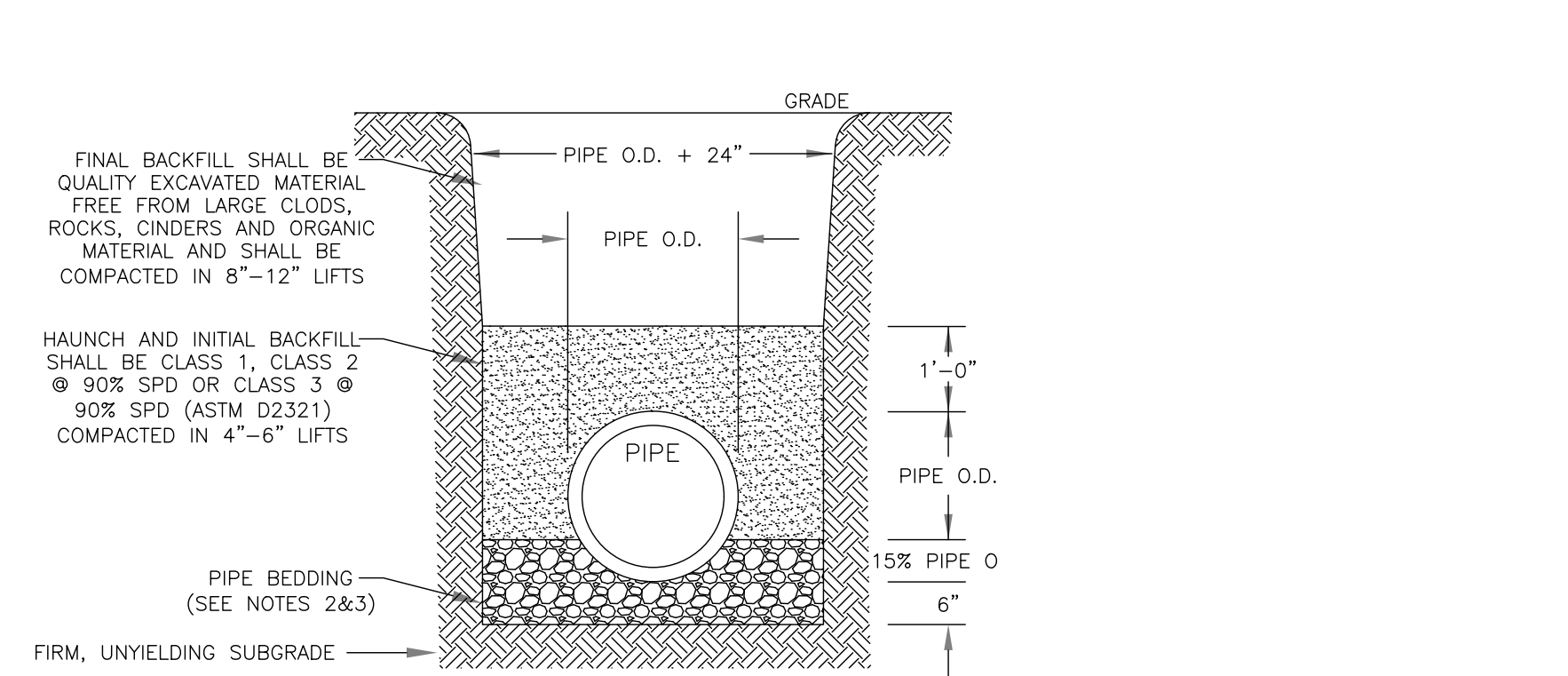
Load Recommendation Guide

Class C

- Loads of 175-225 p.s.f.
- Recommended for heavy-duty pneumatic tire forklifts and tractor trailers at speeds less than 20 m.p.h., H-20 rated.

ADA Compliance

ADA provides a wide selection of grates that are compliant with the Americans with Disabilities Act. The ADA Accessibility Guidelines (ADAAG) require that drainage and traction surfaces that are used on sidewalks and other public areas be designed to meet the ADAAG requirements. The ADAAG requires that the grates be designed to meet the ADAAG requirements. The ADAAG requires that the grates be designed to meet the ADAAG requirements. The ADAAG requires that the grates be designed to meet the ADAAG requirements.



NOTES:

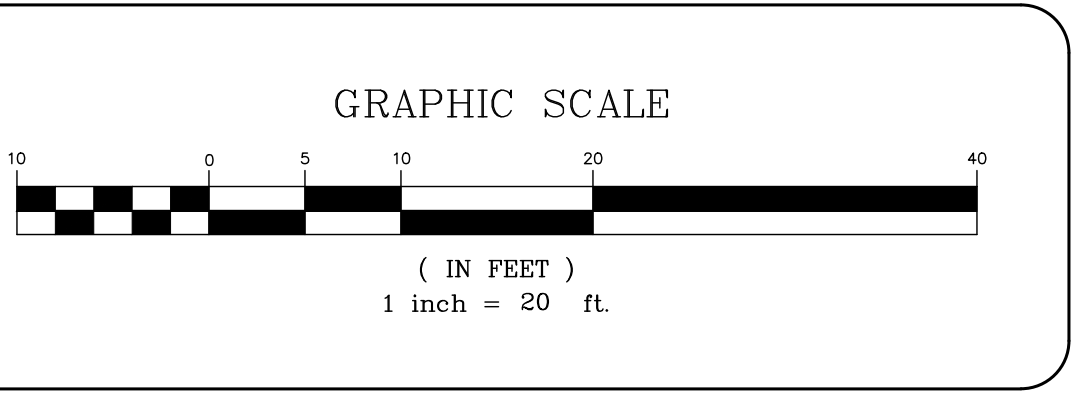
- SOIL CLASSES AS DEFINED IN ASTM D 2487 AND D 2321.
- PIPE BEDDING FOR STORM SEWERS SHALL BE CLASS 1 EMBEDMENT MATERIAL OR CLASS 2 OR 3 EMBEDMENT MATERIAL COMPACTED TO 90% STANDARD PROCTOR DENSITY.
- PIPE BEDDING FOR WATERMAIN SHALL BE CLASS 1 EMBEDMENT MATERIAL OR SAND.
- PARTICLE SIZE IN THE EMBEDMENT ZONE SHALL NOT EXCEED 2".
- WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT TO SUITABLE MATERIAL.
- PIPE BEDDING AND BACKFILL IS TO BE IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDES AND REQUIREMENTS.

N.T.S.

PIPE BEDDING & BACKFILL DETAIL

LEGEND:

(RL) PROPOSED 6" PVC ROOF LEADER PER STORM DRAIN DETAILS.



NO.	REVISION	DATE	DR/CK

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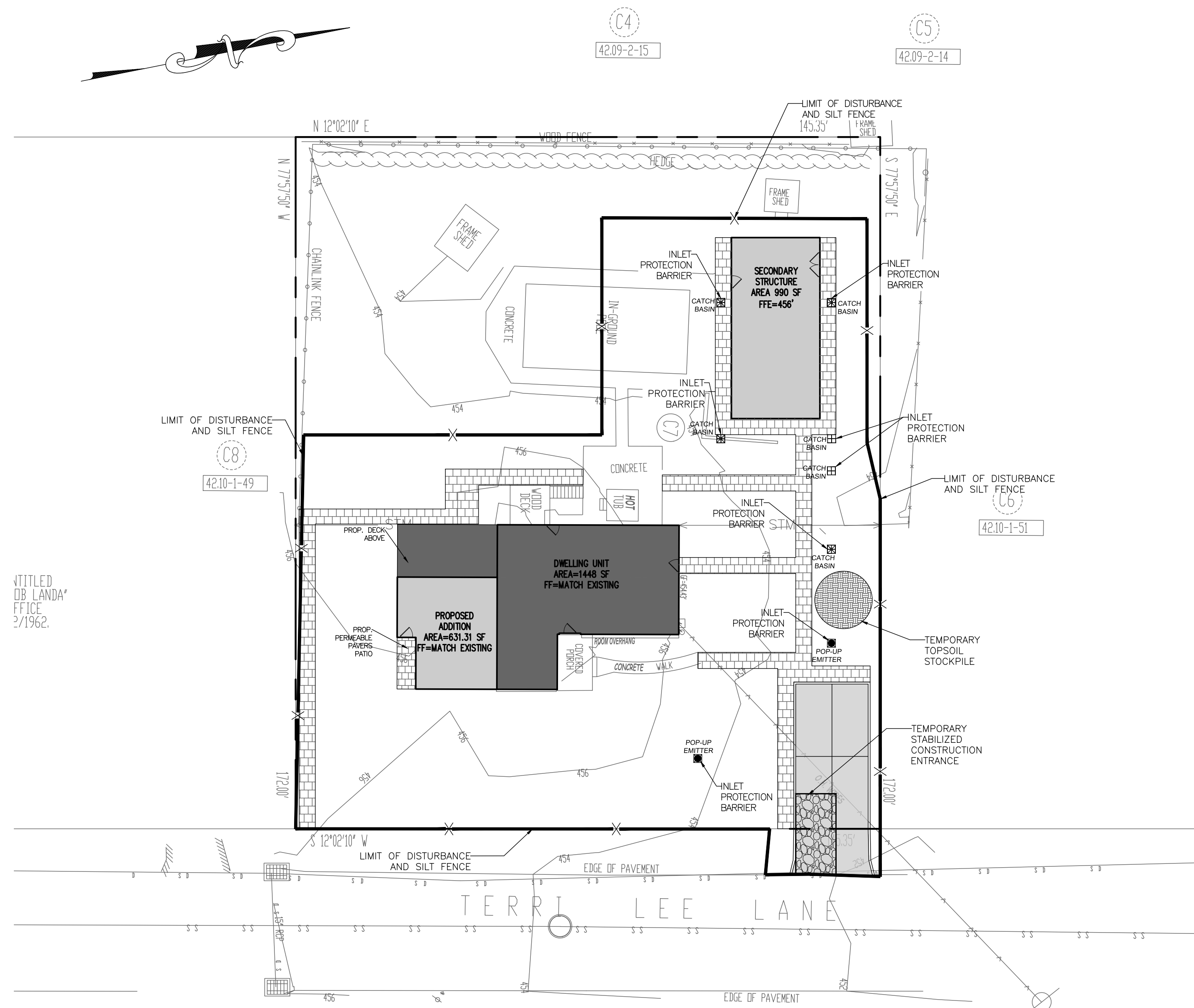
DRAINAGE PLAN

DESIGN BY: TB	DRAWN BY: XX	CHECKED BY: JM
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27 TERRI LEE LN
27 TERRI LEE LANE, VILLAGE OF NEW HEMPSTEAD,
TOWN OF RAMAPO, ROCKLAND COUNTY, NY 10977.
SBL 42.10-1-50

DRAWING NUMBER: 04 OF 07	SCALE: 1"=20'	FILE NO.: 24113	DATE: 11/20/2024
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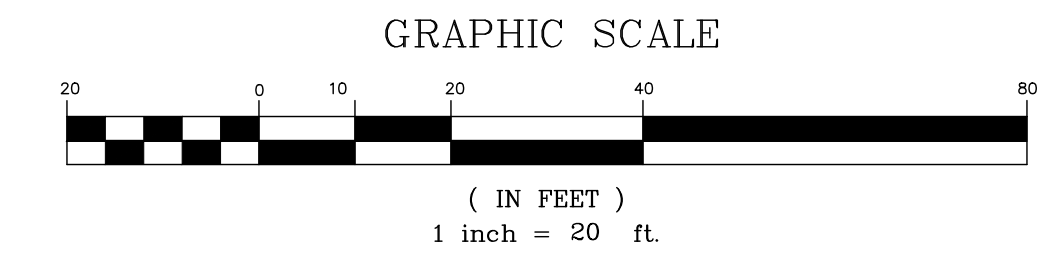




- LEGEND:**
- REINFORCED FILTER FABRIC BARRIER
 - STABILIZED CONSTRUCTION EXIT
 - INLET PROTECTION BARRIER

- NOTES:**
1. AREA OF DISTURBANCE: 17,984.31 SF.
 2. ALL TREES AND STRUCTURES TO REMAIN UNLESS NOTED OTHERWISE.

- SEQUENCE OF CONSTRUCTION NOTES**
1. CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATION SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPPP) PLANS TO KEEP SILT AND /OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.
 2. DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATED MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEEPED BACK INTO THE EXCAVATED AREA.
 3. CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT OR ROCK TRACKED FROM THE EXCAVATED AREA.
 4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
 5. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.
 - DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
 - AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
 - STRUCTURAL CONTROL MEASURES.
 - LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
 6. CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND/ OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEPPER SHALL BE REPLACED BY CLOCK SODDING.



NO.	REVISION	DATE	DR/CK
1	REVISED LOCATION OF SHUL	03/15/2024	LS

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DESIGNED BY: JB
DRAWN BY: XX
CHECKED BY: JM

JOSIP MEDIC, P.E. LIC. 103757 DATE 11/20/2024

SESC PLAN

DESIGN BY: JB
DRAWN BY: XX
CHECKED BY: JM

27 TERRI LEE LN
27 TERRI LEE LANE, VILLAGE OF NEW HEMPSTEAD,
TOWN OF RAMAPO, ROCKLAND COUNTY, NY 10977.
SBL 42.10-1-50

DRAWING NUMBER: 06 OF 07
SCALE: 1"=20'
FILE NO.: 24113
DATE: 11/20/2024

Figure 5.32 Fabric Drop Inlet Protection

CONSTRUCTION SPECIFICATIONS

1. FABRIC SHALL HAVE AN EDGE OF 40-80S BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE DEVELOPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" VOID OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AND SPACING SHALL BE 3 FEET APART AND DRIVE A MINIMUM 1/2 INCHES DEEP. STAKES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. 2" x 4" VOID FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY. MAXIMUM DRAINAGE AREA 1 ACRE.

ADAPTED FROM DETAILS PROVIDED BY USEA - NRCES, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

SYMBOL:

FABRIC DROP INLET PROTECTION

New York State Standards and Specifications For Erosion and Sediment Control Page 5.61 November 2016

Figure 5.33 Stone & Block Drop Inlet Protection

CONSTRUCTION SPECIFICATIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE.

ADAPTED FROM DETAILS PROVIDED BY USEA - NRCES, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

SYMBOL:

STONE & BLOCK DROP INLET PROTECTION

New York State Standards and Specifications For Erosion and Sediment Control Page 5.62 November 2016

Figure 5.31 Excavated Drop Inlet Protection

CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. VEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL VEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING. MAXIMUM DRAINAGE AREA 1 ACRE.

ADAPTED FROM DETAILS PROVIDED BY USEA - NRCES, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

SYMBOL:

EXCAVATED DROP INLET PROTECTION

New York State Standards and Specifications For Erosion and Sediment Control Page 5.60 November 2016

Figure 2.1 Stabilized Construction Access

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 30 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BEHIND THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ADAPTED FROM DETAILS PROVIDED BY USEA - NRCES, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

SYMBOL:

STABILIZED CONSTRUCTION ACCESS

New York State Standards and Specifications For Erosion and Sediment Control Page 2.31 November 2016

Figure 5.30 Reinforced Silt Fence

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, HERRING TOBY, STABILIZER, THORN, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM DETAILS PROVIDED BY USEA - NRCES, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

SYMBOL:

REINFORCED SILT FENCE

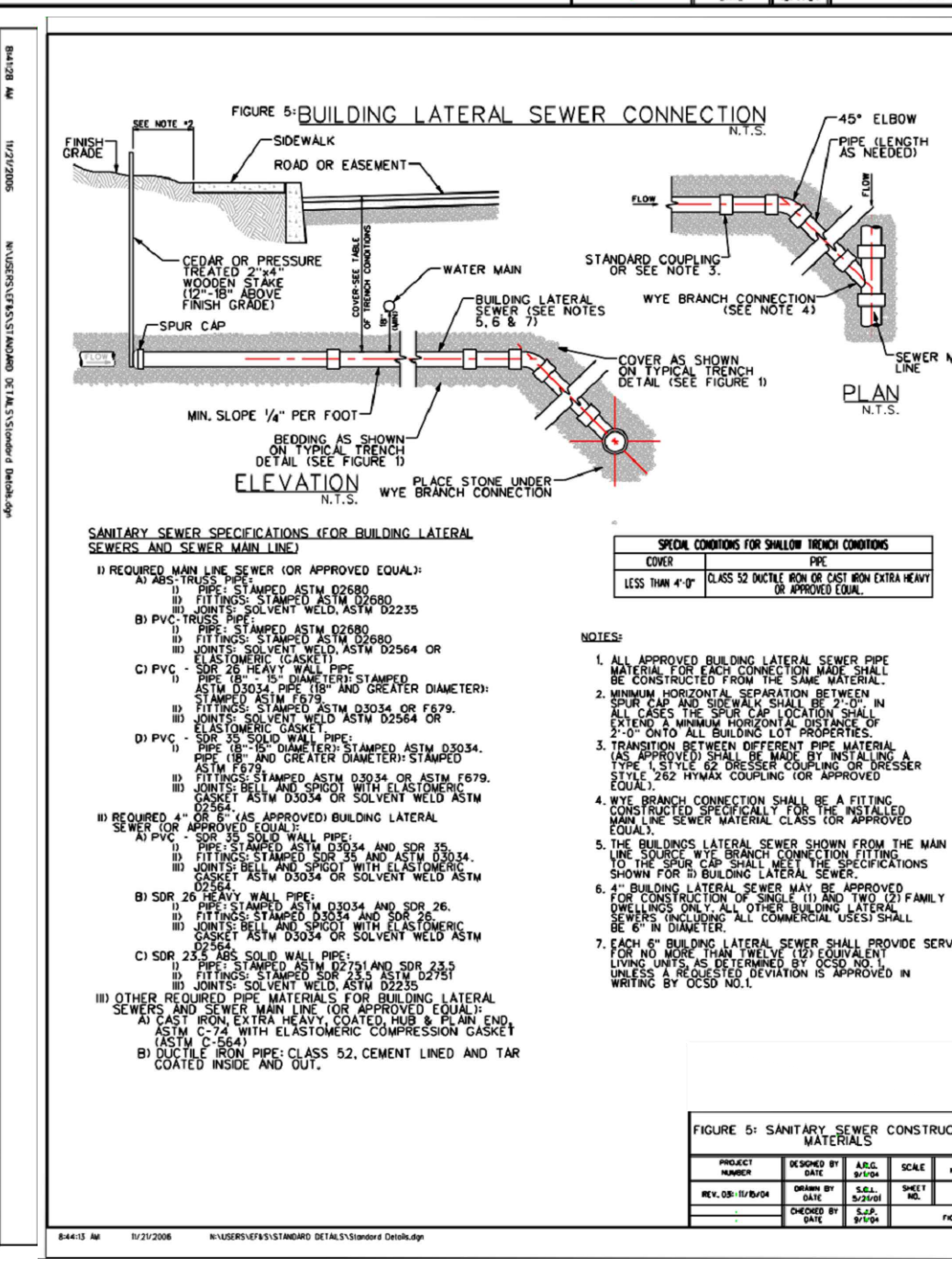
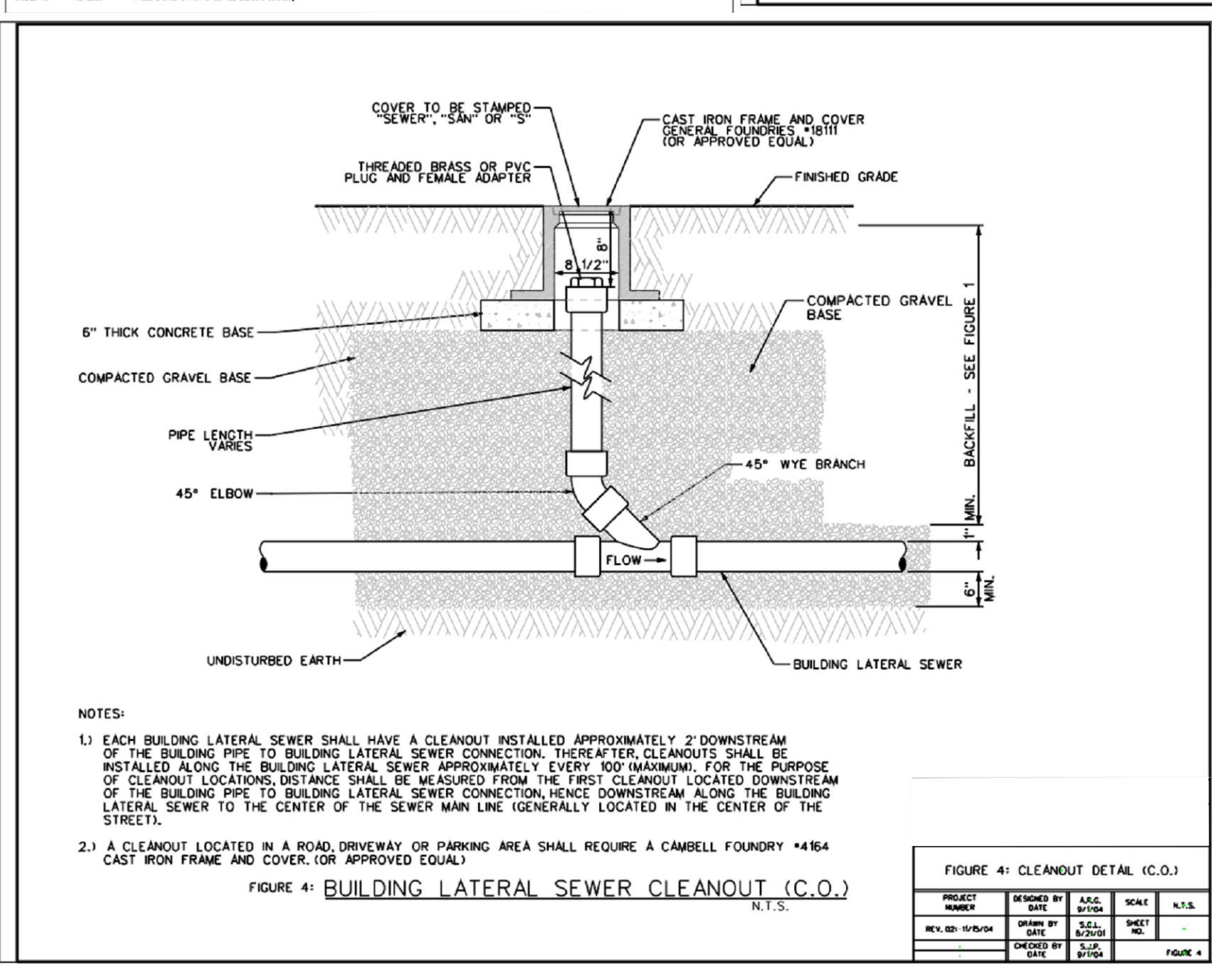
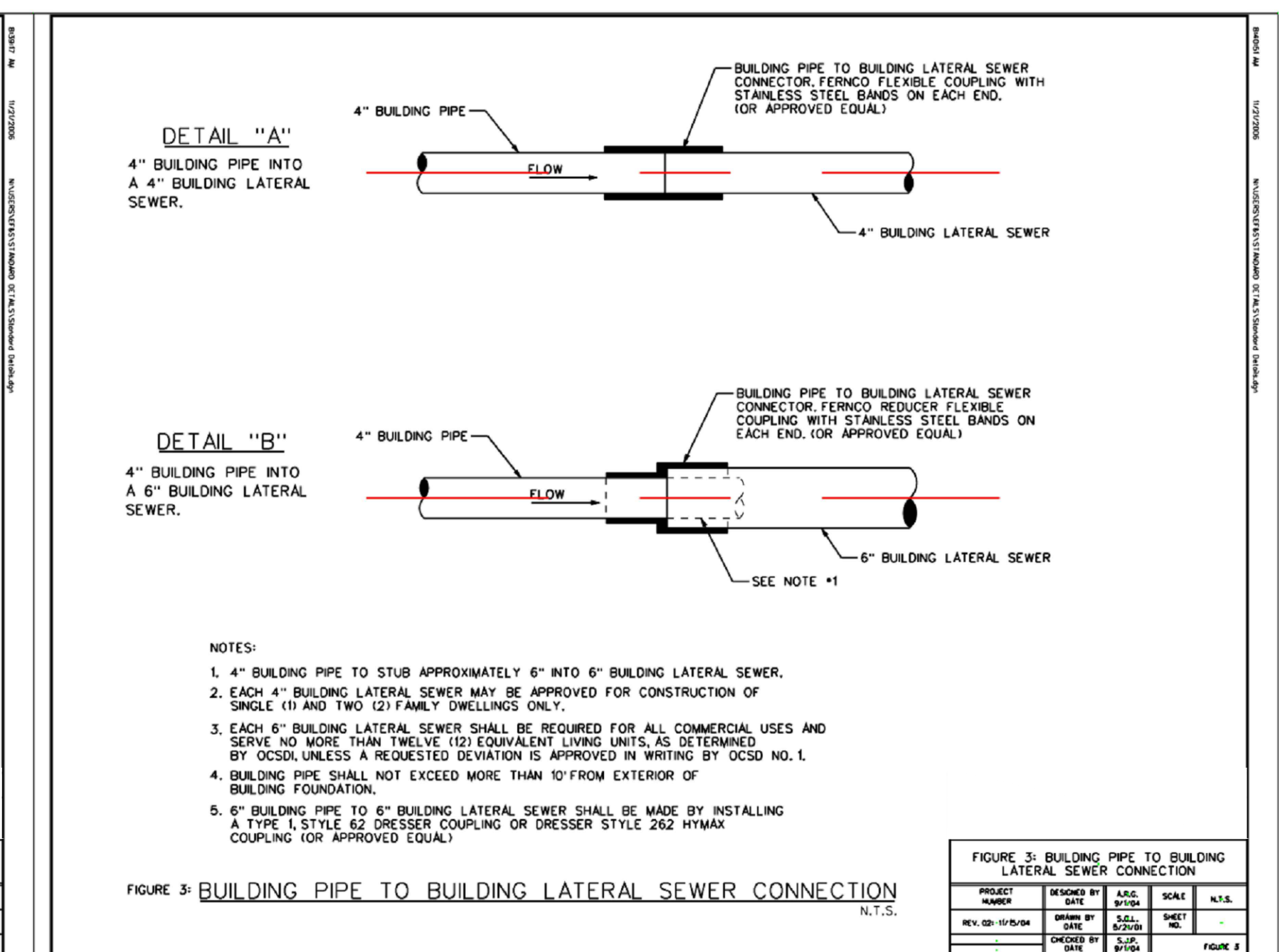
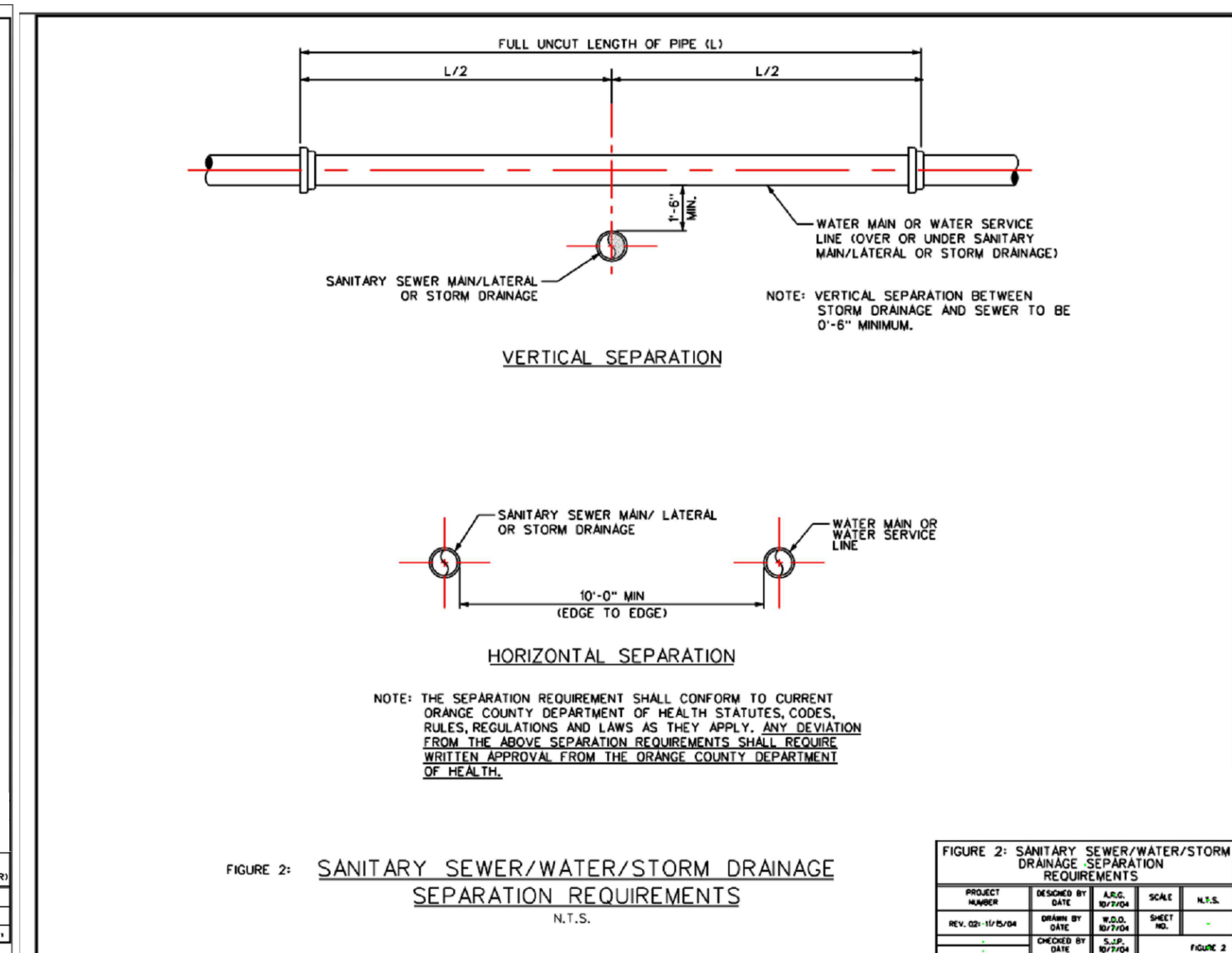
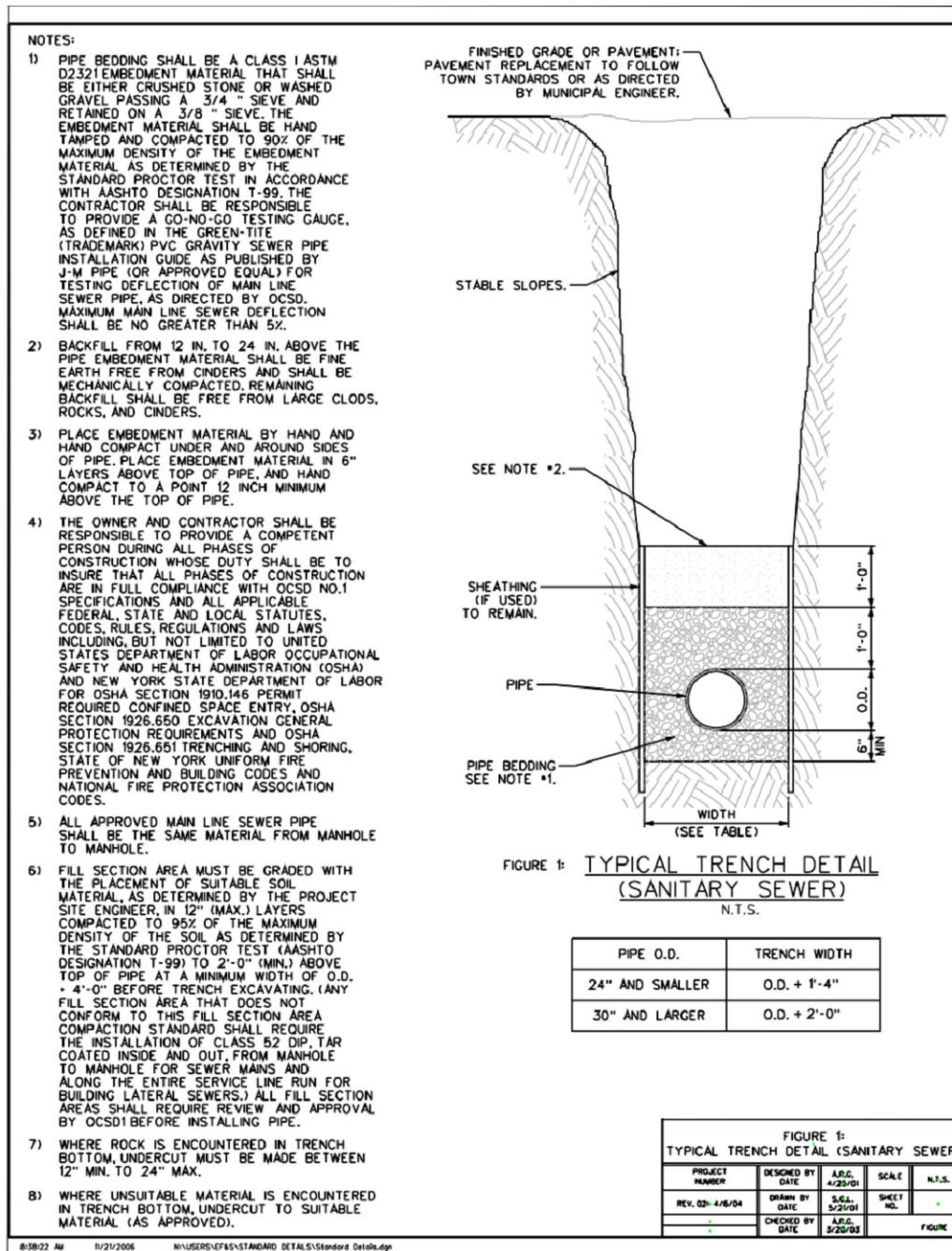
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SOIL STOCKPILE DETAIL

INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILE OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH REINFORCED SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.





NO.	REVISION	DATE	DR/CK
1	REVISED LOCATION OF SHAFT	04/19/2024	LS

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DESIGN BY: YB
DRAWN BY: XX
CHECKED BY: JM

DETAILS SHEET

DESIGN BY: YB
DRAWN BY: XX
CHECKED BY: JM

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27 TERRI LEE LANE, VILLAGE OF NEW HEMPSTEAD,
TOWN OF RAMAPO, ROCKLAND COUNTY, NY 10977.
SBL 42.10-1-50

DRAWING NUMBER: **07 OF 07**
SCALE: NTS
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DATE: 11/20/2024

