TAX SECTION 60.09 BLOCK 2 LOT 25

REFERENCES:

ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS LAST REVISED JANUARY 25, 2020.

NOTES:

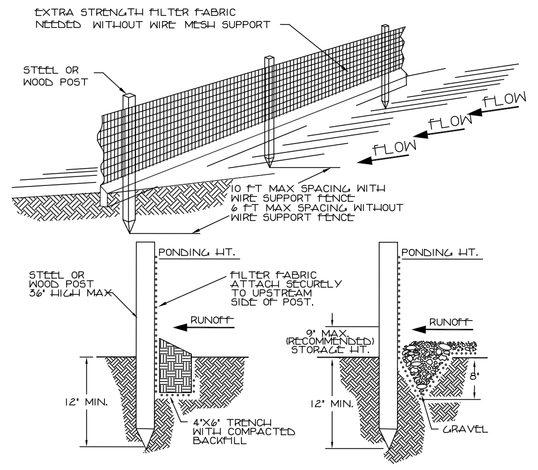
1. SITE PLAN IS GOOD FOR 3 YEAR TIME PERIOD FROM DATE OF APPROVAL.
2. APPLICANT/OWNER:
   MARESCA
   505 SPOOK HOLLOW ROAD
   NYACK, NY
3. NO POOL BACKWASH TO BE USED. A CARTRIDGE FILTER SYSTEM TO BE UTILIZED.
4. NO TREES ARE TO BE REMOVED.
5. EXCAVATED MATERIAL WILL BE REMOVED FROM SITE.
6. POOL CONTRACTOR TO INCORPORATE GROUNDWATER RELIEF MEASURES AS NECESSARY BUT NOT LIMITED TO UNDERDRAIN AROUND POOL INTO PUMPING SYSTEM.
7. AS THE POOL IS SEMI-INGROUND, A PORTION OF THE POOL IS ABOVE GROUND.
8. INFILTRATION TESTING SHALL BE DONE AT THE BOTTOM OF THE PRACTICE PRIOR TO INSTALLATION.
9. ANY EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE.
10. 6" OF FREEBOARD IN POOL TO PROVIDE ZERO NET INCREASE IN RUN-OFF.

RESIDENCE ZONE R-10

	MINIMUM LOT AREA	LOT WIDTH (FEET)	STREET FRONT. (FEET)	FRONT SETBACK (FEET)	SIDE SETBACK (FEET)	TOTAL SIDE SET. (FEET)	REAR SETBACK (FEET)	MIN. FLOOR AREA RATIO		MAXIMUM BLDG. HEIGHT	MAX. COVERAGE BY BLDG. & STRUCTURES	MAX. COVERAGE BY PRIMARY BUILDING
REQ'D	10,000 SQ. FT.	90	90	35	25	50	25	0.25		35 FEET	40%	20%
EXIST.	14,025 SQ. FT.	92.0	92.0	39.5	18.4HSE.*	40.9 HSE *	69.0 HSE	0.14		25.41	28.8%	12.6%
PRO'D	14,025 SQ. FT.	92.0	92.0	39.5	18.4*HSE 15.0** /60.0 POOL 10.0*** SHED	40.9 HSE *	59.7DECK 15.0**POOL	NC		25.41	35.4%	12.6%
NET	NONE	NONE	NONE	NONE	6.4	NONE	56.7	NONE		NONE	6.6%	NONE

* PRE-EXISTING
**. VARIANCE GRANTED
*** VARIANCE RECEIVED ON 9/15/20

DEVELOPMENT COVERAGE:
DWELLING=1,764 SF
DRIVEWAY & CONCRETE WALK=877 SF
DECKS=312 SF
SHEDS=123 SF
PAVERS & REAR ENT=755 SF(319 SF CONVERT FROM GRAVEL)
PAVER WALK=100 SF
TREEHOUSE=101 SF
EXIST. TOTAL=4,032 SF
PROP. POOL, PATIO & EQUIP. PAD=1,056 SF
PROP. TOTAL=4,965 SF

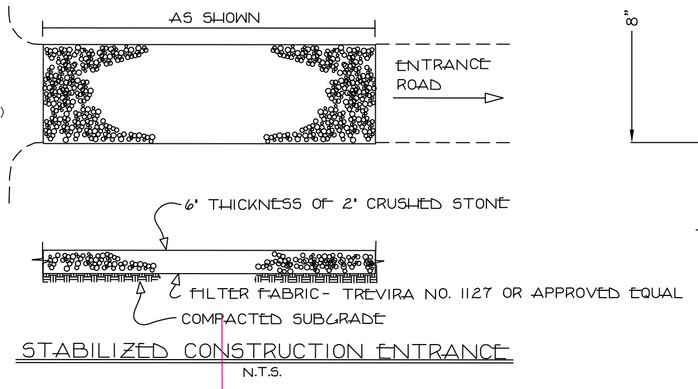


STANDARD DETAIL — TRENCH WITH NATIVE BACKFILL

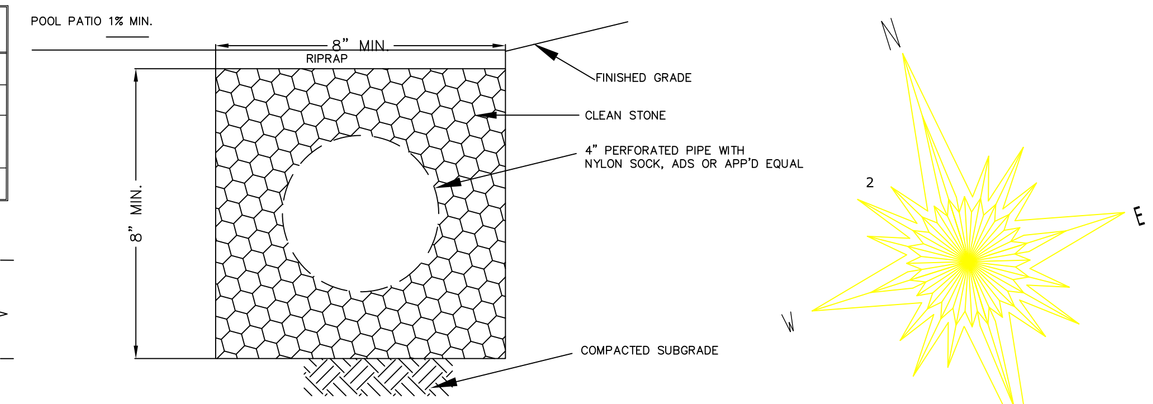
ALTERNATE DETAIL — TRENCH WITH GRAVEL

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.

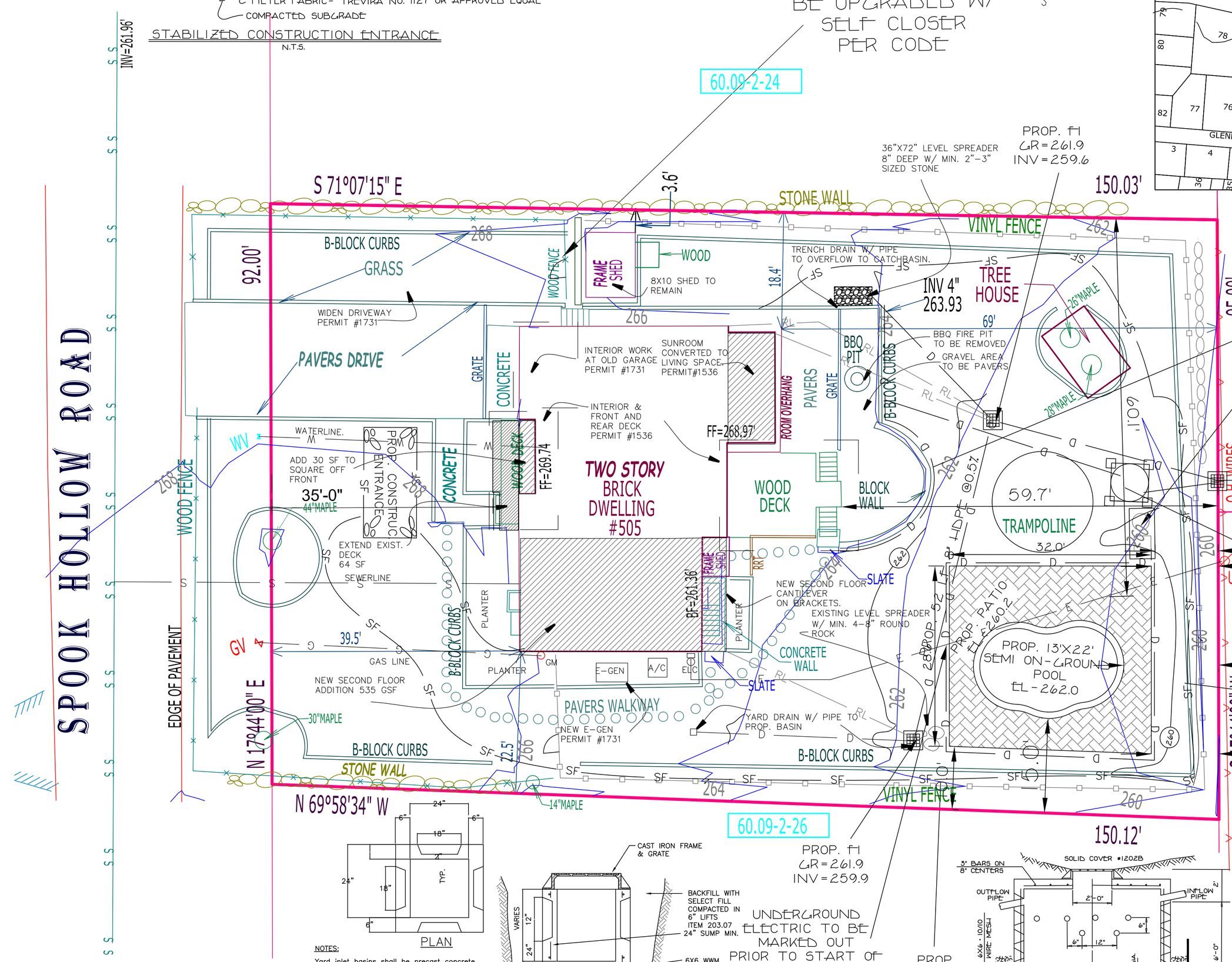


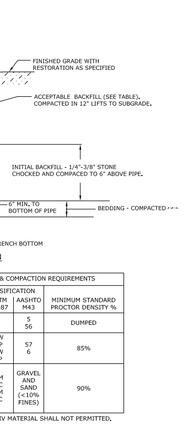
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



4" PERIMETER DRAIN

KEY MAP
SCALE: 1"=100'





EARTH OR ROCK EXCAVATION

ACCEPTABLE BACKFILL MATERIAL & COMPACTION REQUIREMENTS				
DESCRIPTION	SOIL CLASSIFICATION ASTM D2321	ASTM D2487	AASHTO M43	MINIMUM STANDARD PROCTOR DENSITY %
GRADED OR CRUSHED: CRUSHED STONE, GRAVEL	CLASS I		5 56	DUMPED
SAND, GRAVELS AND GRAVELS WITH FINES: LITTLE OR NO FINES	CLASS II	GW GP SW SP	57 6	85%
SILTY OR CLAYEY GRAVELS, GRAVELS/SAND/SILT OR GRAVEL/SAND/CLAY MIXTURES, CLAYEY SANDS, SANDS/CLAY OR SAND/SILT MIXTURES	CLASS III	GM GC SM SC	GRAVELS AND SAND WITH FINES	90%

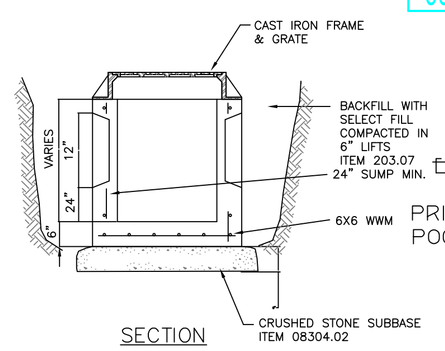
NOTES: INORGANIC SILTS, CLAYS, AND OTHER CLASS IV MATERIAL SHALL NOT PERMITTED.

BACKFILL SHALL CONTAIN NO STONES OVER 6" IN ANY DIMENSION.
IN PAVED AREAS BACKFILL TO BE ITEM 4 (W/SOIT ITEM 304.05) TO SUBGRADE.

STORM SEWER TRENCH CROSS SECTION
NOT TO SCALE

Drywell Design:		
Development size =	0.0316 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 (As):		
Surface area of Cylinder		
Ac=Pi*Dhavg		
D=	1.0000 foot	
havg=	8.5000 inches	
Ac=	2.2253 Ft^2	
Bottom Area		
Ab=Pi*r^2		
Ab=	0.7854 Ft^2	
Volume of Percolation:		
As=Ac+Ab		
As=	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=	74.0000 therefore depth Vr=	6.11 Inches
Proposed CN=	98.0000 therefore depth Vr=	9.10 Inches
DeltaVr=	2.9900 Inches	
Vs=deltaV*Area		
Vs=	342.8533 Ft^3	
5. Calculate Volume per Drywell:		
Vw=Pi*r^2*height		
Thickness of Stone=	3.0000 feet	
Thickness of drywell wall=	0.5000 foot	
Diameter of drywell=	6.0000 feet	
Height of drywell=	6.0000 feet	
Vw= (40% void ratio used for stone)	321.3846 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=	103.8774 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=	425.2624 Ft^3	
8. Determine number of drywells required (DW#):		
DW#=Req. Volume of Storage(Vs)/Total Vol. per Drywell(Vt)	0.8	
DW#=		
USE		1

PLAN



SECTION

NOTES:

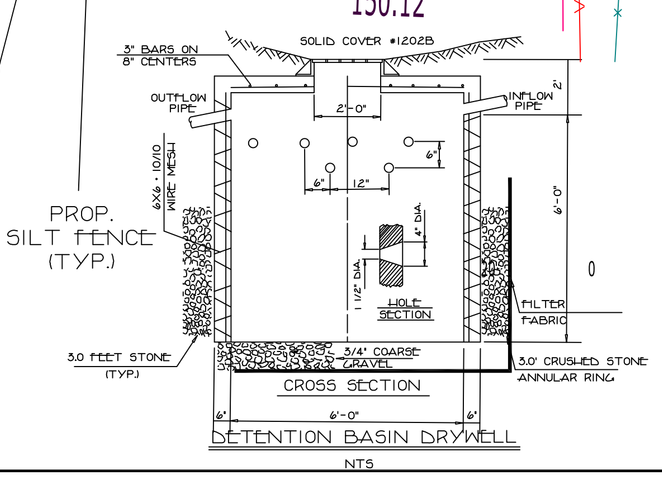
Yard inlet basins shall be precast concrete.

Yard inlet basins having a depth greater than 48" from finished surface to the top of the concrete base, shall be provided with steps. Steps shall be wrought iron having a minimum diameter of 3/4" which shall be hot-bent to shape and hot-dipped galvanized or plastic coated after bending.

Yard inlet basins shall be paid for under Item 604.** per lin. ft.in height from the bottom of the base to the top of masonry.

Frames grates and shall be paid under Item 655.01.

YARD INLET BASIN
SCALE: N.T.S.



DETENTION BASIN DRYWELL
NTS

POOL PLAN FOR MARESCA
LOCATED IN
VILLAGE OF UPPER NYACK
TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK

4 5/6/22 REVISE AS PER COMMENTS
3 3/3/22 REVISE PER COMMENTS
2 2/10/22 REVISE PER COMMENTS
1 2/1/22 REVISE PER OWNER

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FILE #	5055P00K
DATE	11/29/21
SCALE	1"=10'

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