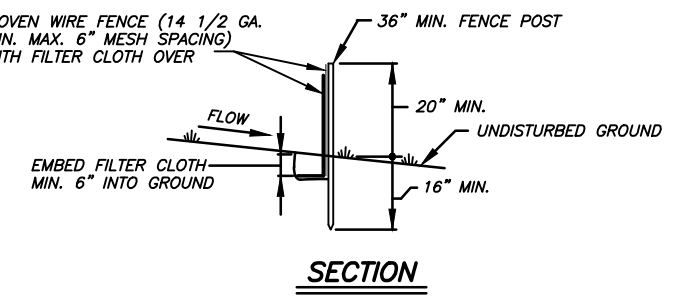
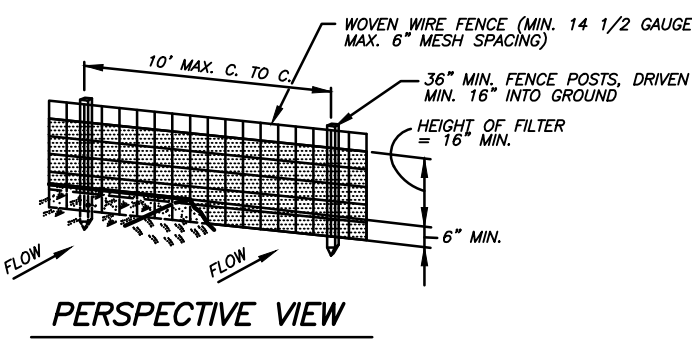


ZONING R-1	REQUIRED	EXISTING	PROVIDED WITH NEW POOL
MIN. LOT AREA	40,000 SF	39,986 SF; 0.9179 AC	NO CHANGE
MIN. STREET FRONTAGE	150 FT	408.44'	NO CHANGE
MIN. FRONT SETBACK	35 FEET	42.1' & 109.7'	NO CHANGE
MIN. SIDE SETBACK	30 FEET	109.0'	NO CHANGE
MIN. REAR SETBACK	30 FEET	52.4'	15' * Δ
MIN. FLOOR AREA	1ST FL: 800 SF 2ND FL: 750 SF	1980 SF \pm 1980 SF \pm	NO CHANGE
MAX. BLDG. HEIGHT	35 FEET 2 STORIES	25' \pm	NO CHANGE
MAX. COVERAGE BY PRIMARY DWELLING	10%	5.0%	NO CHANGE
MAX. COVERAGE OF LOT (BLDGs & STRUCTURES)	20%	11.4% \pm	15% \pm

Δ PRE-EXISTING NON-CONFORMING CONDITION * VARIANCE REQUIRED

* TWO STORIES NOT TO EXCEED 35 FEET IN HEIGHT MEASURED VERTICALLY FROM ANY POINT IN THE STRIP OF LAND EXTENDING FOR A DISTANCE OF 10 FEET OUT FROM LAND EXTENDING FOR A DISTANCE OF 10 FEET OUT FROM THE EXTERIOR WALL OF THE BUILDING TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE.

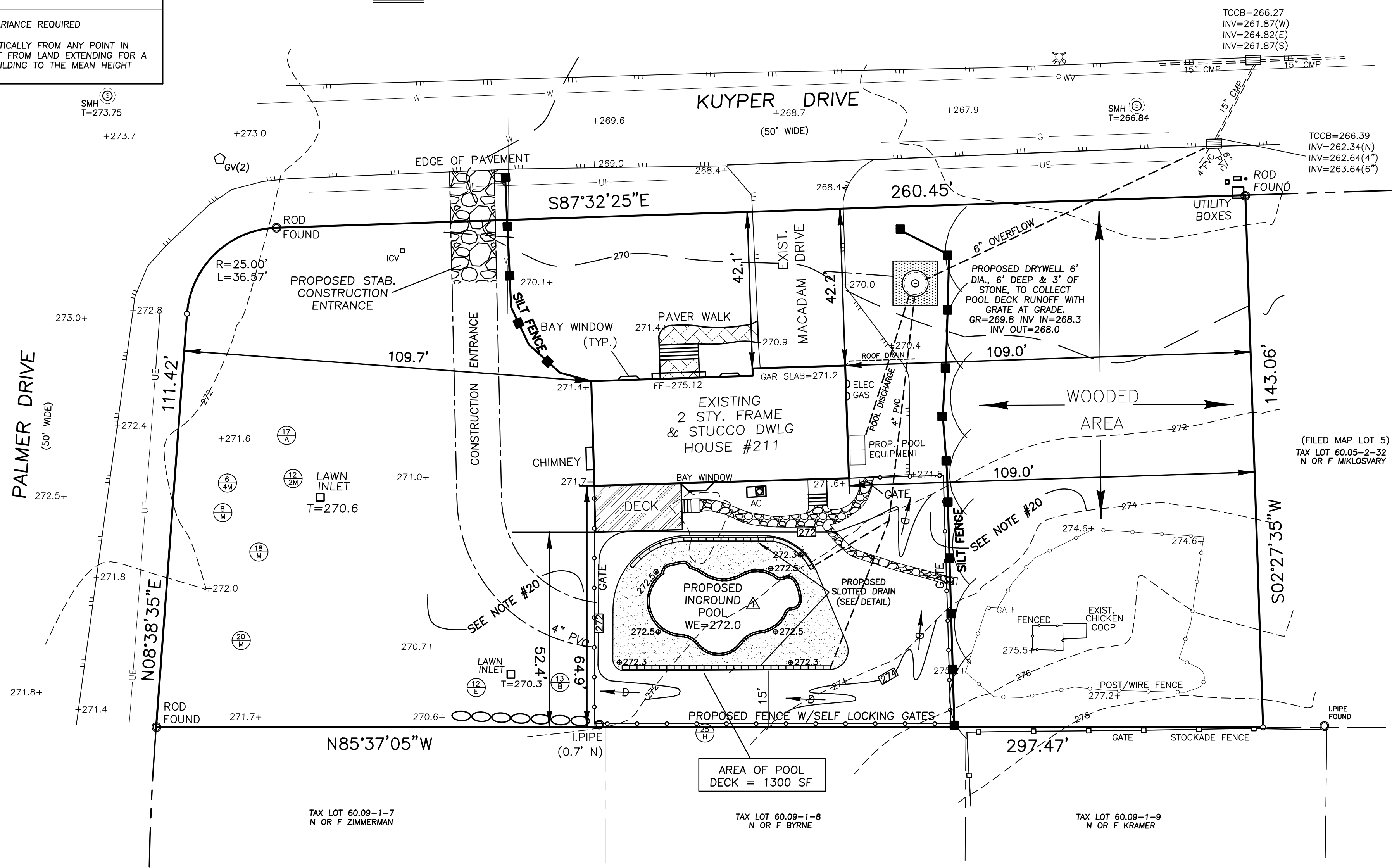
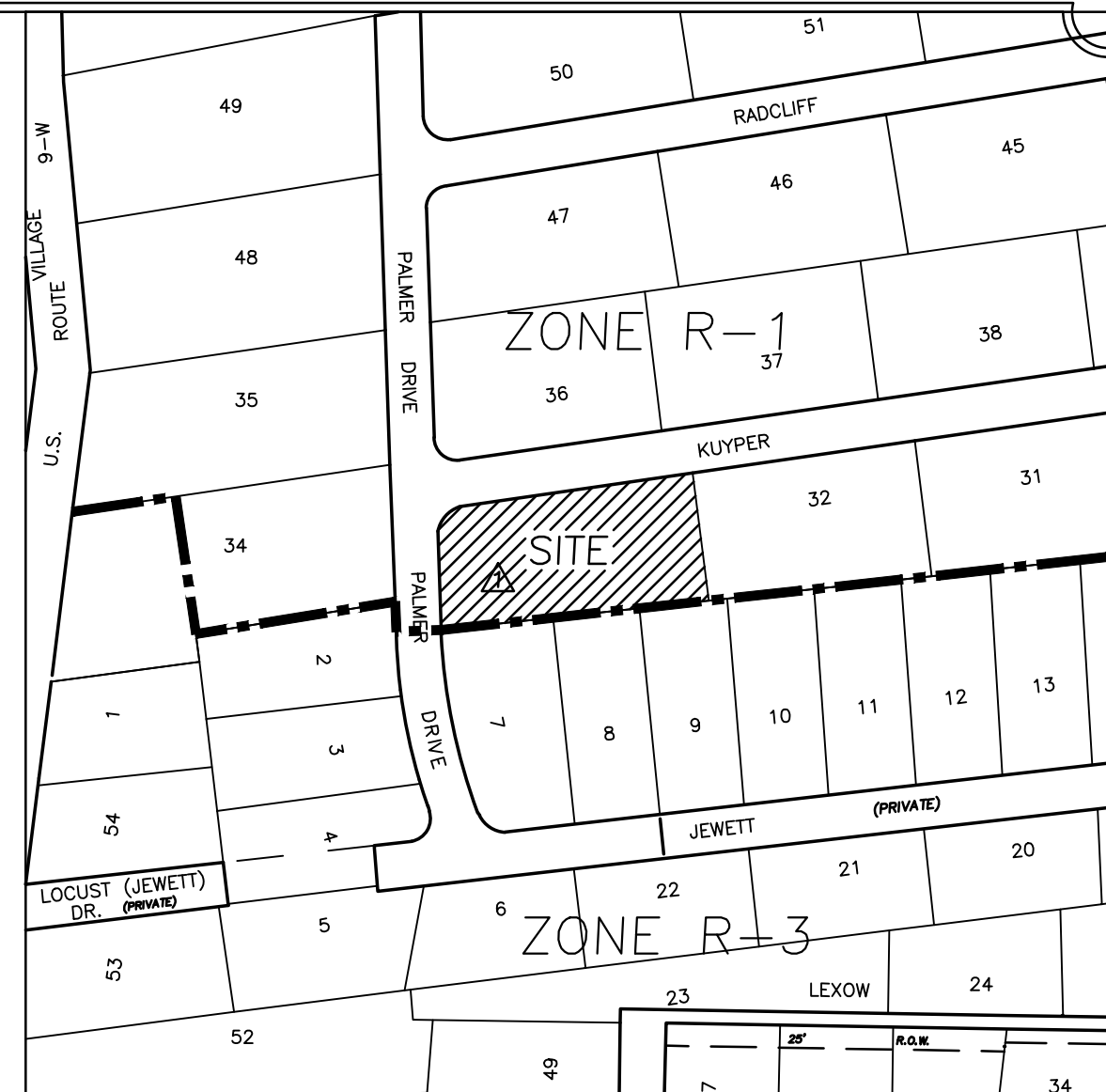


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

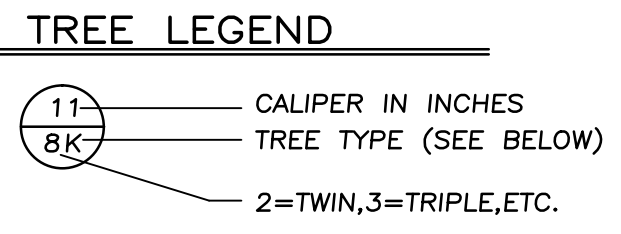
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

WIRE REINFORCED SILT FENCE

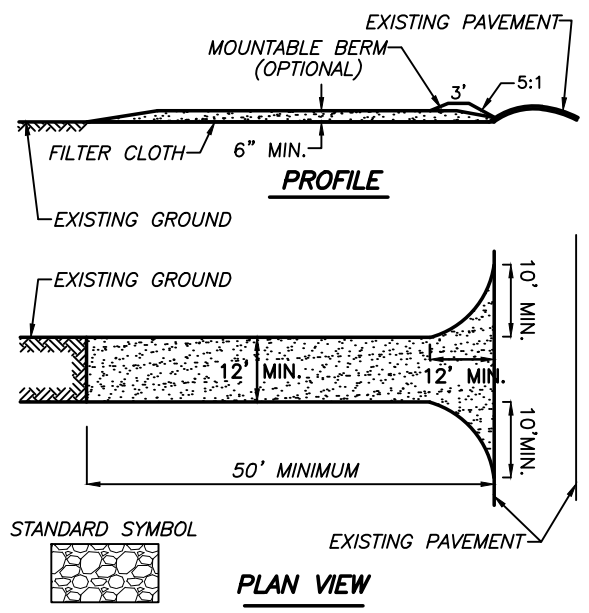
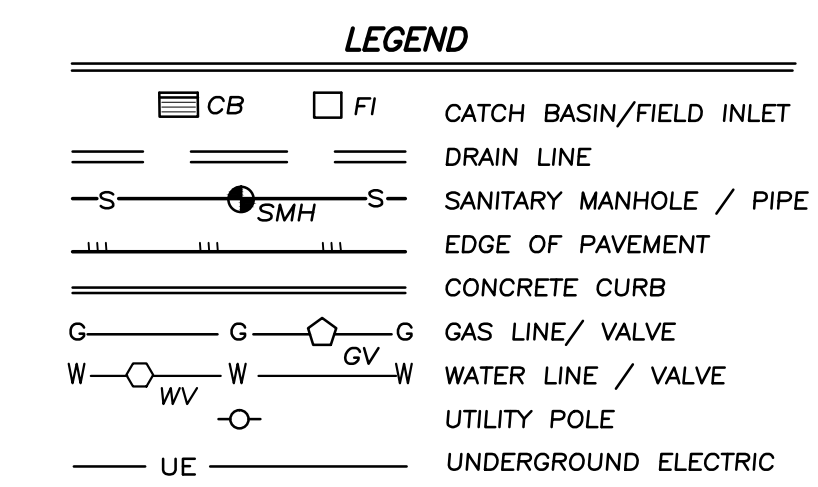
NTS



- NOTES:
- RECORD OWNER & APPLICANT: PAUL AND MELISSA CURLEY
 - 211 KUYPER DRIVE, UPPER NYACK, NY 10960
 - ZONE: R-1
 - AREA= 39,986 SF; 0.9179 AC
 - EXISTING TAX LOT: 60.05-2-33
 - ALL UTILITIES ARE EXISTING. ANY NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC) AFFECTED BY THE DEVELOPMENT OF THIS PARCEL SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - THE CORNERS OF THE LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
 - ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 - WATER SUPPLY BY SUEZ NY.
 - SANITARY SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SEPARATION OF TEN FEET.
 - SUBJECT TO VILLAGE AND STATE CONSTRUCTION AND UTILITY STANDARDS, AS APPLICABLE.
 - THE DEVELOPER SHALL CONFORM TO THE "NEW YORK STATE STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL".
 - PROTECTION OF TREES: NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY EXISTING TREE TO BE PRESERVED, EXCEPT WHERE ENGAGED FOR TREE REMOVAL. NO EQUIPMENT SHALL BE OPERATED WITHIN 80% OF CRITICAL ROOT RADIUS OF ANY TREE PROPOSED TO BE PROTECTED IN THIS ORDINANCE NOR SHALL EQUIPMENT BE OPERATED AT ANY TIME IN SUCH MANNER AS TO BREAK, TEAR, BRUISE, DECORTICATE OR OTHERWISE INJURE ANY LIVING OR DORMANT TREE.
 - PLANNING BOARD AND ARCHITECTURAL BOARD APPROVAL FOR SITE PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - SITE PLAN SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL, WITHIN WHICH TIME APPLICANT SHALL SECURE A BUILDING PERMIT.
 - EXISTING TREES SHOWN ON THE GRADING PLAN AS TO REMAIN, ARE TO REMAIN UNDISTURBED AND BE PROTECTED WITH A 6 FOOT HIGH WOODEN FENCE WITH POSTS PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 9 FT. MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREES SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIPER HARDWOOD SHADE TREE AS DIRECTED BY THE LANDSCAPE ARCHITECT. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND AN AREA OF SUCH TREES HAS BEEN REMOVED, A 2 1/2 - 3" CALIPER HARDWOOD SHADE TREE SHALL BE PLACED FOR EVERY 200 SF OF AREA DISTURBED.
 - ALL TREES SCHEDULED FOR REMOVAL MUST HAVE A VALID VILLAGE OF UPPER NYACK TREE PERMIT PRIOR TO CUTTING OR REMOVAL.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT. VERIFY INFILTRATION RATE AT TIME OF CONSTRUCTION AND AMEND THE DRYWELL DESIGN IF/AS NEEDED.
 - INTERCEPT AND RE-DIRECT EXISTING FRENCH DRAINS TO STREET.

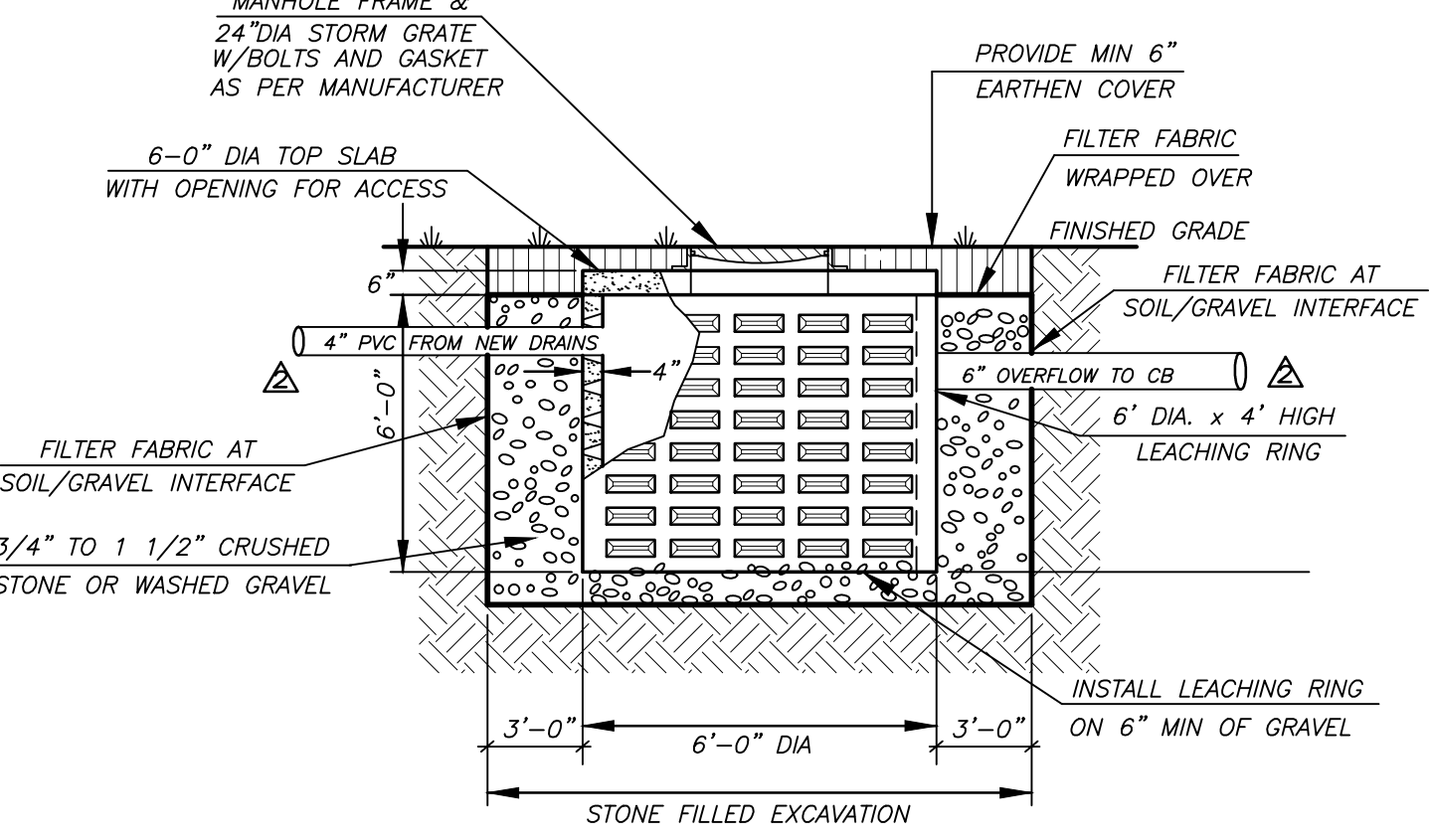
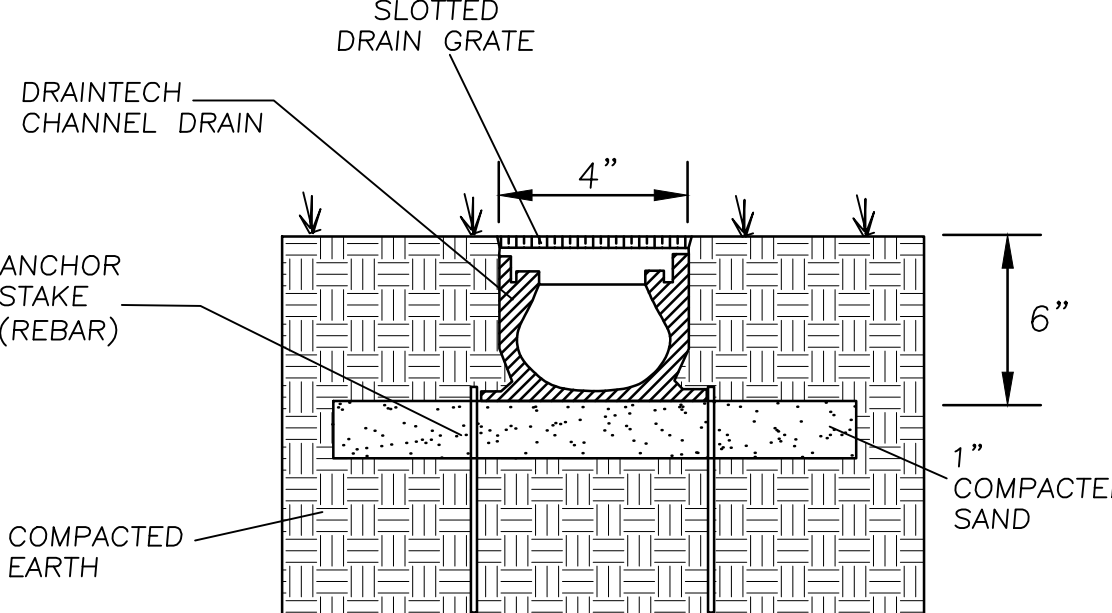


- DEED REFERENCE: INSTR. #2018-13128
- BEING LOT #6 AS SHOWN ON A MAP ENTITLED "SUBDIVISION MIDLAND ACRES..." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCT. 10, 1978 AS MAP #4979.



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
- THICKNESS - NOT LESS THAN (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- 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.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



DRYWELLS TO BE 6' x 4' LEACHING RING 668 GALLONS CAPACITY AS MANUFACTURED BY PRECAST CONCRETE SALES CO. (OR APPROVED EQUAL)

CONCRETE TO TEST TO 4000 PSI @ 28 DAYS REINFORCEMENT - 6/12 x 6/8 WELDED MESH

PRECAST 6' DRYWELL DETAIL

NTS

GDANSKI CONSULTANTS, INC.
633 WOODMONT LANE
SLOATSBURG, NEW YORK 10974

PAUL GDANSKI, PE
NYS LIC. 075890

JAY A. GREENWELL, PLS
NYS LIC. # 46676

DATE	REVISION
4/28/21	POOL LOC
5/24/21	POOL LOC/DRAINAGE & FB REVISIONS

PLOT PLAN FOR PROPOSED POOL

CURLEY

211 KUYPER DRIVE
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC

LAND PLANNING - LAND SURVEYING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK 10901
PHONE 845-357-0830 FAX 845-357-0756
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TAX LOT #	AREA	FILE	SCALE	DATE	JOB NO.
60.05-2-33	39,986 SF	22014POOL	1"= 20'	10/21/20	22014