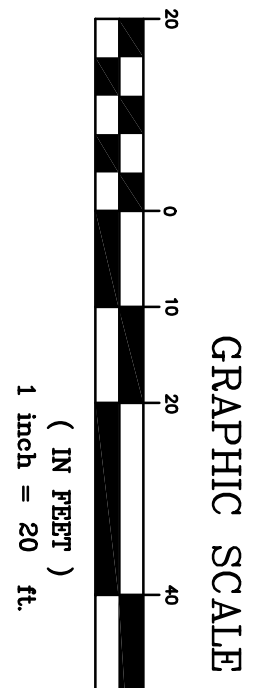
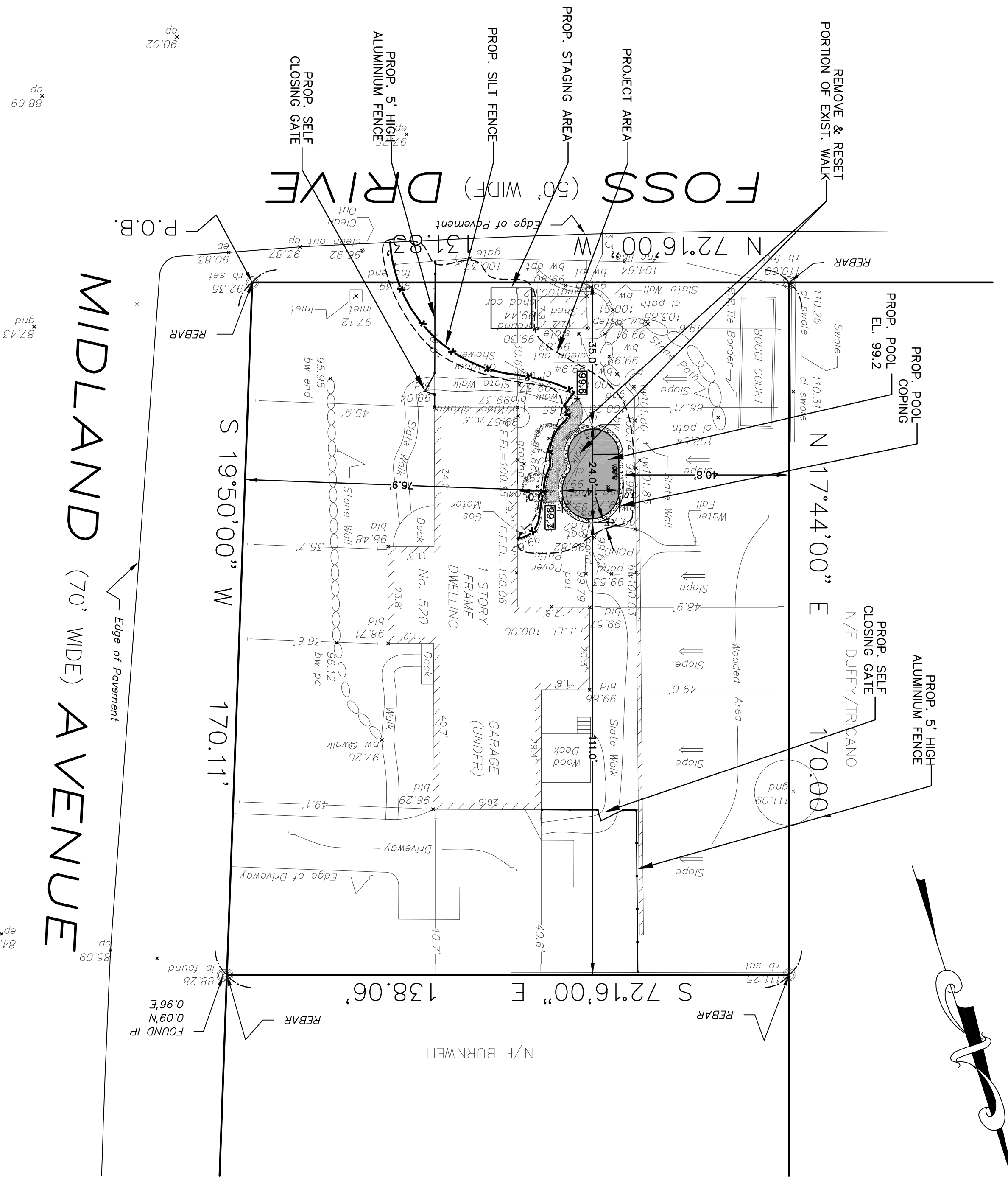
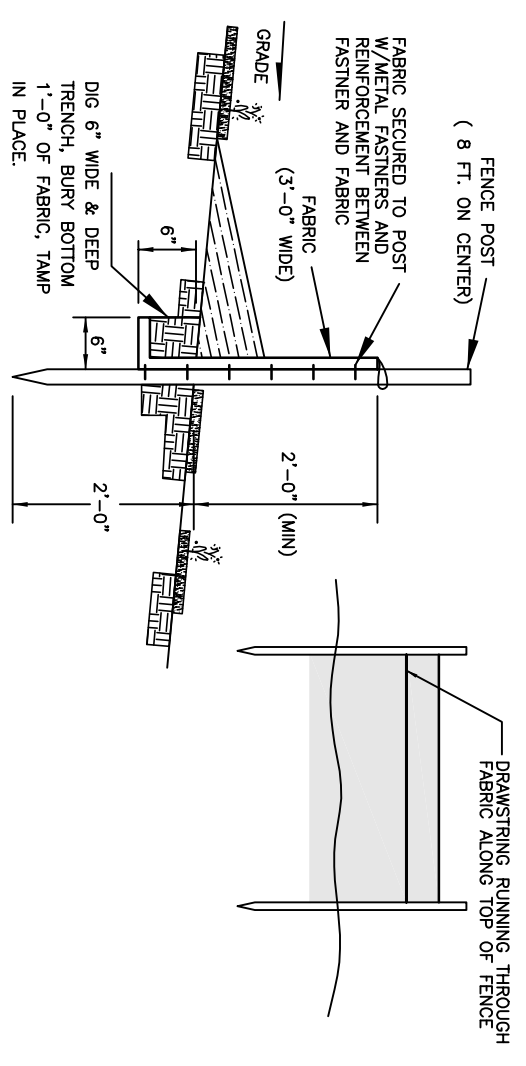
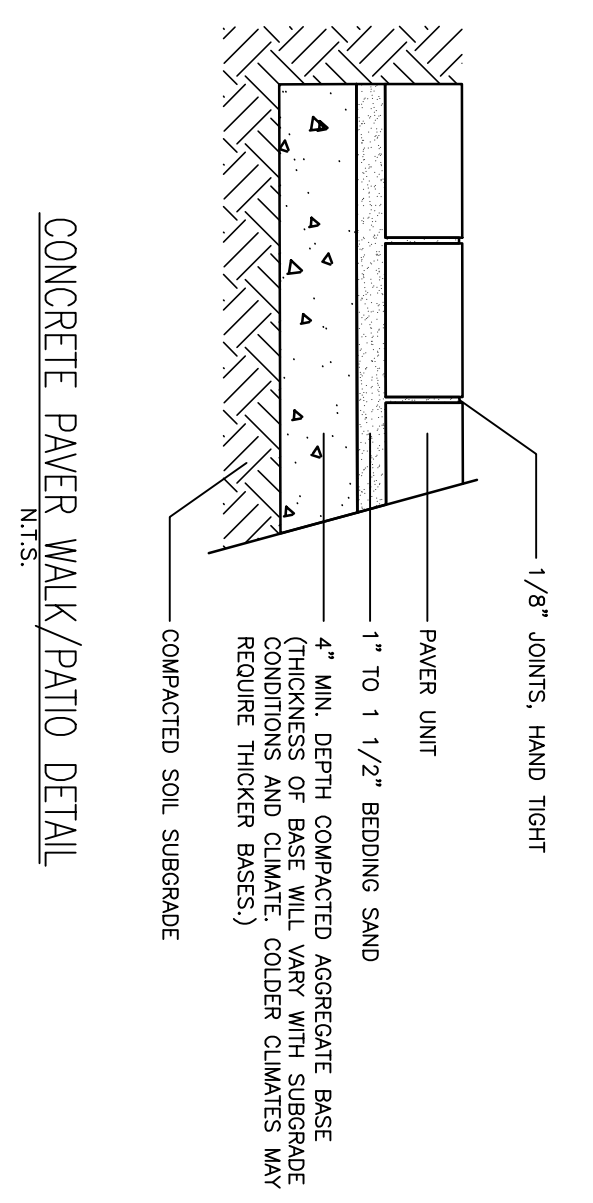
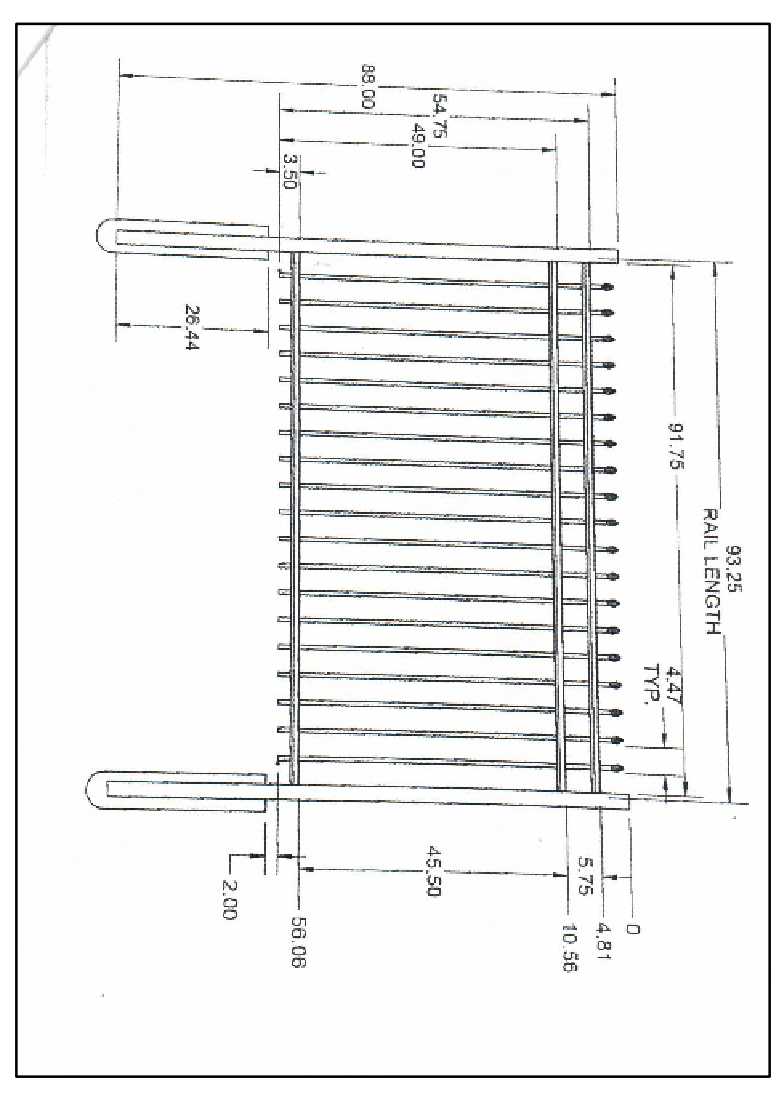
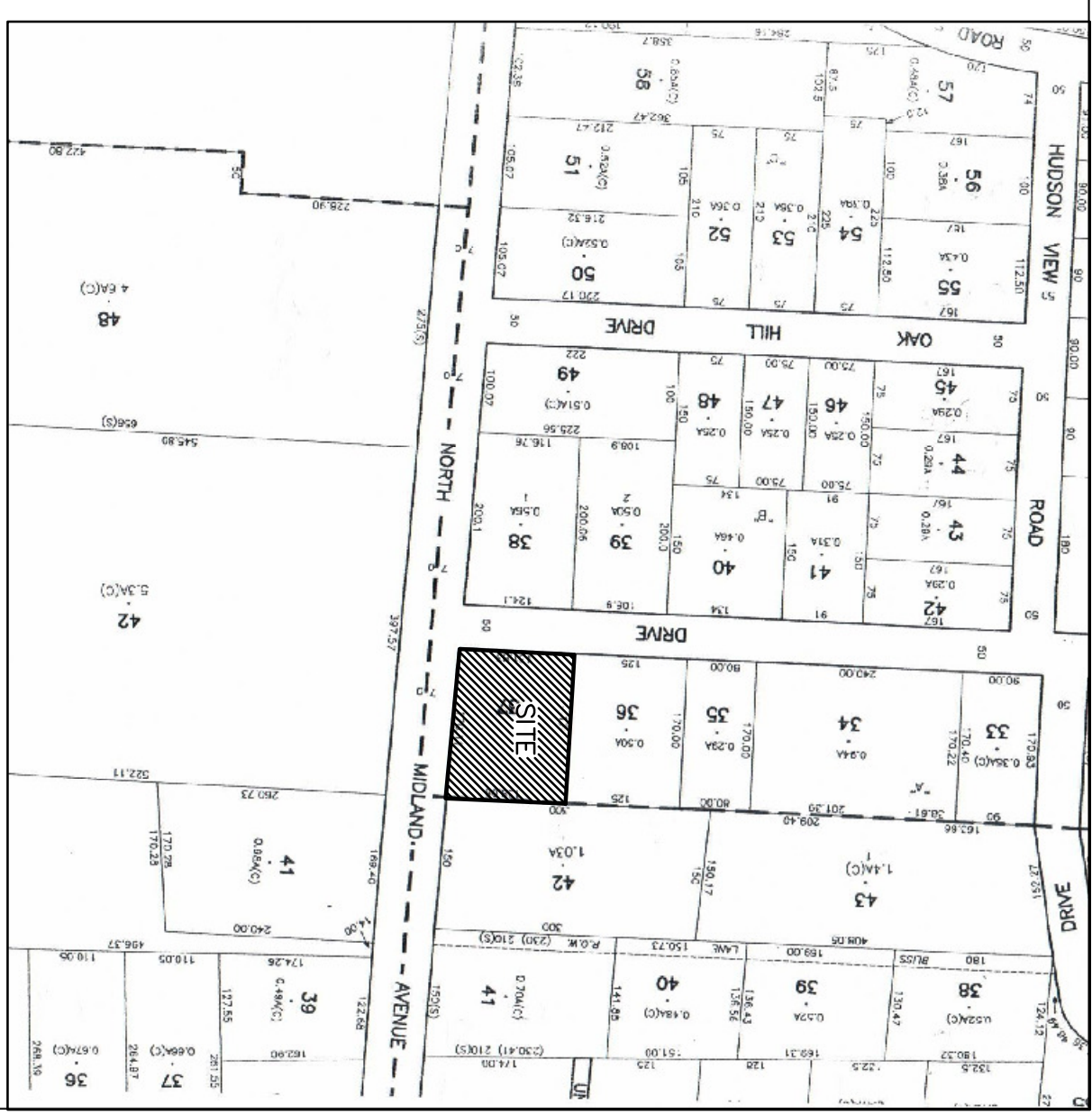


- LEGEND**
- BM - BENCH MARK
 - CB - CATCH BASIN
 - I - INVERT ELEVATION
 - TC - TOP CURB
 - BC - BOTTOM CURB
 - EP - EDGE PAVEMENT
 - TW - TOP WALL
 - TS - TOP SLOPE
 - BS - BOTTOM SLOPE
 - FC - FENCE CORNER
 - C - GROUND
 - RF - FINISHED FLOOR
 - FR - FINISHED ROOF
 - WC - WALL CORNER
 - MON - MONUMENT
 - 000.00 - EXISTING ELEVATION
 - PROJ. ELEVATION
- TREE
 TREE TO BE REMOVED



PROPERTY OWNER: DORIT KRAMER



- GENERAL NOTES:**
1. POOL FILTER TO BE A SELF-CONTAINED SYSTEM.
 2. AS-BUILT OF POOL AND ACCESSORIES TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
 3. POOL IS TO BE HEATED BY AN ELECTRIC HEAT PUMP.
 4. PROJECT AREA SHOWN ON PLAN, NO TREES ARE TO BE REMOVED.
 5. 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.
 6. WORK IS LIMITED TO THE PROJECT AREA AND GRADING NOT AFFECTED.
 7. THE AREA WITHIN THE PROJECT IS CURRENTLY AND PARTLY IMPERVIOUS WITH PAVERS AND LAWN AND THE SMALL POOL WITHIN THE OUTDOOR LIVING AREA DOES NOT INCREASE STORMWATER RUNOFF.
 8. THIS PLAN SHOWS THAT THE PROPOSED POOL IS WITHIN THE EXISTING PATIO AREA AND NO OTHER CONSTRUCTION IS PLANNED EXCEPT TO FENCE THE AREA.
 9. THE UTILITY LINES ARE SHOWN WERE OBSERVABLE, NO LINES OR SERVICES WILL BE CHANGED.

ZONING SCHEDULE
USE GROUP I - SINGLE FAMILY

ITEM	REQUIRED	EXISTING	PROJ. POOL	PROPOSED	NET CHANGE
LOT AREA (SF)	20,000	22,940	-	22,940	
FRONT SETBACK (FT.) (MIDLAND AVE.)	35	35.7	76.9	35.7	
FRONT SETBACK (FT.) (FOSS DRIVE)	35	30.6 (E)	35	30.6(E)	
SIDE YARD SETBACK (FT.)	25	40.6	111.0	40.6	
FRONTAGE (FT.)	100	170.11	-	170.11	
GROUND FLOOR AREA (SF.)	1,290	27.49 (E)	1.39	28.18*	0.69 INCREASE
TOTAL GROUND COVERAGE	25%	12%	-	12.33(E)	
DWELLING COVERAGE	12%	-	-	12.33(E)	
MAXIMUM HEIGHT (FT.)	35	-	-	-	
REAR YARD SETBACK (FT.)	25	48.9	40.8	48.9	

(E) EXISTING NON CONFORMITY
* INDICATES VARIANCE REQUIRED

TOTAL GROUND COVERAGE CALCULATION

EXISTING GROUND COVERAGE	PROPOSED GROUND COVERAGE
BUILDING	2,829 S.F.
DRIVEWAY	1,367 S.F.
SHED & SHED WALK	1,93 S.F.
WOOD DECKS	248 S.F.
STONE PATIO	86 S.F.
TOTAL	6,306 S.F./22,940 = .2749 or 27.49%
	6,464 S.F./22,940 = .2818 or 28.18%

PROPOSED POOL PLAN

520 NORTH MIDLAND AVENUE
SITUATED IN THE VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

COLLAZUOLI ENGINEERING & SURVEYING ASSOC.
ENGINEERS • LAND SURVEYORS • PLANNERS

120 1/2 N. BROADWAY
NYACK, NEW YORK
945 308-1500

180 CENTER AVENUE
PORT JEFF, NEW YORK
201 944-7774

STEVEN J. COLLAZUOLI
NEW YORK PROFESSIONAL ENGINEER LICENSE NO. 70,668
NEW YORK PROFESSIONAL SURVEYOR LICENSE NO. 49,882

FILE NO. 10.324
DATE: 07-16-21
SCALE: 1" = 20'
DRAWN BY L.D.
CHECKED BY S.C.

SHEET NO. 1 OF 2