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:

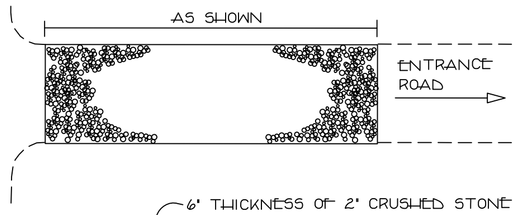
1. SITE PLAN IS GOOD FOR 3 YEAR TIME PERIOD FROM DATE OF APPROVAL.
2. APPLICANT/OWNER:
   MARESCA
   505 SPOOK HOLLOW ROAD
   NYACK, NY
3. NO POOL BACKWASH TO BE USED. A CARTRIDGE FILTER SYSTEM TO BE UTILIZED.
4. NO TREES ARE TO BE REMOVED.
5. EXCAVATED MATERIAL WILL BE REMOVED FROM SITE.
6. POOL CONTRACTOR 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. EXISTING SHED TO BE RELOCATED OUT OF SIDE YARD.
11. 6" OF FREEBOARD IN POOL TO PROVIDE ZERO NET INCREASE IN RUN-OFF.

RESIDENCE ZONE R-4

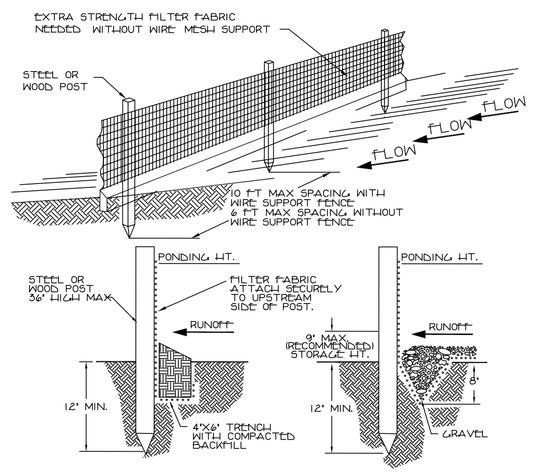
	MINIMUM LOT AREA	STREET FRONT. (FEET)	FRONT SETBACK (FEET)	SIDE SETBACK (FEET)	REAR SETBACK (FEET)	LIVABLE FLOOR AREA (1ST FLOOR)	LIVABLE FLOOR AREA (2ND FLOOR)	MAXIMUM BLDG. HEIGHT	MAX. COVERAGE BY BLDG. & STRUCTURES	MAX. COVERAGE BY PRIMARY BUILDING
REQ'D	10,000 SQ. FT.	90	35	25	25	750 SF	600 SF	35 FEET	40%	20%
EXIST.	14,025 SQ. FT.	92.0	39.5	18.4'HSE.*	69.0 HSE	NA	NA	<35 FEET	28.8%	12.6%
PRO'D	14,025 SQ. FT.	92.0	39.5	18.4'HSE 12.0'**/60.0 POOL	69.0 HSE 12.3'**POOL	NA	NA	<35 FEET	31.1%	12.6%
NET	NONE	NONE	NONE	6.4	56.7	NONE	NONE	NONE	2.3%	NONE

* PRE-EXISTING
** VARIANCE REQUIRED

DEVELOPMENT COVERAGE:
DWELLING=1,764 SF
DRIVEWAY & CONCRETE WALK=877 SF
DECKS=312 SF
SHEDS=123 SF
PAVERS & REAR ENT=755 SF
PAVER WALK=100 SF
TREEHOUSE=101 SF
EXIST. TOTAL=4,032 SF
PROP. POOL & EQUIP. PAD=328 SF
PROP. TOTAL=4,360 SF



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

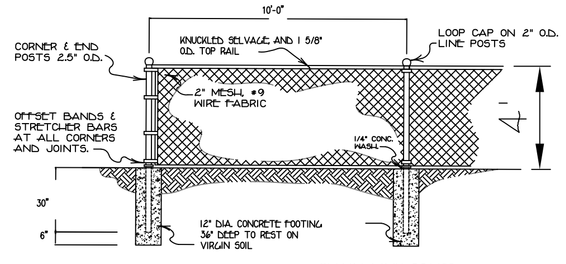


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

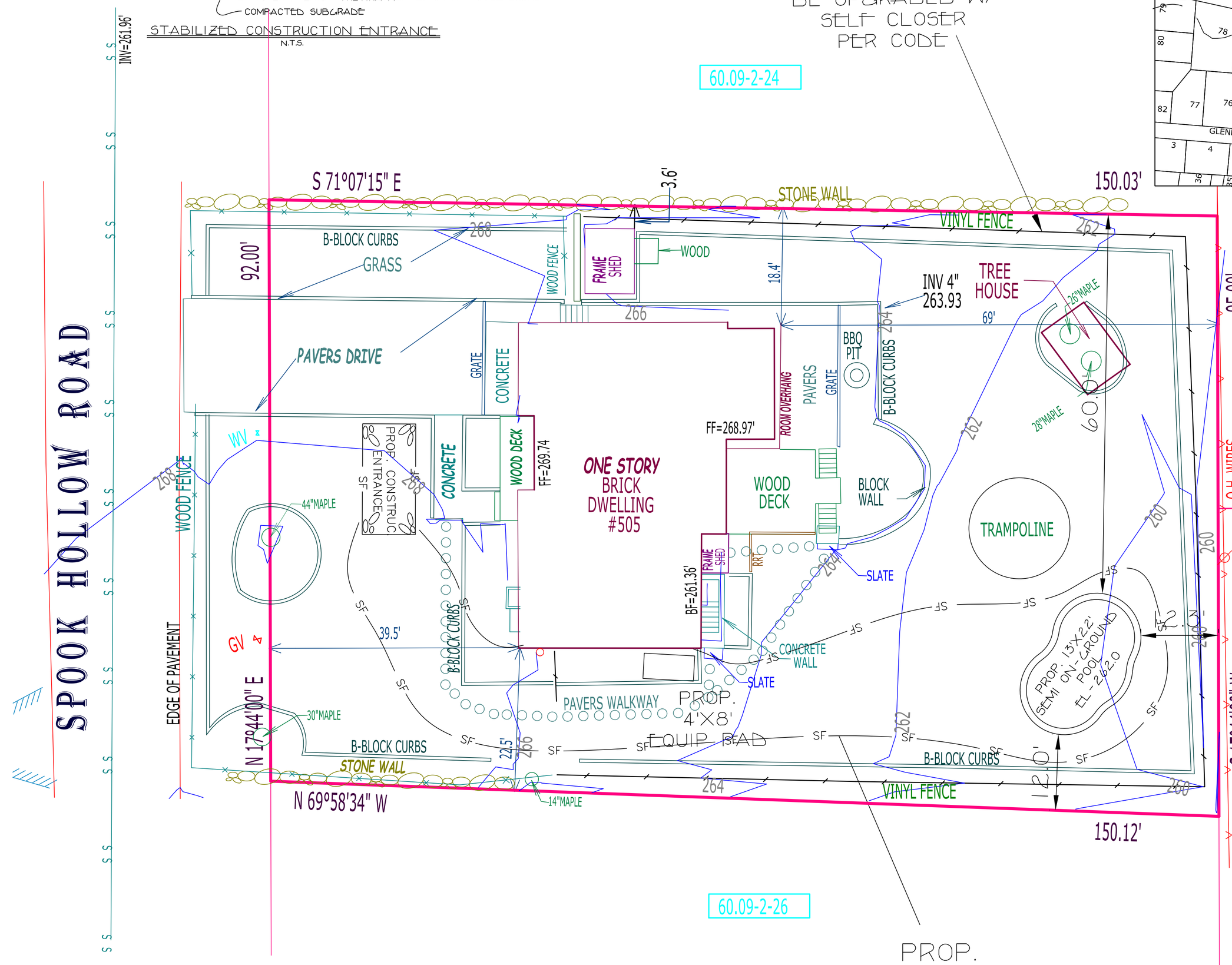
ALTERNATE DETAIL
TRENCH WITH GRAVEL

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.



CHAIN LINK FENCE
N.T.S.



60.09-2-24

EXIST. FENCE TO BE UPGRADED W/ SELF CLOSER PER CODE

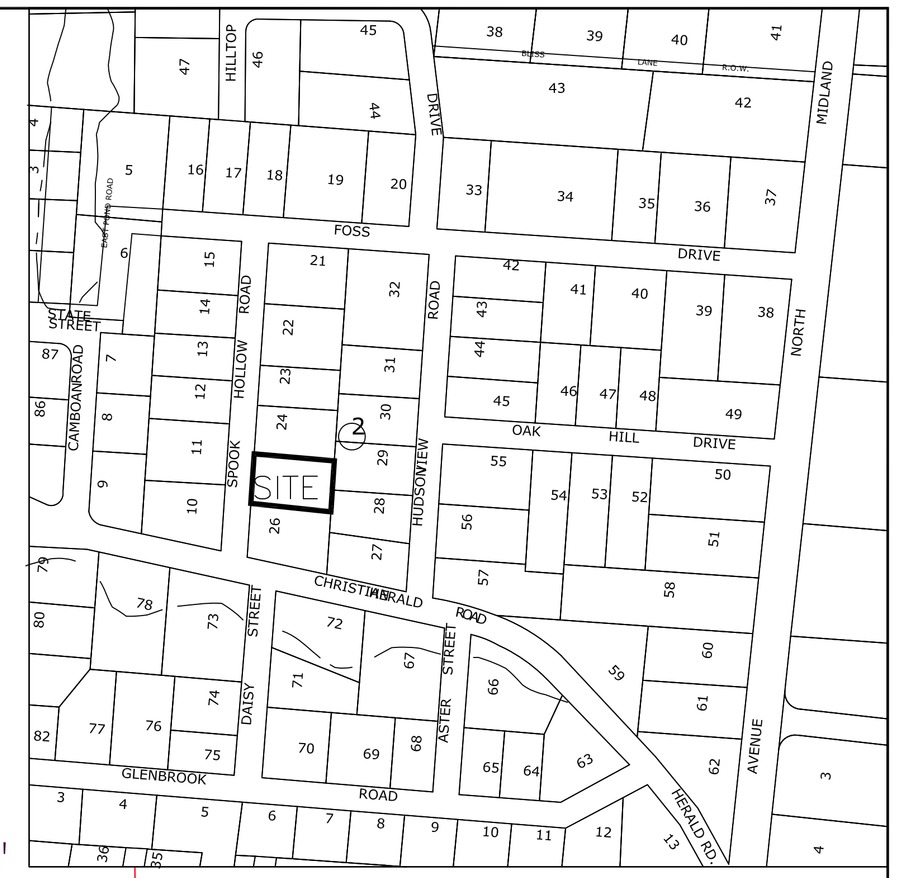
60.09-2-29

60.09-2-28

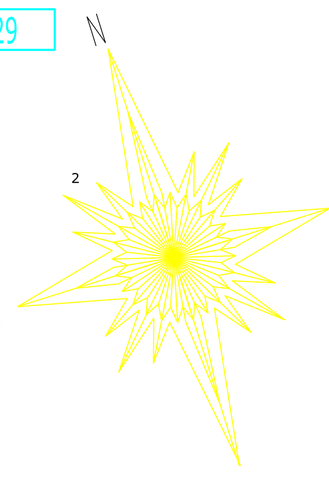
60.09-2-30

60.09-2-26

PROP. SILT FENCE (TYP.)



KEY MAP
SCALE 1"=100'



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

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PAUL GDANSKI, PE, PLLC
LICENSED PROFESSIONAL ENGINEER
NO. 076944

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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.

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SLOATSBURG, NEW YORK 10974
(917) 418-0999
EMAIL: PGSKI@EARTHLINK.NET

FILE	505SPOOK
DATE	11/29/21
SCALE	1"=10'