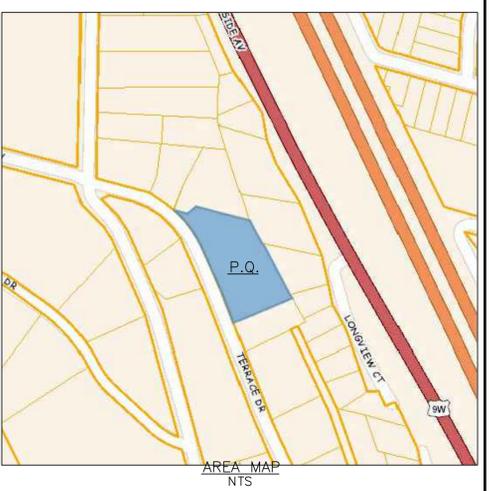


POOL EMPTYING:
 ALL POOL EMPTYING SHALL BE IN ACCORDANCE WITH NYSDEC RECOMMENDATIONS, AS FOLLOWS:
 1. CHLORINE RESIDUAL SHALL BE REDUCED TO $\le 0.1\text{ppm}$.
 2. PH SHALL BE WITHIN NORMAL RANGE (6-9).
 3. POOL WATER SHALL BE PUMPED TO LEVEL SPREADER AT RATE NOT TO EXCEED 25 GPM.

SEE SEPARATE LANDSCAPE DESIGN PLAN BY BIOSPHERE FOR ADDITIONAL CONSTRUCTION DETAILS

ADDITIONAL SOIL EROSION DETAILS SHALL BE PROVIDED AS REQ'D PENDING BOARD APPROVAL



- NOTES:**
- THIS IS LOT 65.60-1-12 AS SHOWN ON THE COUNTY OF ROCKLAND TAX MAPS.
 - AREA OF TRACT: 47,338 SF
 - ZONE: RG-BH
 - RECORD OWNER/ SINGER 20 TERRACE DRIVE SOUTH NYACK, NY 10960
 - FIRE DISTRICT: CENTRAL NYACK FIRE DIST.
 - SCHOOL DISTRICT: NYACK UNION FREE SCHOOL DIST.
 - WATER DISTRICT: VEOLIA
 - SEWER DISTRICT: NYACK
 - DATUM: ASSUMED
 - NEW UTILITIES UNDERGROUND, ELECTRIC SERVICE CONNECTIONS TO INDIVIDUAL HOUSES SHALL BE IN CONDUIT OF NOT LESS THAN 2" DIAMETER.
 - ALL HOUSES SERVED BY GRAVITY SEWER CONNECTIONS SHALL HAVE A MINIMUM SLOPE OF 2.0%
 - HOUSE SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10 FEET.
 - WATER SUPPLY BY TOWN OF ORANGETOWN WATER DEPT. OR UNITED WATER, OR THEIR SUCCESSORS.
 - SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 100 GALLONS PER INCH DIAMETER PER MILE PER DAY. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE VILLAGE OF SOUTH NYACK. COPIES OF THIS CERTIFICATE SHALL ALSO BE SENT TO THE ROCKLAND COUNTY DEPT. OF HEALTH.
 - SITE IS SITUATED IN CRITICAL ENVIRONMENTAL AREA.
 - THE PROPOSED CONSTRUCTION WILL UTILIZE THE EXISTING SERVICES FROM THE CURRENT DWELLING. THE LOCATION OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR OR OWNER PRIOR TO CONSTRUCTION.
 - SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY JAMES SCHEUERMANN, PLS REVISED 7/15/25.
 - APPLICANT SHALL COMPLY WITH TOWN NOISE REGULATIONS.
 - NO EXTERNAL FLOODLIGHTING IS PERMITTED WITH THIS APPROVAL.
 - MAXIMUM HEIGHT OF RETAINING WALLS PROPOSED IS 9 FEET.
 - FENCING DETAILS SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
 - POOL EQUIPMENT SHALL BE SCREENED WITH APPROPRIATE LANDSCAPING.
 - SOIL TESTING SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE VILLAGE ENGINEER, INCLUDING PERMEABILITY TESTING, PRIOR TO CONSTRUCTION TO ENSURE FUNCTION OF THE DRAINAGE SYSTEM.
 - ALL TOWN/COUNTY NOISE STANDARDS SHALL BE MET BOTH DURING AND AFTER CONSTRUCTION.

LOT COVERAGE CALCULATION:

EX. DWELLING/SHED = 2,015 SF
 EX. PAVEMENT = 6,540 SF
 EX. GRAVEL = 575 SF
 EX./PROP. WALLS/WALKS = 1,978 SF
 EX./PROP. PATIO/POOL/EQ. = 2,698 SF

PROPOSED LOT COVERAGE = 13,806 SF = 29.16%

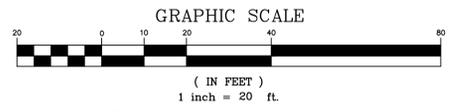
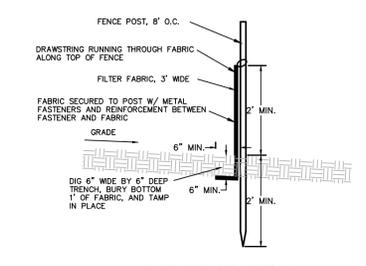
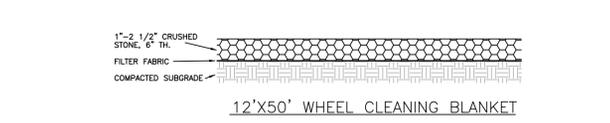
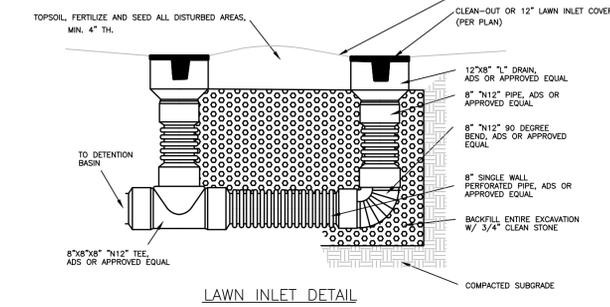
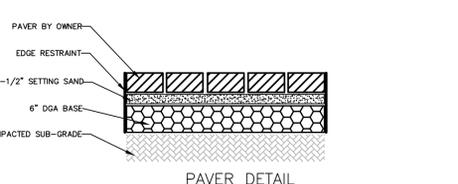
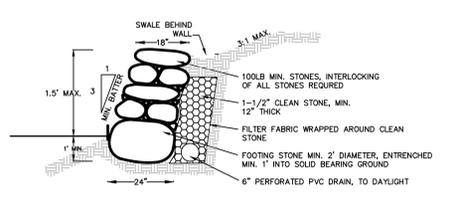
PREVIOUSLY APPROVED = 12,565 SF

DRAINAGE CALCULATION:
 (SEE SEPARATE LETSON REPORT)

CONSTRUCTION SEQUENCE:

- INSTALL WHEEL CLEANING BLANKET AND SILT FENCE AS PER PLAN.
- EXCAVATE AND INSTALL POOL SHELL AND PATIO FOUNDATION.
- ROUGH GRADE SITE, INSTALL UTILITIES.
- COMPLETE POOL, PATIO INSTALLATION.
- TOPSOIL, FERTILIZE AND SEED ALL DISTURBED AREAS.
- REMOVE WHEEL CLEANING BLANKET AND SILT FENCE UPON STABILIZATION OF ALL TRIBUTARY AREAS.

THOMAS W. SKRABLE, P.E., P.P., C.M.E.
 CONSULTING ENGINEER
 65 RAMAPO VALLEY ROAD, SUITE 13, MAHWAH, NJ 201-529-5010



| REVISION NO. | DATE | DESCRIPTION | REVISION NO. | DATE | DESCRIPTION |
|--------------|---------|----------------------|--------------|------|-------------|
| 1 | 7/16/25 | AS PER TOWN ENGINEER | | | |

| ZONING LEGEND | REQUIRED | PROPOSED |
|-------------------------------------|----------|---------------------|
| MINIMUM LOT AREA (SF) | 8,000 | 47,338 |
| MINIMUM STREET FRONTAGE (FT.) | 80 | 346.8 |
| MINIMUM LOT COVERAGE (%) | 45 | 29.16 |
| MINIMUM FRONT YARD (FT.) | 30 | 3.2 EX.** |
| MINIMUM SIDE YARD-ONE (FT.) | 15 | 92.4 |
| MINIMUM SIDE YARD-BOTH (FT.) | 30.0 | 224.1 |
| MINIMUM REAR YARD (FT.) | 22 | 57.5 |
| MAXIMUM BUILDING HEIGHT (FT./STORY) | 36/3 | <math>< 36/3</math> |

| ACCESSORY (POOL) REQ. | REQUIRED | PROPOSED |
|--------------------------------|----------|----------|
| MINIMUM SIDE YARD (ONE) (FT.) | 5 | 74.2 |
| MINIMUM SIDE YARD (BOTH) (FT.) | 10 | 238.5 |
| MINIMUM REAR YARD (FT.) | 10 | 102.0 |
| MINIMUM FRONT YARD (FT.) | 55 | 40.8** |

*** - VARIANCE REQUIRED

THOMAS W. SKRABLE, P.E.
 PROFESSIONAL ENGINEER, NJ 36679, NY 75377
 PROFESSIONAL PLANNER, NJ 5204

POOL GRADING AND SEWAGE PLAN FOR "SINGER" LOT 65.60-1-12 #20 TERRACE DRIVE VILLAGE OF SOUTH NYACK ROCKLAND COUNTY NEW YORK