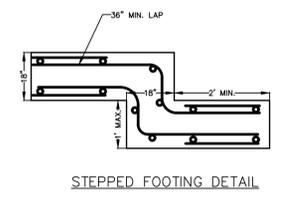
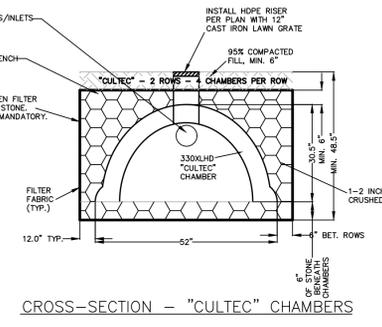
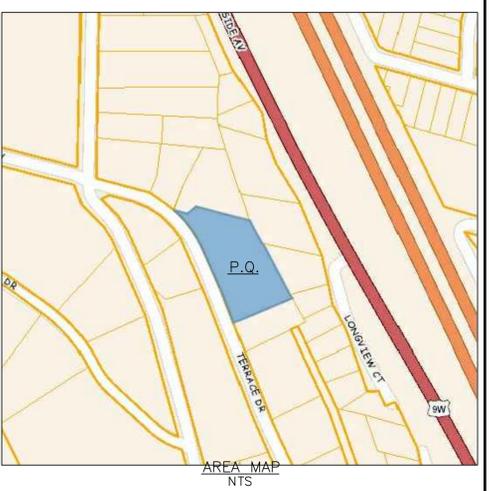
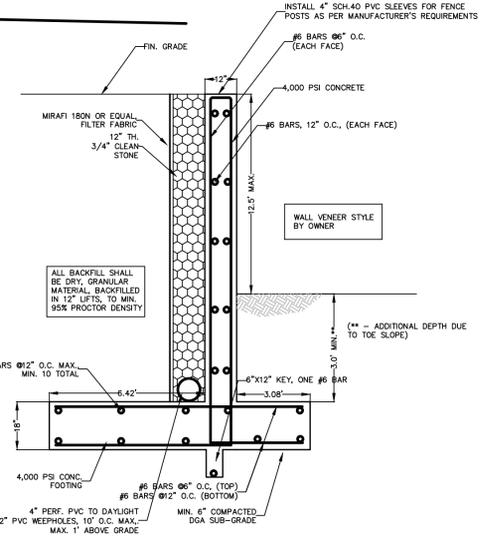


POOL EMPTYING:
 ALL POOL EMPTYING SHALL BE IN ACCORDANCE WITH NYSDEC RECOMMENDATIONS, AS FOLLOWS:
 1. CHLORINE RESIDUAL SHALL BE REDUCED TO $\le 0.1\text{PPM}$.
 2. PH SHALL BE WITHIN NORMAL RANGE (6-9).
 3. POOL WATER SHALL BE PUMPED TO LEVEL SPREADER AT RATE NOT TO EXCEED 25 GPM.



NOTE: ALL BARS SAME SIZE/SPACING AS STANDARD FOOTING DETAIL.



DESIGN ASSUMPTIONS:
 SOILS BEARING PRESSURE = 3,000 PSF
 PATIO SURCHARGE LOAD 60 PSF
 UNIT WT = 120 PCF
 EPP = 45 PCF
 CONCRETE UNIT WEIGHT 145 PCF
 ECH=40 KSI
 FRICTION COEFF.=0.50
 BLOCK UNIT WEIGHT 109 PCF (FILLED)
 STEEL BAR SET ASTM A615
 YIELD STRENGTH, $f_y=60$ KSI
 CLEAR COVER = 2.5" WALL FACE
 = 3.5" BASE BOTTOM

1. ADDITIONAL EMBEDMENT DUE TO TOE SLOPE**
 2. SEE SEPARATE STRUCTURAL DETAILS FOR CALCULATIONS.

NOTES:
 1. CONTRACTOR MUST CONTACT ENGINEER IN WRITING IF SITE CONDITIONS DIFFER FROM ABOVE.
 2. BASED ON "METERSFIELD URBAN LAND" AS PER NCRS SOILS MAPPING. OWNER DID NOT AUTHORIZE ADDITIONAL SOIL TESTING.

- NOTES:**
- THIS IS LOT 65.60-1-12 AS SHOWN ON THE COUNTY OF ROCKLAND TAX MAPS.
 - AREA OF TRACT: 47,336 SF
 - ZONE: RG-BH
 - RECORD OWNER/ APPLICANT: SINGER 20 TERRACE DRIVE SOUTH NYACK, NY 10960
 - FIRE DISTRICT: CENTRAL NYACK FIRE DIST.
 - SCHOOL DISTRICT: NYACK UNION FREE SCHOOL DIST.
 - WATER DISTRICT: VILLAGE OF NYACK
 - 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 VILLAGE OF NYACK 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 JOHN J. BEZUYEN, PLS DATED 2/19/21.
 - APPLICANT SHALL COMPLY WITH VILLAGE NOISE REGULATIONS.
 - NO EXTERNAL FLOODLIGHTING IS PERMITTED WITH THIS APPROVAL.
 - MAXIMUM HEIGHT OF RETAINING WALLS PROPOSED IS 12.5 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 VILLAGE/COUNTY NOISE STANDARDS SHALL BE MET BOTH DURING AND AFTER CONSTRUCTION.

LOT COVERAGE CALCULATION:
 EX. DWELLING = 2,009 SF
 EX. CARPORT = 337 SF
 EX. DRIVEWAY = 4,979 SF
 EX. PATIOS/STEPS TO REMAIN = 916 SF
 EX. A/C, GEN. PADS = 66 SF
 PROP. GARAGE/COVERED WALK = 1,163 SF
 PROPOSED DRIVEWAY = 211 SF
 PROPOSED DECK = 600 SF
 PROPOSED POOL/PATIOS = 2,254 SF
 PROPOSED POOL EQUIPMENT = 30 SF

PROPOSED LOT COVERAGE = 12,565 SF = 26.54%

DRAINAGE CALCULATION:
 NEW IMPERVIOUS AREA = 4,258 SF
 2" RAINFALL OVER NEW IMPERVIOUS = 710 CF
 PROPOSED CULTEC PER DETAIL = 762 CF

CONSTRUCTION SEQUENCE:

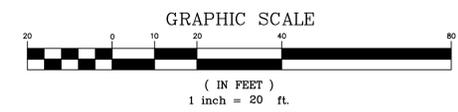
- INSTALL WHEEL CLEANING BLANKET AND SILT FENCE AS PER PLAN.
- EXCAVATE AND INSTALL POOL SHELL.
- ROUGH GRADE SITE, INSTALL UTILITIES.
- COMPLETE POOL, PATIO INSTALLATION.
- TOPSOIL, FERTILIZE AND SEED ALL DISTURBED AREAS.
- REMOVE WHEEL CLEANING BLANKET AND SILT FENCE UPON STABILIZATION OF ALL TRIBUTARY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

REVISION NO.	DATE	DESCRIPTION	REVISION NO.	DATE	DESCRIPTION
			3	12/16/21	AS PER BOARDS
			2	8/4/21	FOR BOARD SUBMISSION
			1	7/24/21	REVISED ARCHITECTURAL

ZONING LEGEND		REQUIRED	PROPOSED
RG-BH ZONE			
MINIMUM LOT AREA (SF)		8,000	47,336
MINIMUM STREET FRONTAGE (FT.)		80	346.5
MAXIMUM LOT COVERAGE (%)		45	26.54
MINIMUM FRONT YARD (FT.)		30	30.5 (3.2 EXISTING)**
MINIMUM SIDE YARD-ONE (FT.)		15	45.0
MINIMUM SIDE YARD-BOTH (FT.)		129.94	177.0
MINIMUM REAR YARD (FT.)		22	22
MAXIMUM BUILDING HEIGHT (FT./STORY)		36/3	<math>< 36/3</math> (SEE ARCH.)

** - VARIANCES GRANTED ON 1/5/16 AND 11/2/21

ACCESSORY (POOL) REQ.		REQUIRED	PROPOSED
MINIMUM FRONT YARD (FT.)		60	68.3
MINIMUM SIDE YARD (ONE) (FT.)		10	69.4
MINIMUM SIDE YARD (BOTH) (FT.)		20	195.4
MINIMUM REAR YARD (FT.)		10	51.7
REAR YARD COVERAGE		30	8.96
MINIMUM TO PRIN. BLDG. (FT.)		10	31.5



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

DRAWN BY: T.S.
 SURVEYED BY: J.B.
 DESIGNED BY: T.S.
 CHECKED BY: T.S.
 D'WG NO. 21-028PP0
 JOB NO. 21-028
 SHEET 1 OF 2
 1" = 20' H

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

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

DATE: 6/15/21