

BULK TABLE
SN-R-12 Zoning District
South Nyack Residential - Critical Environmental Area, Hudson River

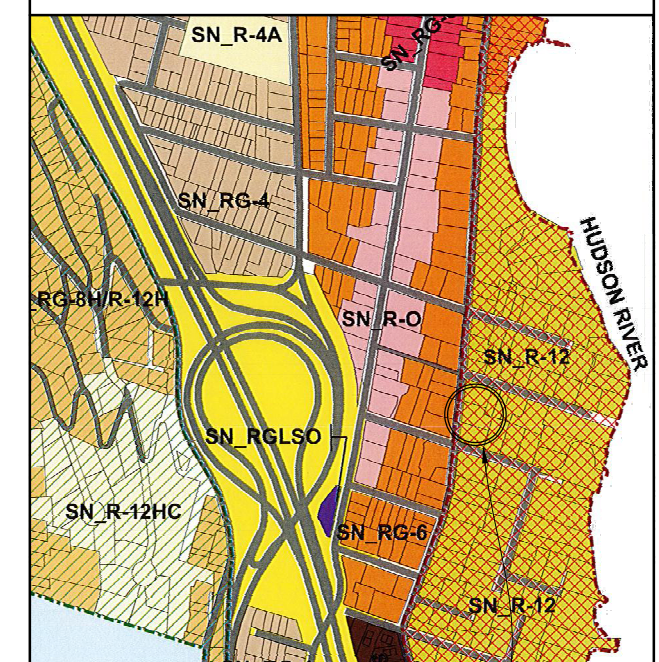
Component	Required	Existing	Proposed
Lot Area	12,000 sq. ft. min.	15,972 sq. ft.	No Change
Frontage	100 ft. min.	112.25 ft.	No Change
Lot Coverage	45% max. (7,187 sq. ft.)	32% (5,036 sq. ft.)	33% (5,201 sq. ft.)
Front Yard	35 ft. min.	32.3 ft.	No Change
Rear Yard	25 ft. min.	80.8 ft.	No Change
Side Yard	15 ft. min.	15.3 ft.	No Change
Total Side Yard	35 ft. min.	69.5 ft.	47.7 ft.
Height (Gable)	3 stories / 36 ft. max.	2½ stories / 27 ft.	No Change

REVISIONS

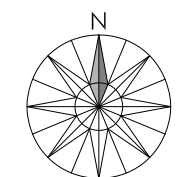
NO.	DATE	DESCRIPTION
△	5/10/24	Revision

Timothy S. Lawler, P.E.

201 North Broadway, Nyack, NY 10960
(845) 216-2800



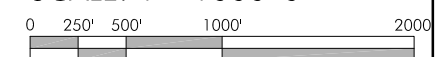
Project Location



VICINITY
MAP

2
C1.1

SCALE: 1"=1000'-0"



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PROJECT TITLE

Alterations To The
FELIX-OBRIEN RESIDENCE

257 Piermont Avenue
South Nyack, New York 10960

DRAWING TITLE

SITE PLAN

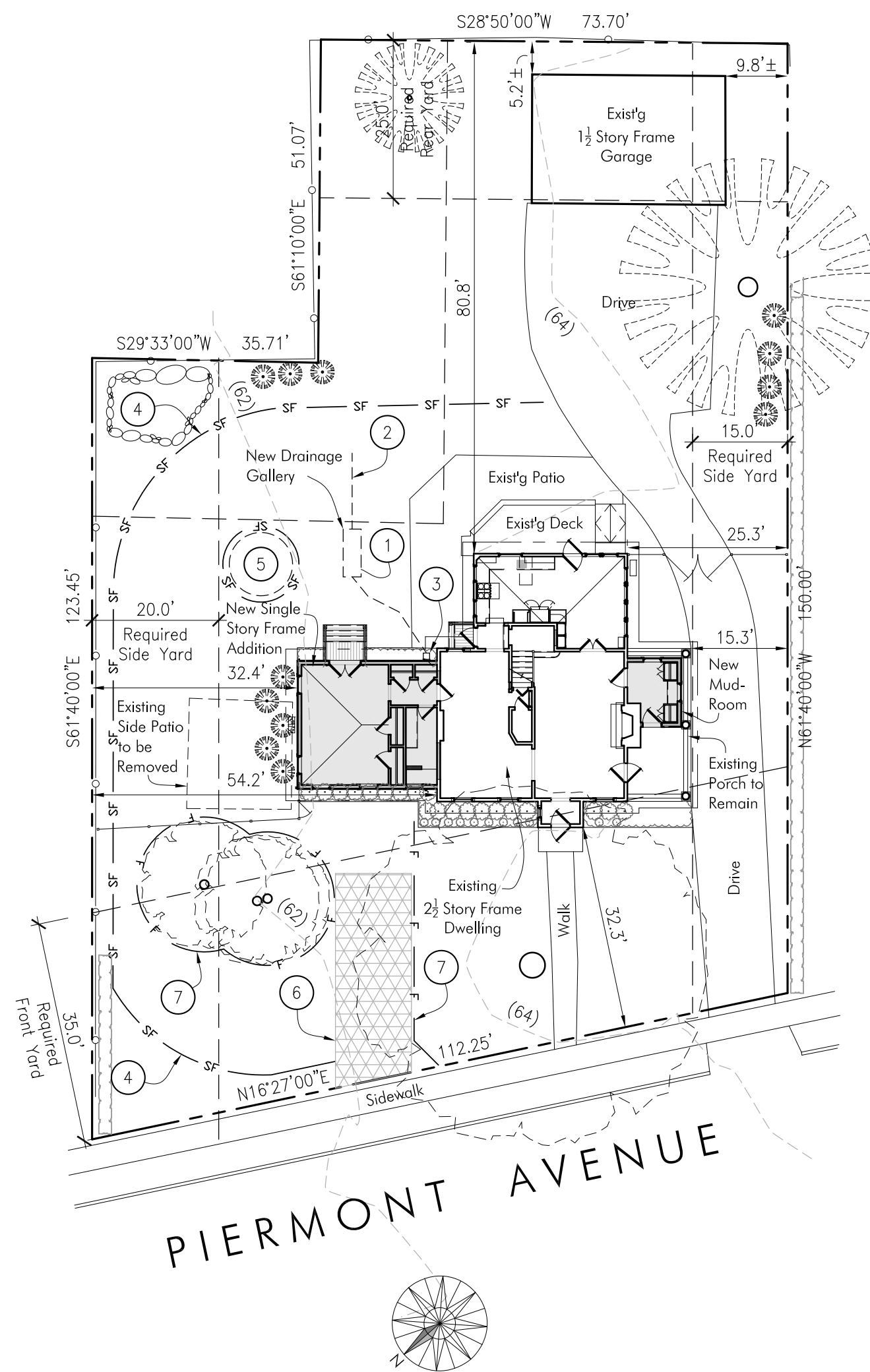
PROJECT NO. DWG. NO.

SCALE 1"=20'-0"

DRWN. BY JSS

ISSUED 8/23/24

C
1.1



PIERMONT AVENUE

1
C1.1 SITE PLAN

SCALE: 1"=20'-0"



257 Piermont Avenue
South Nyack, NY 10960
Map 66.62, Block 2, Lot 36

Site plan data is based on survey by Anthony R. Celentano P.L.S., dated June 17, 2021

SCOPE OF WORK:

New Bedroom Addition. New Mudroom
Within the Footprint of Existing Open Porch

Lot Coverage Tabulation

Component	Existing	Proposed
Main House	1,399 sq.ft.	No Change
Garage	622 sq.ft.	No Change
Driveway	1,995 sq.ft.	No Change
Front Walk	150 sq.ft.	No Change
Side Patio	282 sq. ft.	0 sq. ft.
Rear Patio	434 sq. ft.	No Change
Deck	154 sq. ft.	No Change
New Addition		447 sq. ft.
Total Lot Coverage	5,036 sq.ft.	5,201 sq.ft.

STORMWATER CALCULATION:

100 Year Storm = 9" (.75") per 24 Hours
(According to New York State Stormwater Design Manual 2022)

Impervious Paving Removed = -282 s.f.
New Roof Area = 447 s.f.
NET Increase in Impervious Area = 165 s.f.

165 s.f. x .75 ft. = 123.75 c.f. Stormwater Storage Capacity required for New Roof Area

Percolation = 12 c.f. / s.f. / 24 hrs. (V.I.F.)

Gallery Capacity w/ 18" Crushed Stone = 40.4 c.f. ea.
Total Gallery Capacity w/ 20 s.f. Percolation = 240 c.f. + 40.4 c.f. = 280.4 c.f. ea.

1 Gallery Provided = 280 c.f. Capacity (123.75 c.f. Required)

KEY NOTES:

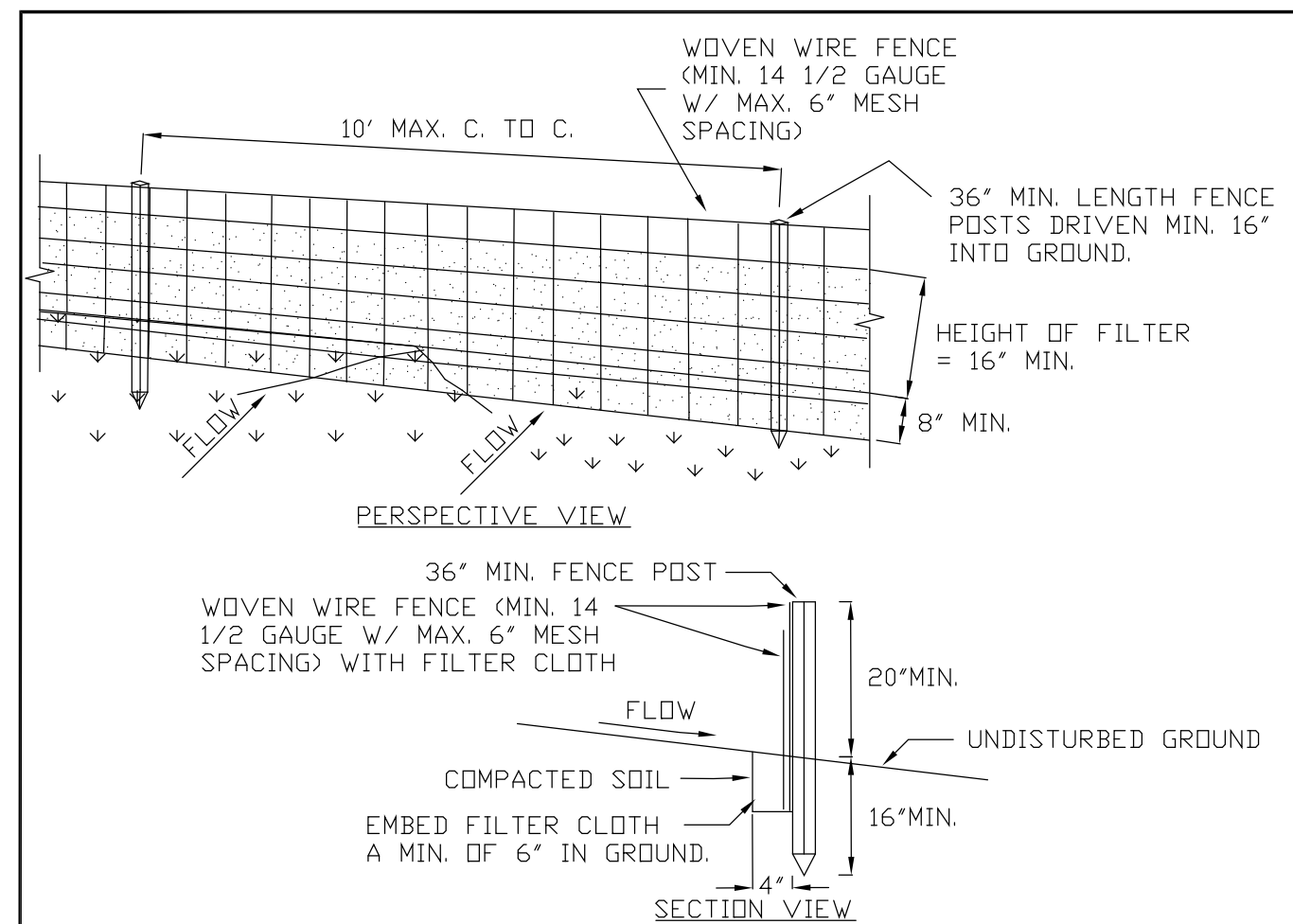
- 1 (1) Stormtech SC-310 drainage gallery on 18" deep crushed stone base, serving new leader drains and footing drains. Existing leader drainage to remain.
- 2 Overflow with level spreader
- 3 12x12 field inlet with sump
- 4 Install silt fence for duration of construction. Refer to detail 1/C2.1
- 5 Temporary soil storage. Cover non-active soil stockpile to prevent erosion of the stockpile. All excess soil shall be disposed of off site in a way that conforms with all relevant codes and laws.
- 6 Install temporary 12x30' stabilized construction entrance. Remove at the completion of construction and restore grass to existing condition. Protect sidewalk and curb when in use. Refer to detail 2/C2.1
- 7 Snow fence to protect existing trees during construction

REVISIONS

NO.	DATE	DESCRIPTION

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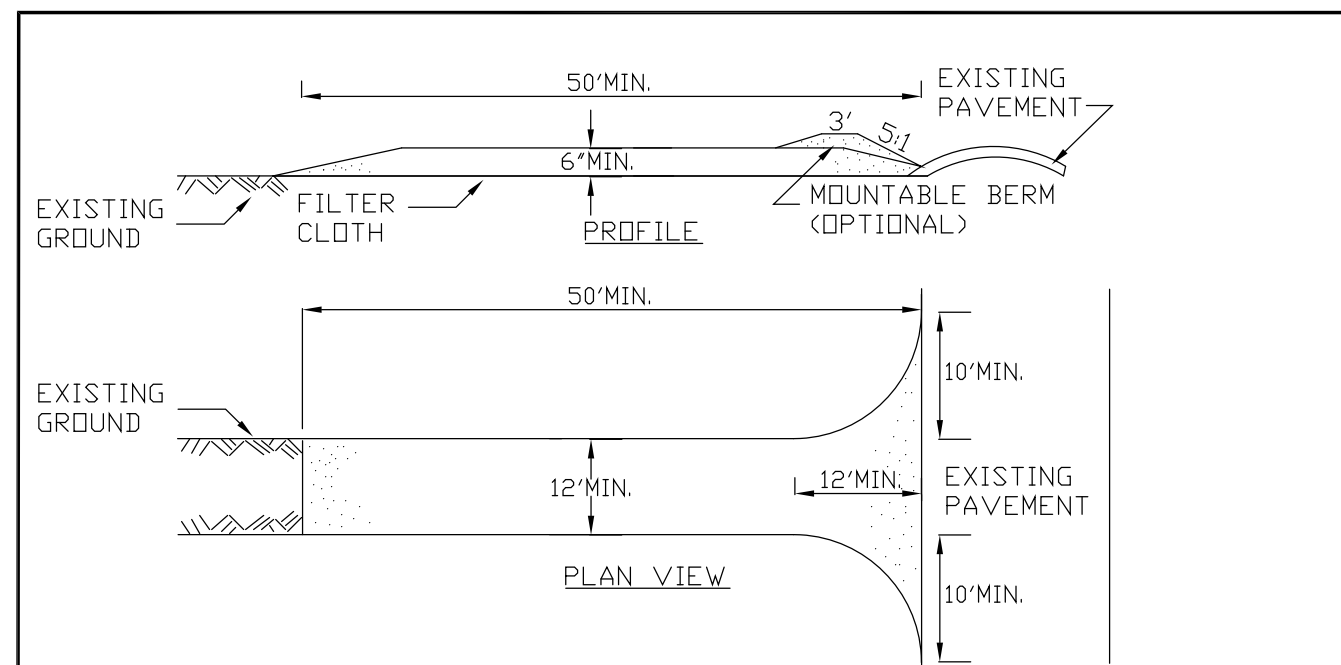


CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFLI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE



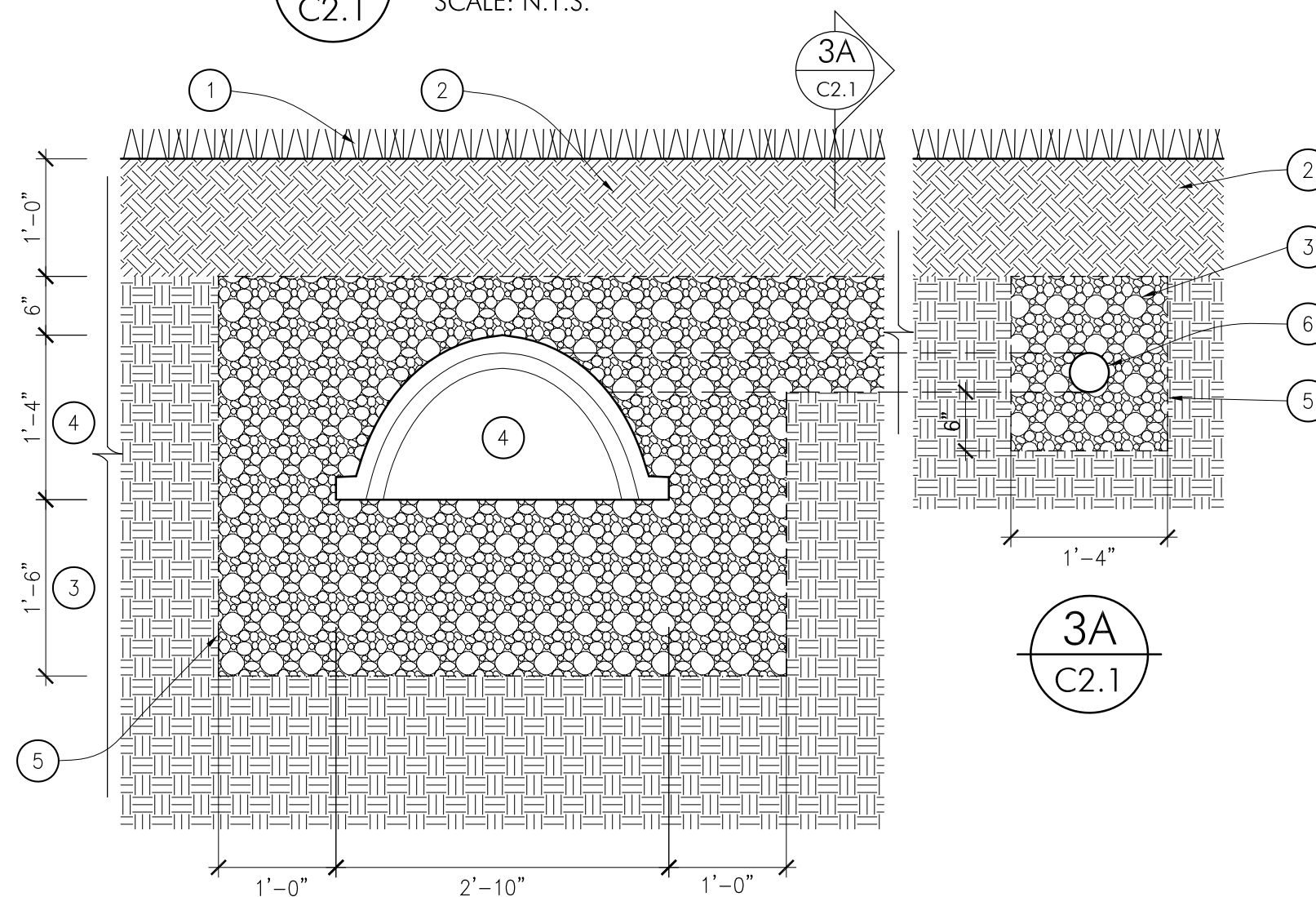
CONSTRUCTION SPECIFICATIONS

- 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 SIX (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 MOUNTABLE 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 TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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STABILIZED
CONSTRUCTION
ENTRANCE

1 SILT FENCE DETAIL
C2.1 SCALE: N.T.S.



3 GALLERY SECTION DETAIL
C2.1 SCALE: N.T.S.

2 STABILIZED CONSTRUCTION
ENTRANCE DETAIL
C2.1 SCALE: N.T.S.

KEY NOTES

- Grass
- Top Soil
- 3/4" - 2" Clean, Crushed, Angular Stone
- SC-310 Chamber with endcaps. Chambers shall meet ASTM F 2418-05 "Standard Specification for Polypropylene (PP) Corrugated Wall Stormwater Collection Chambers."
- AASHTO M288 Class 2 Non-Woven Geotextile
- Overflow pipe with 12'-0" long, 4"Ø perforated pipe level spreader.