

ZONING DATA:

| DEVELOPMENT STANDARDS | | SFR-1 DISTRICT | | | | | | |
|------------------------------------|--|----------------|----------|-----------|----|-----------|----------|--------|
| STANDARD | | REQUIRED | EXISTING | PROPOSED | | | COMMENTS | |
| LOT | | | | | | | | |
| Lot Area, Minimum | | 7,500 | SF | 1,655,355 | SF | 1,655,355 | SF | Note 1 |
| Lot Width, Minimum | | 50 | FT | 1,039 | FT | 1,039 | FT | |
| Frontage, Minimum | | n.a. | | | | | | |
| North Highland Avenue | | | | 1,039 | FT | 1,039 | FT | |
| Lot Depth, Minimum | | n.a. | | n.a. | | n.a. | | |
| Floor Area Ratio, Maximum | | 0.6 | | n.a. | | 0.00 | | |
| Principal Building Size, Maximum | | n.a. | | n.a. | | | | |
| Principal Building height, Maximum | | 2 story or 32 | FT | n.a. | | 1 story | | |

| PRINCIPAL BUILDING SETBACK | | | | |
|--|---------------|--------|----------|--------------------------|
| Front Lot Line, Minimum from | Note 2 | 319 FT | 499 FT | (0.20x1,655,355/1,039) = |
| Side Lot Line, Minimum from | Note 3 & 5 | 312 FT | 253 FT | (0.30 x 1,039) |
| Rear Lot Line, Minimum from | Note 4, 5 & 6 | 478 FT | 587 FT | (0.30x1,655,355/1,039) = |
| Not to exceed | n.a. | n.a. | n.a. | |
| Street Line, Minimum | 25 FT | 319 FT | 319 FT | Note 7 |
| Minimum Setback from: | | | | |
| Other Residential Use | 104 FT | 237 FT | 237 FT | Note 8: (10% of 1,039) |
| Other Uses (H)-Hospital, (M)-Mfg. | 104 FT | n.a. | 499 FT | (0.10 x 1,039) = 104 FT |
| From Lot Line Abutting an R Zoned Lot | 15 FT | n.a. | n.a. | |
| Side | 15 FT | n.a. | 1,084 FT | |
| Rear | 15 FT | n.a. | 587 FT | |
| From Lot Line Abutting an TFR or H Zoned Lot | 104 FT | n.a. | 499 FT | |
| Mean High Water | n.a. | n.a. | n.a. | |

| ACCESSORY STRUCTURE SETBACK | | | | | |
|-----------------------------|--------|----|--------|-------|------------------------------|
| Setbacks | Note 9 | | Note 9 | | Note 10 - Variance Requested |
| Height (Maximum) | 12 | FT | n.a. | 15,25 | FT Note 11 |

| COVERAGE | | | | |
|----------------------------|-----|----|------|---------|
| Building Coverage, Maximum | 7% | 0% | 0.4% | |
| Site Coverage, Maximum | 45% | 0% | 0.4% | Note 12 |

1. Total site area = 2,145,041 SF (49.2434 acres) of which 1,655,355 SF (38.0017 acres) is located in Orangetown, Village of Nyack.

2. The front setback should be 20% of lot area divided by lot width.

3. The minimum side yard should be 30% of Lot Width.

4. The rear setback should be 30% of lot area divided by lot width.

5. Side and rear yards that are adjacent to residential zones must have a minimum setback of 15 feet including a landscaped buffer.

6. A rear yard is not required for the first story or 17 feet, whichever is less, but there shall be a fifteen-foot minimum under other conditions.

7. The minimum setback from the street line must be a minimum of 15 feet except where a structure in an H district (Hospital) faces a street occupied by one - or two family residences on the opposite side, the structure must be set back a minimum of 25 feet.



8. The minimum side yard shall be five feet or 10% of the lot width, which ever is larger.

9. Setbacks for accessory structures shall be the same as setbacks for principal structures.

10. A height variance is required for the proposed *"Accessory Structure"*. Accessory Structure or Building defined as a building or structure which is detached from and clearly incidental or subordinate to and customary in connection with the principal building and which is located on the same tax lot with such principal building. No residential building or dwelling shall be considered or allowed as accessory to any other residential building or dwelling. An accessory building attached to the principal building shall be considered part of the principal building. Accessory structures include garages, reviewing stands, tennis courts, platforms, gasoline pumps, standpipes, outside bins, swimming pools, pergolas, fences, wacks, fence posts, signs, driveways and paved walks. The word *"structure"* or *"building"* shall be construed as though followed by the words *"or part thereof."*

11. Building height at front is 15 ft, building height at rear is 0 ft. On average perimeter grade = 6.11 ft. < 12 ft. See Sheet C-3.2.

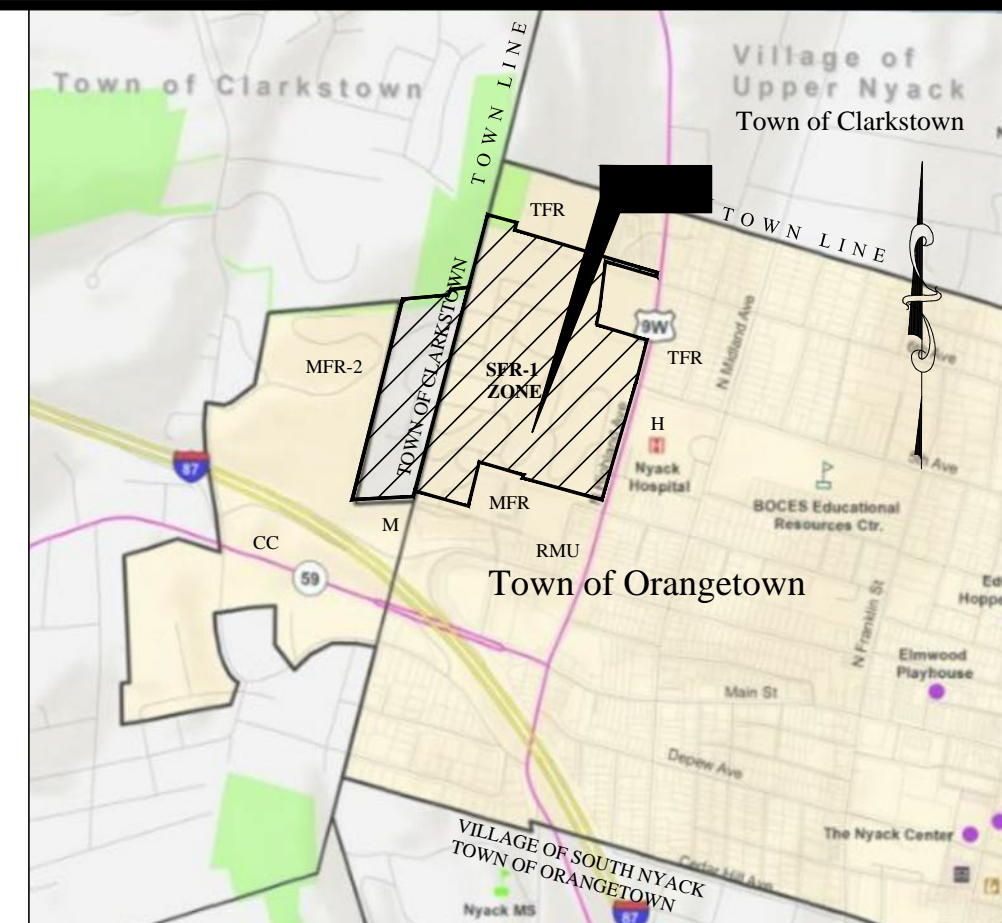
12. For a lot 40,000 square feet or greater in area, maximum floor area ratio shall be 0.6 and maximum building coverage shall be 45%.

| | | | |
|----------|---|---|---|
| DRAWN |  |  | 525 John Street Bridgeport, Connecticut 06604-3526 (203) 336-4422 (203) 336-1769 FAX info@atlantic-eng.com |
| S.D.U. | | | |
| CHECKED | | | |
| D.R.R. | | | |
| APPROVED | | | |
| J.E.Q. | James E. Quill P.E. # 078009 | e-mail: info@atlantic-eng.com | |

1. THESE DRAWINGS ARE FOR SITE PLAN REVIEW AND APPROVAL ONLY

2. REFERENCE IS MADE TO PERIMETER BOUNDARY SURVEY OF OAK HILL CEMETERY, SECTION 59.84 - BLOCK 1 - LOT 44 TOWN OF ORANGETOWN, SECTION 65.08 - BLOCK 1 LOT 1 TOWN OF CLARKSTOWN, ROCKLAND COUNTY - NEW YORK DRAWN BY: JAMES E. DRUMM LAND SURVEYOR, 22 STEEPL HILL ROAD NAUET, NEW YORK 10954 (845)-357-0211 JIMDRUMM@DRUMMSLAND.COM, SCALE: 1" = 80', DATE: JAN. 20, 2015, JOB. #1173, DWG. #1173-7.

Louis DeLuise (OAK HILL CEMETERY)
APPLICANT/OWNER



SITE LOCATION MAP

SCALE: 1" = 1200 FT.

SFR-1 ZONE

PREPARED FOR
VILLAGE OF NYACK

JUNE 15, 2020

REVISÉD: OCTOBER 14, 2020

REVISÉ: NOVEMBER 4, 2020

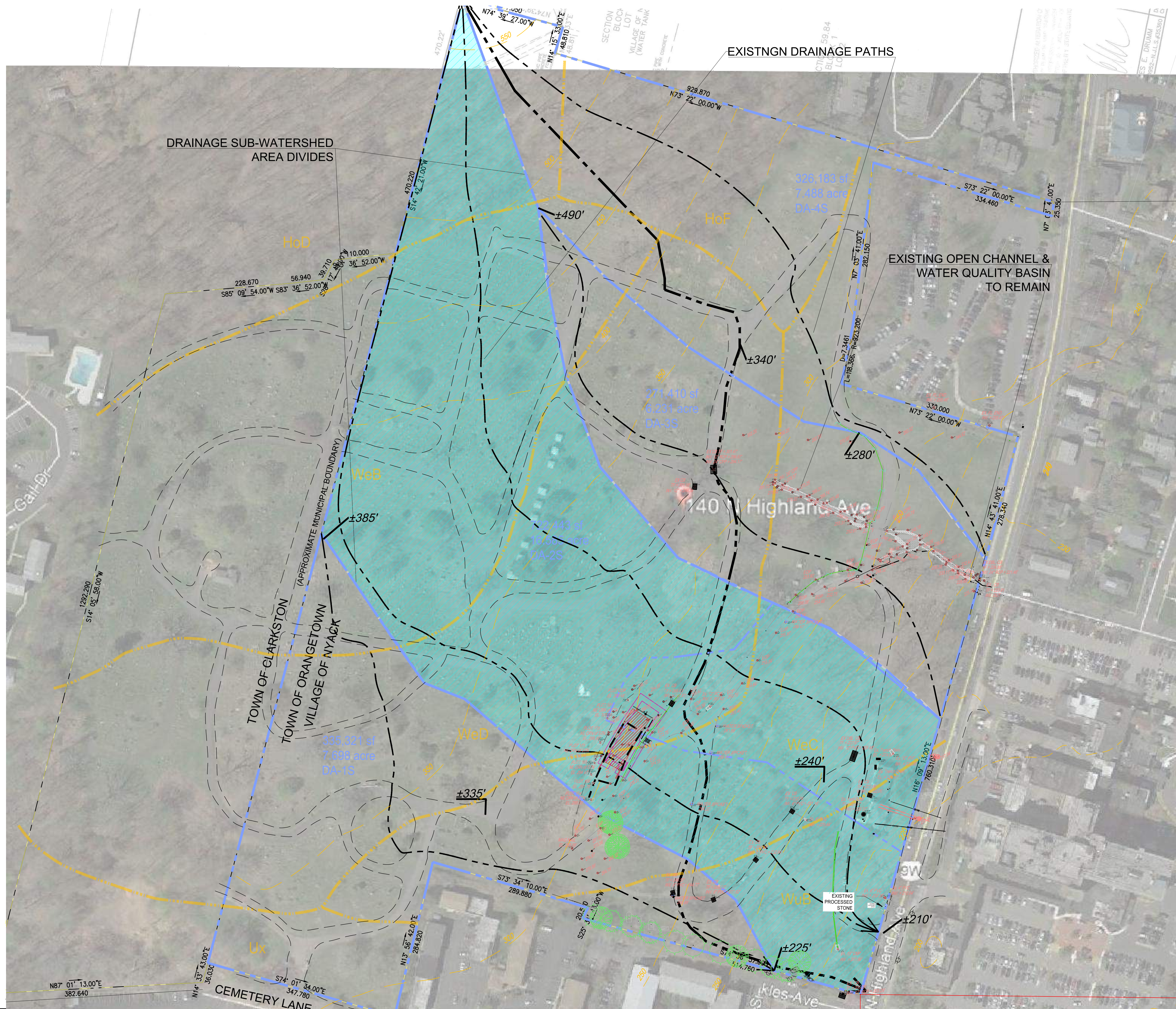
REVISÉD: NOVEMBER 25, 2020

REVISÉ: FEBRUARY 15, 2021

PLAN INDEX

| SHEET | SHEET TITLE | REVISION | - DATE |
|--------|---|----------------|------------|
| T-1.0 | Title Sheet | SWPPP REV.2 | - 2/15/21 |
| EX-S | Existing Conditions Survey | Submission | - 2/15/21 |
| DA-EX | Drainage Area - Existing | SWPPP REV. 2 | - 2/15/21 |
| DA-PRO | Drainage Areas - Proposed | SWPPP REV. 2 | - 2/15/21 |
| C-1 | Septic System Plan | REVISION | - 2/15/21 |
| C-1.1 | Drainage And Grading Plan | SWPPP REV. 2 | - 2/15/21 |
| C-2 | Notes & Details | SWPPP REV. 2 | - 2/15/21 |
| C-2.1 | Notes & Details | SWPPP REV. 2 | - 2/15/21 |
| C-3 | Overall Site Plan <i>(100 Scale)</i> | SWPPP REV. 2 | - 2/15/21 |
| C-3.1 | Site Utility Plan <i>(40 Scale)</i> | SWPPP REV. 2 | - 2/15/21 |
| C-3.2 | Mausoleum Grading Plan <i>(10 Scale)</i> | SWPPP REV. 2 | - 2/15/21 |
| C-4 | Sed. & Eros. Cntrl. Plan & Misc. Details | SWPPP REV. 2 | - 2/15/21 |
| C-5 | Soil Ers'n & Sed. Cntrl. Plan Notes & Details | SWPPP REV. 2 | - 2/15/21 |
| S-001 | General Notes <i>(STRUCTURAL)</i> | Permit | - 12/11/19 |
| S-100 | Foundation Plan | Permit | - 12/11/19 |
| S-101 | First Floor Plan | Permit | - 12/11/19 |
| S-102 | Roof Plan | Permit | - 12/11/19 |
| S-103 | Cross Section | Permit | - 12/11/19 |
| AP-L | Approval Letters & Submission Doc.'s | Village Review | - 10/14/20 |
| AP-L2 | Approval Letters & Submission Doc.'s (2) | Village Review | - 11/04/20 |

| | | | |
|--|--------------------------------|--------------------------------|---------------------|
| Revised Date: November 25, 2020 | Revised Date: November 4, 2020 | Revised Date: October 14, 2020 | Date: June 15, 2020 |
| Revised Date: February 15, 2021 | | | Sheet No. T-1.0 |
| Rev. Description: SWPPP REV. 2 Added Sheets EX-S, DA-EX, DA-PRO Changed Discharge Location to Ex. WQ Basin | | | Job No. 18-3560 |



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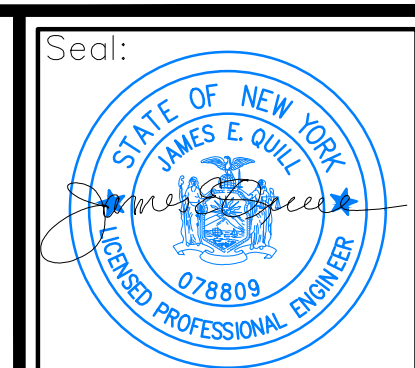
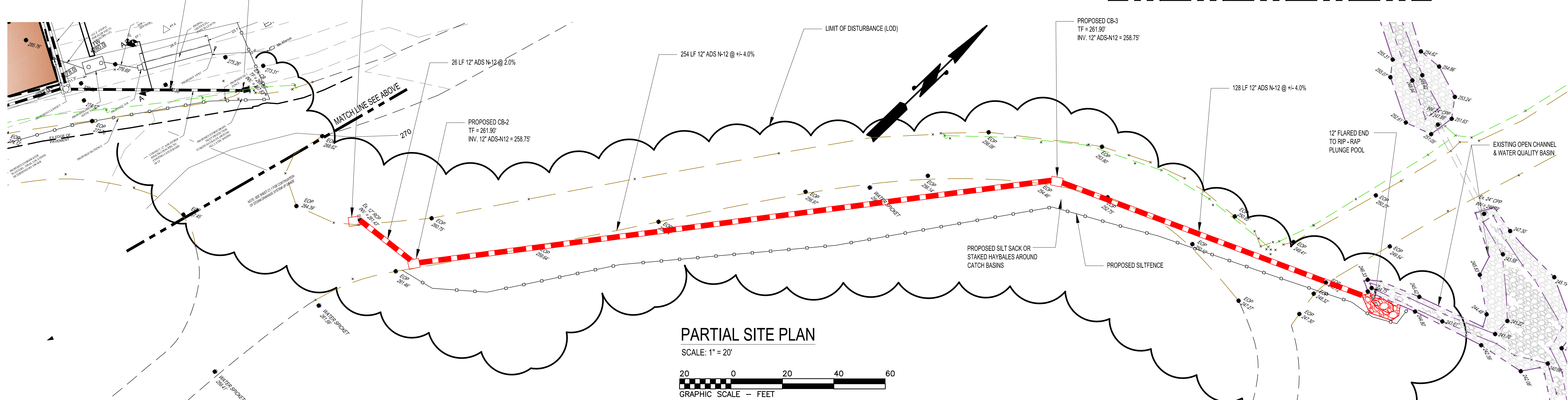
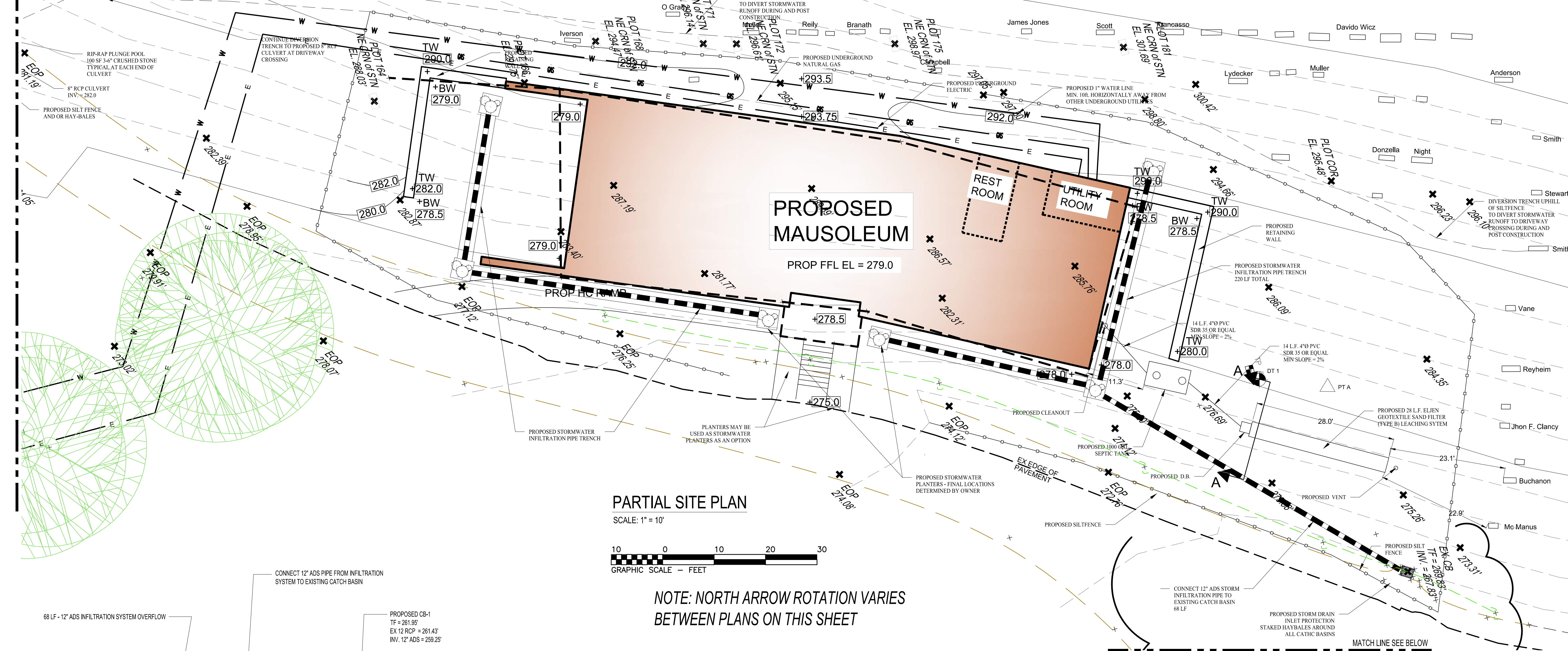


| DESCRIPTION | PROPOSED |
|--------------------|----------|
| MAUSOLEUM OUTLET | 277 |
| SEPTIC TANK INLET | 276.72 |
| SEPTIC TANK OUTLET | 276.47 |
| DB INLET | 276.19 |
| DB TO GALLEY | 276.02 |

| Test Hole No. | Test Hole Depth (inches) | Lot No. | Soil Profile Description and Groundwater Depth (if identified) | Presoaking Date & Time | Percolation Test | | | | | | |
|---------------|--------------------------|---------|---|------------------------|------------------|--------|--------|--------|---|---|---|
| | | | | | Time | 1 | 2 | 3 | 4 | 5 | 6 |
| 1 | 74" | | 0 - 12" - TOPSOIL 12 - 74" - ORANGE BROWN SILTY CLAY WITH STONES | | End | 11:40 | 12:40 | 12:25 | | | |
| | | | | | Begin | 0 | 0 | 0 | | | |
| | | | | | Result | 11'40" | 12'40" | 12'25" | | | |

Sheet Number:
C-1

MATCH LINE SEE BELOW



Orientation:

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OAK HILL CEMETERY MAUSOLEUM
140 NORTH HIGHLAND AVENUE
NYACK, NEW YORK

Job Number:
18-3568

Job Start Date:
10/24/18

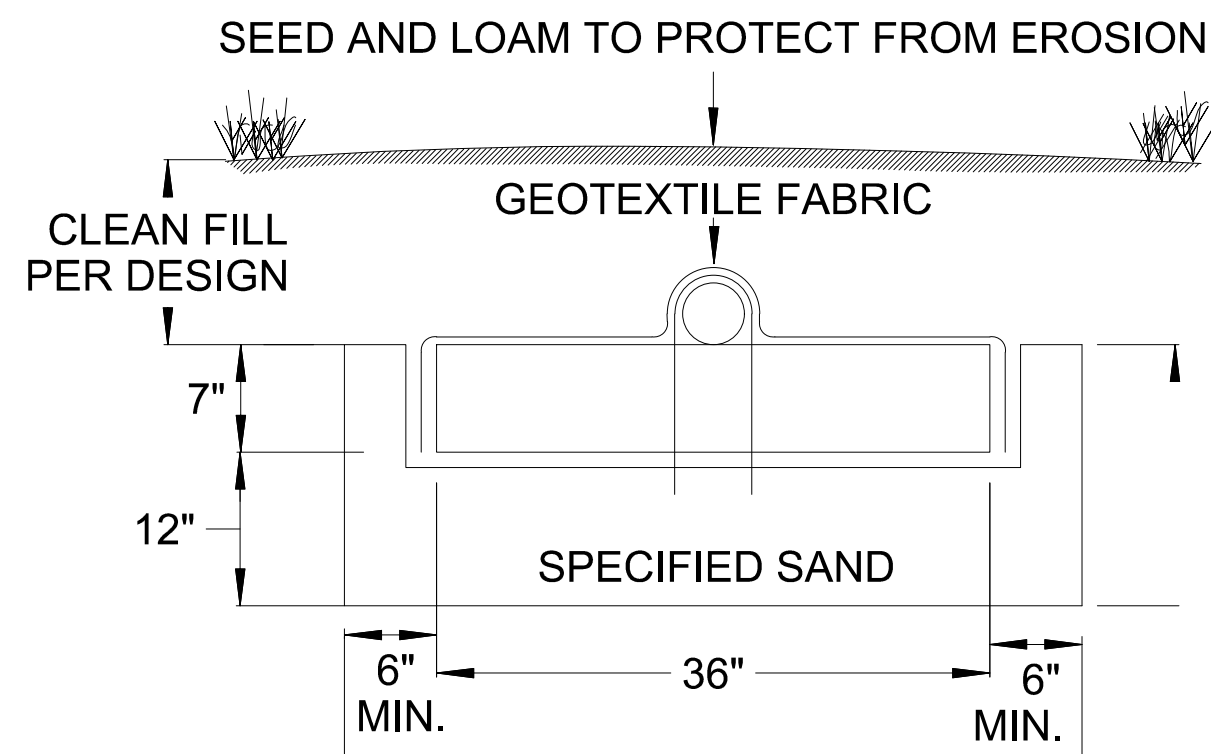
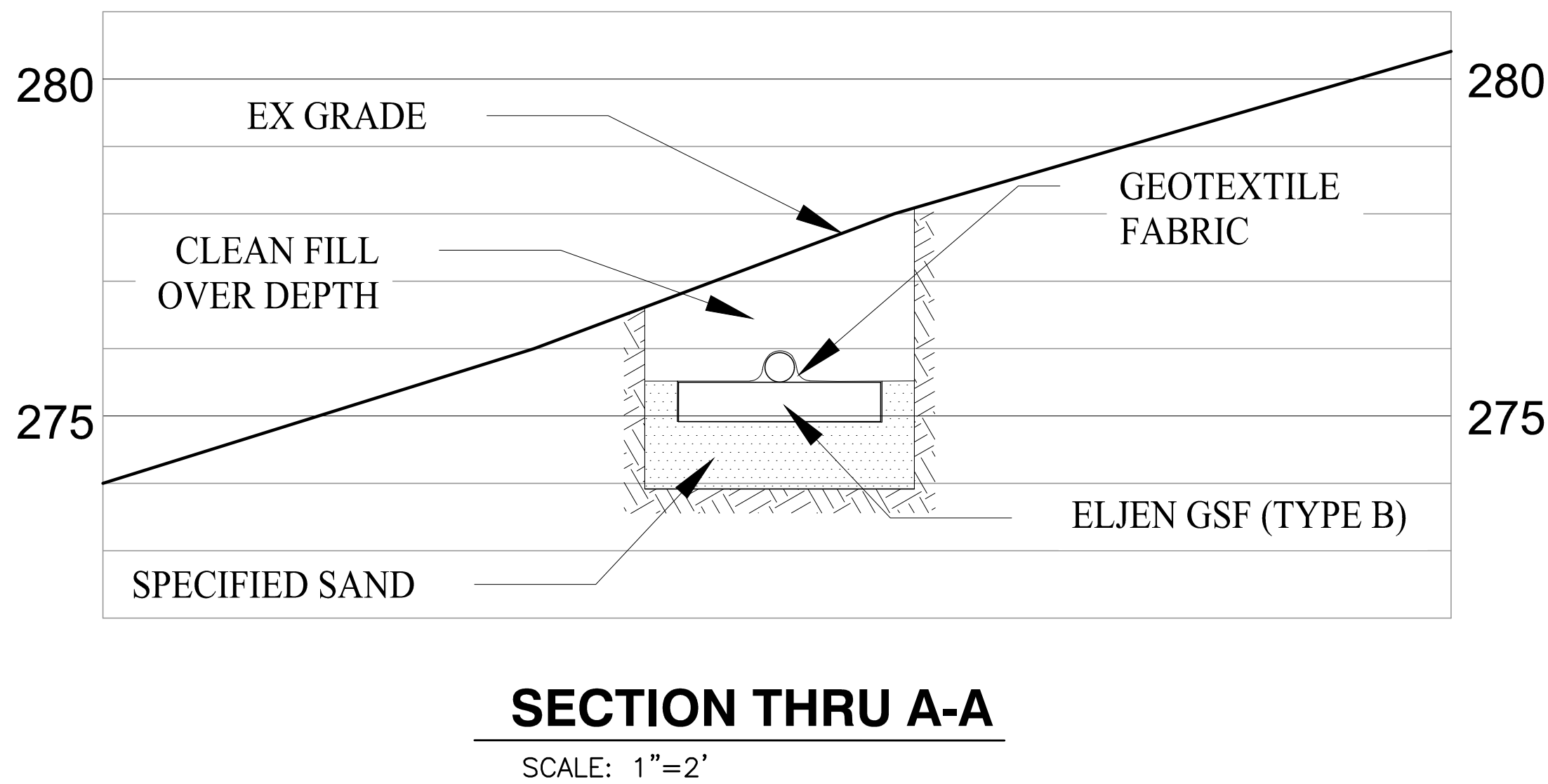
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| SWPPP REVIEW REVISION | 11/25/2020 |
| SWPPP REVISION 2 | 2/15/2021 |
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Checked By: JEQ

Sheet Title:
DRAINAGE AND GRADING PLAN

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C-1.1

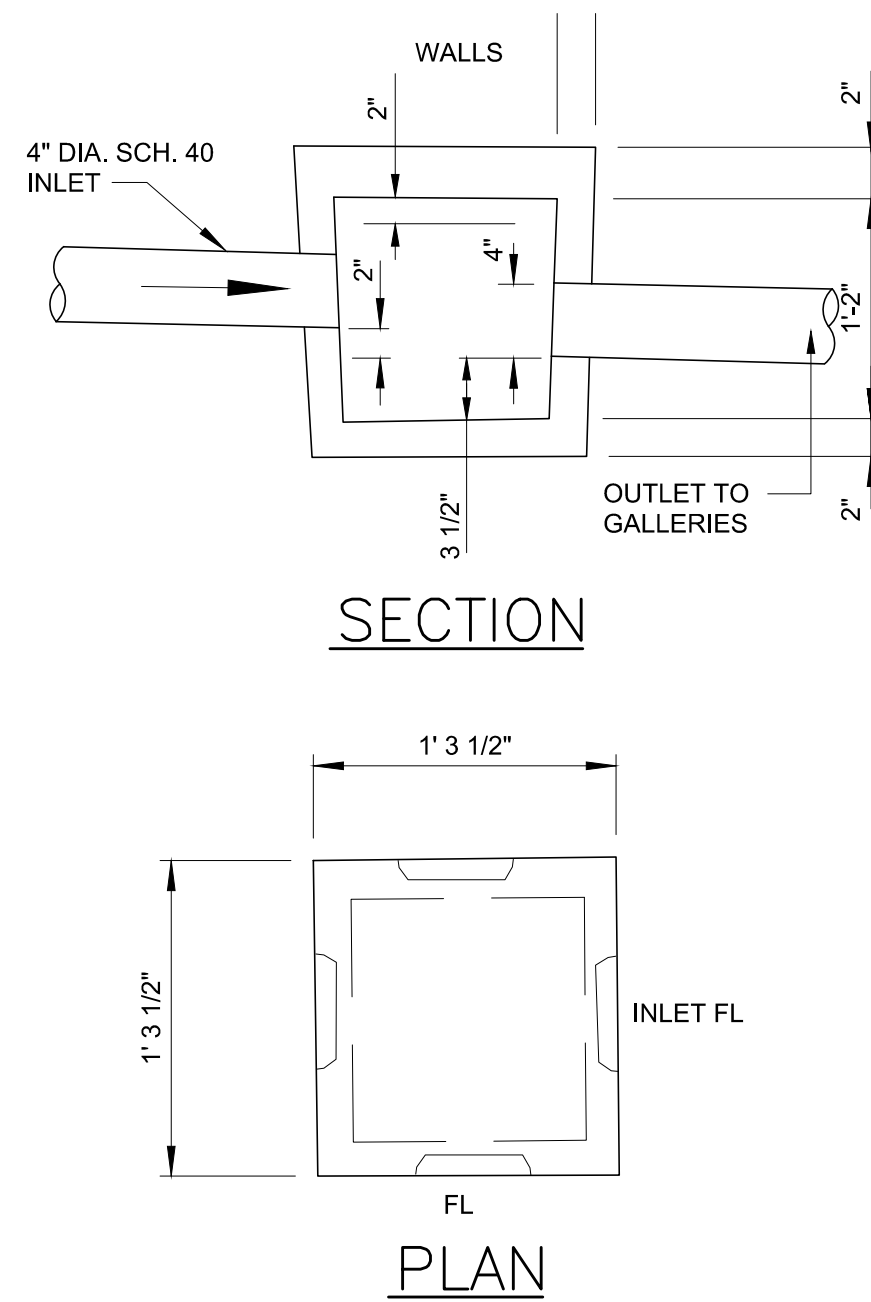


ELJEN GEOTEXTILE SAND FILTER DETAIL (TYPE B)
SCALE: N.T.S. OR APPROVED EQUAL

SPECIFIED SAND DETIALS

To ensure proper system operation, Eljen Corporation requires all of its GSF and Mantis Systems to be installed using an ASTM C33 sand with less than 10% passing a #100 sieve, and less than 5% passing a #200 sieve. Reference the Eljen GSF or Mantis Design and Installation Manual for your state for the proper amount of specified sand required for installation. Installers should request a sieve analysis from their material supplier to ensure that the specified sand that they are purchasing for use during installation of the Eljen GSF or Mantis systems meets the specified sand requirements listed below.

| Sieve Size | Sieve Square Opening Size | Specification Percent Passing |
|------------|---------------------------|-------------------------------|
| .375" | 9.5 mm | 100.0 |
| #4 | 4.75 mm | 95.0 - 100.0 |
| #8 | 2.36 mm | 80.0 - 100.0 |
| #16 | 1.18 mm | 50.0 - 85.0 |
| #30 | 600 µm | 25.0 - 60.0 |
| #50 | 300 µm | 5.0 - 30.0 |
| #100 | 150 µm | < 10.0 |
| #200 | 75 µm | < 5.0 |



TYP. DIST. BOX DETAIL
SCALE: N.T.S.

System Drawings

FIGURE 19: Vent Detail for Gravity and Demand Dosed Trench Systems
*Only required for systems with greater than 18 inches of cover.

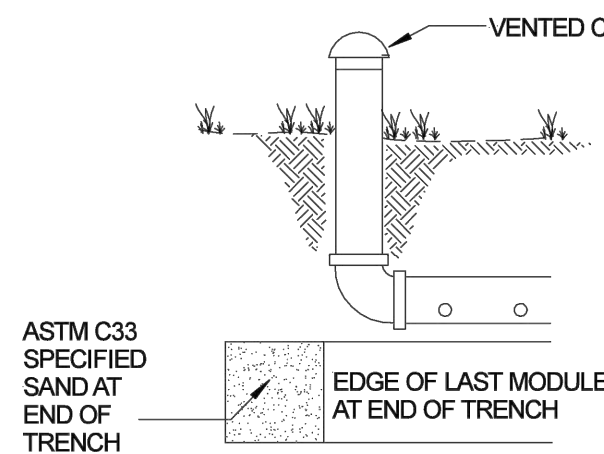
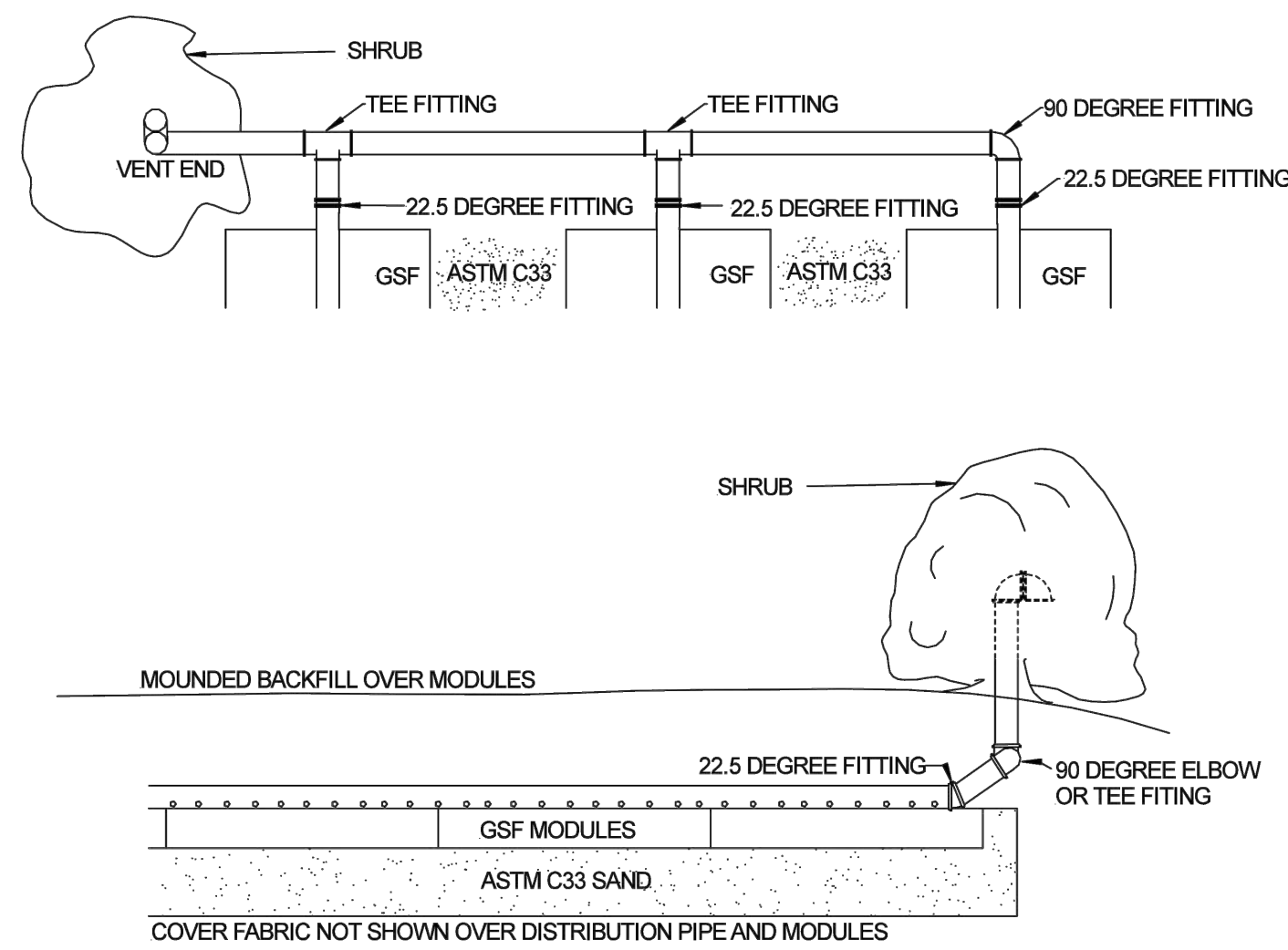


FIGURE 20: Vent Detail for Looped Bed Systems
*Only required for systems with greater than 18 inches of cover.



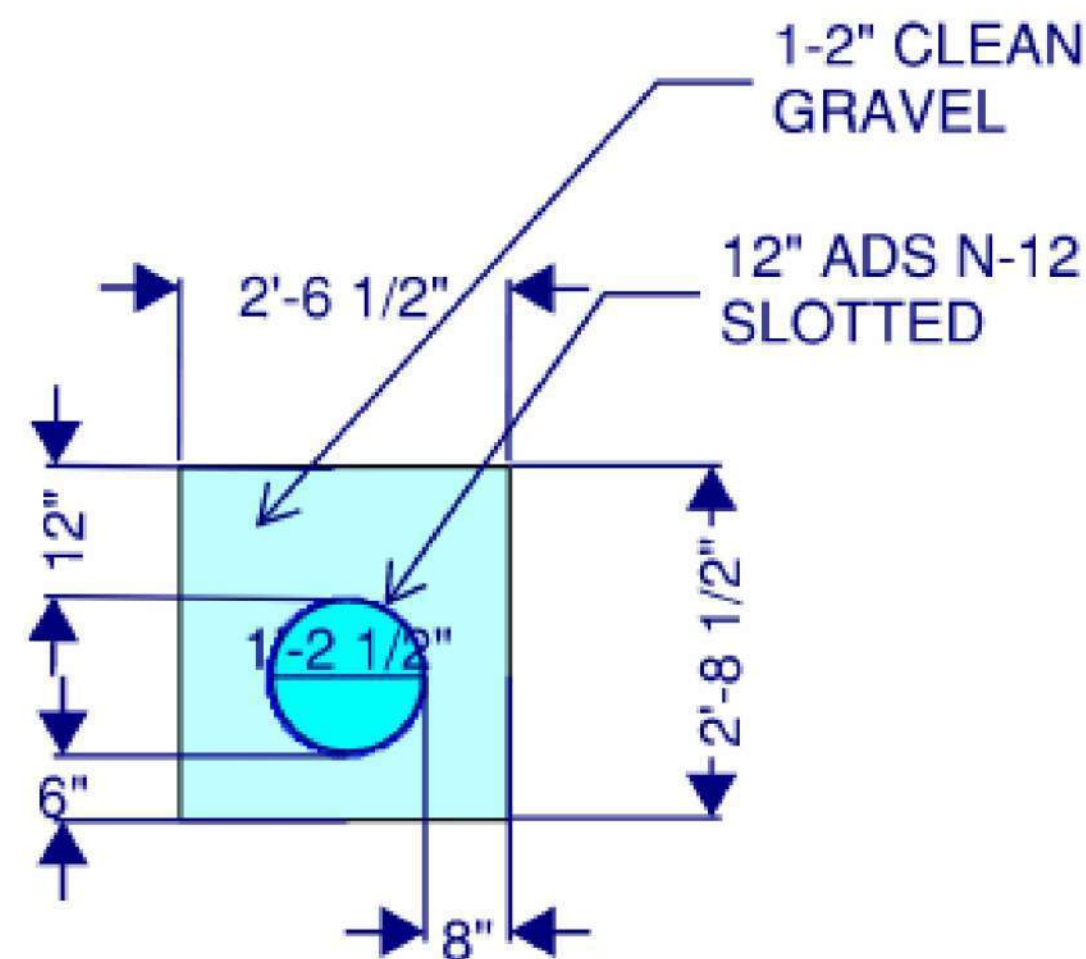
ELJEN VENT DETAIL

SCALE: N.T.S. OR APPROVED EQUAL

10.0 Required Notes on Design Plans

- This design and construction requirement complies with Appendix 75-A and local health department regulations.
- This design complies with and must be installed in accordance with the most current Eljen New York Design and Installation Manual.
- This system is not designed for use with a garbage disposal.
- This system is not designed for backwash from a water softener.
- Organic material that can restrict flow must be removed for raised beds. The soil must be scarified to provide deep channels for the sand. A plowed interface on contour is recommended to prepare the soil for fill placement.
- Scarify any smeared subsoil prior to fill placement.
- Fill material shall meet or exceed State of New York Code requirements. All fill material shall be clean bank run sand, free of topsoil, humus, and "dredging" directly beneath the GSF system.
- ASTM C33 Specified Sand with less than 10% passing a #100 sieve and less than 5% passing a #200 sieve shall be placed below and around the GSF modules, with 6 inches minimum underneath and 6 inches minimum surrounding the GSF modules in trench configurations. In bed systems, use 6 inches minimum underneath the modules with 12 inches minimum between module rows and 12 inches minimum around the perimeter of the modules.
- Eljen provided geotextile cover fabric shall provide proper tension and orientation of the fabric around the sides of the perforated pipe on top of the GSF modules. Fabric should be neither too loose, nor too tight. The correct tension of the cover fabric is set by:
 - Spreading the cover fabric over the top of the module and down both sides of the module with the cover fabric tented over the top of the perforated distribution pipe.
 - Place shovel full's of Specified Sand directly over the pipe area allowing the cover fabric to form a mostly vertical orientation along the sides of the pipe. Repeat this step moving down the pipe.
- Backfill material shall be clean with no roots or stones larger than 2 inches in any dimension to a minimum depth of 8 inches over the GSF modules and final cover for vegetation of 4 inches to 6 inches of clean loam.
- Any system which is more than 18 inches below finish grade as measured from the top of the module shall be vented.

2014 New York GSF Design & Installation Manual 26 www.eljen.com



SECTION THRU INFILTRATION TRENCH



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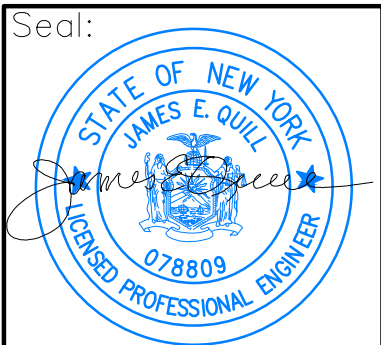
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NOTES & DETAILS

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C-2



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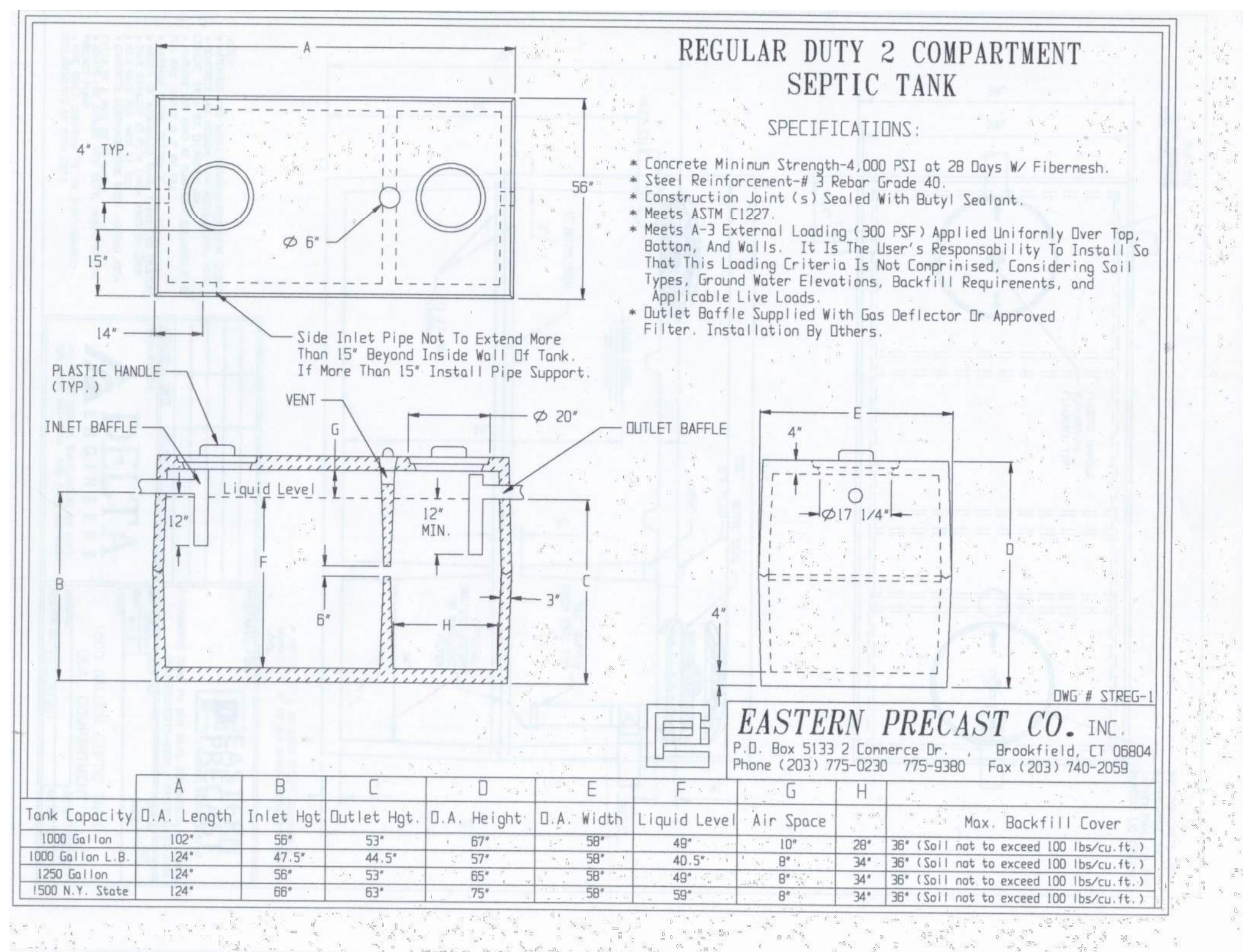
SEPTIC FILL NOTES:

1. STRIP ALL TOPSOIL IN AREA TO BE FILLED AND ANY STONES LARGER THAN 18" IN ANY ONE DIMENSION WITHIN THE LEACHING AREA TO THE DEPTHS SHOWN ON THESE PLANS. TOPSOIL SHALL BE STOCKPILED AND CONSULTATION WITH THE HEALTH DEPARTMENT AND NO MORE THAN 5% USED TO COVER THE SEPTIC SYSTEM. TREE REMOVALS, IF REQUIRED, SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE CERTIFYING ENGINEER PRIOR TO CUTTING.
2. FILLING AND GRADING SHOULD RESULT IN NO POCKETS OF WATER OVER ANY PORTIONS OF THE SYSTEMS. LIMIT OF FILL AND ALL OTHER CONSTRUCTION MUST BE PERFORMED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER (SEE PLAN AND SECTIONS).
3. PROPOSED FILL SHOULD BE OF GRANULAR MATERIAL WITH A MAXIMUM PERCOLATION RATE OF 1 1/5 MINUTES TO 1 1/10 MINUTES (IN PLACE), UNLESS OTHERWISE APPROVED BY THE CERTIFYING ENGINEER IN PASSING A NO. 200 SIEVE OR ANY STONES LARGER THAN 5" IN THEIR LONGEST DIMENSION. THE TOP 6" OF FILL NEED NOT BE OF GRANULAR TYPE MATERIAL, BUT MUST BE APPROVED BY THE CERTIFYING ENGINEER. IN ADDITION, ANY CLEAN "SELECT" FILL, IF USED AROUND THE PRIMARY SEPTIC SYSTEM, SHALL BE FREE OF ANY DELETERIOUS MATERIAL SUCH AS BUT NOT LIMITED TO CONSTRUCTION DEBRIS, BOULDERS, WETLAND TYPE SOILS, STUMPS, OR FROZEN MATERIAL AND SHALL BE APPROVED PRIOR TO PLACEMENT BY THE CERTIFYING ENGINEER IN CONSULTATION WITH THE COUNTY HEALTH DEPARTMENT ENGINEER.
4. THE CERTIFYING ENGINEER AND THE HEALTH DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 72 HOURS PRIOR TO EXCAVATION FOR THE SEPTIC FILL AREA SHOWN HEREON. LIMIT AND DEPTH OF EXISTING SOIL REQUIRED TO BE REMOVED WITHIN THE PROPOSED SEPTIC AREA SHALL BE IDENTIFIED BY THE CONTRACTOR AND CONFIRMED BY THE CERTIFYING ENGINEER PRIOR TO EXCAVATION. SPECIAL CARE WILL BE REQUIRED TO INSURE THAT THE NEWLY EXPOSED SUBSOIL SURFACE IS THOROUGHLY SCARIFIED AND "ROUGHED UP" SO THAT THE PROPOSED SEPTIC FILL WILL PROPERLY "MARRY" INTO IT.
5. THE FOLLOWING STONE AGGREGATE UTILIZED IN LEACHING SYSTEM INSTALLATION SHALL MEET THE FOLLOWING GRADATION:

| SIEVE SIZE | PERCENT PASSING | |
|------------|-----------------|--|
| | NO. 4 STONE | |
| 2" | 100 | |
| 1.5" | 90-100 | |
| 1" | 20-55 | |
| 3/4" | 0-15 | |
| 1/2" | N/A | |
| 3/8" | 0-5 | |
| #4 | N/A | |
| #40 | 0-3 | |
| #200 | 0-1.5 | |

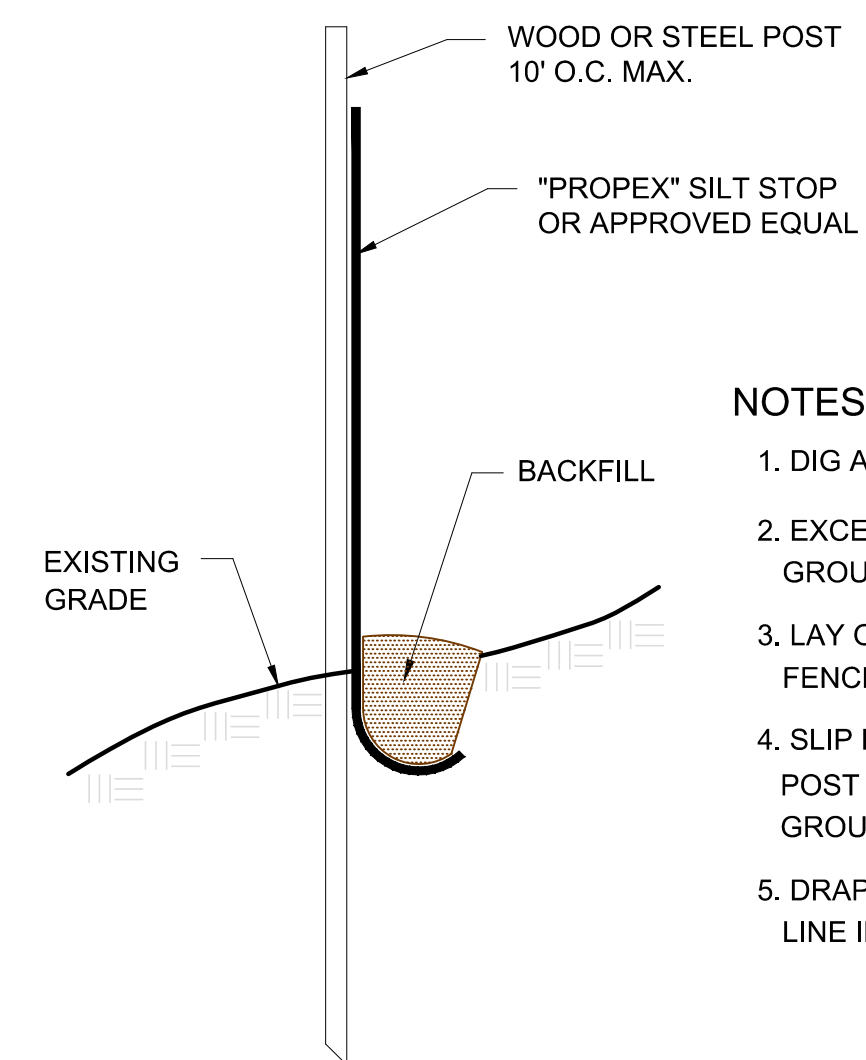
6. THE FOLLOWING SELECT FILL BREAKDOWN IS REQUIRED:
- | SIEVE SIZE | PERCENT PASSING | |
|------------|-----------------|--|
| | WET SIEVE | |
| #4 | 100 | |
| #10 | 70-100 | |
| #40 | 10-50* | |
| #100 | 0-20 | |
| #200 | 0-5 | |
- *PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

7. PRIOR TO THE PLACEMENT OF SELECTED FILL, THE CONTRACTOR SHALL AT HIS EXPENSE, PROVIDE TO THE COUNTY HEALTH DEPARTMENT AND THE CERTIFYING ENGINEER, A CERTIFIED LABORATORY ANALYSIS OF THE GRADATIONS OF SELECTED FILL AND COMPACTION CHARACTERISTICS OF THE FILL.
8. ALL DISTURBED AREAS ARE TO BE RESTORED UPON COMPLETION OF CONSTRUCTION. AREAS SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL, SEED AND HAY MULCH UNLESS OTHERWISE DIRECTED BY THE CERTIFYING ENGINEER.
9. ALL PROPOSED SEPTIC FILL AREAS ARE TO BE TESTED PRIOR TO INSTALLATION OF LEACHING UNITS.
10. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER EITHER THE PROPOSED PRIMARY OR RESERVE SEPTIC AREA SHOWN ON THESE PLANS.



TYPICAL SEPTIC TANK DETAIL

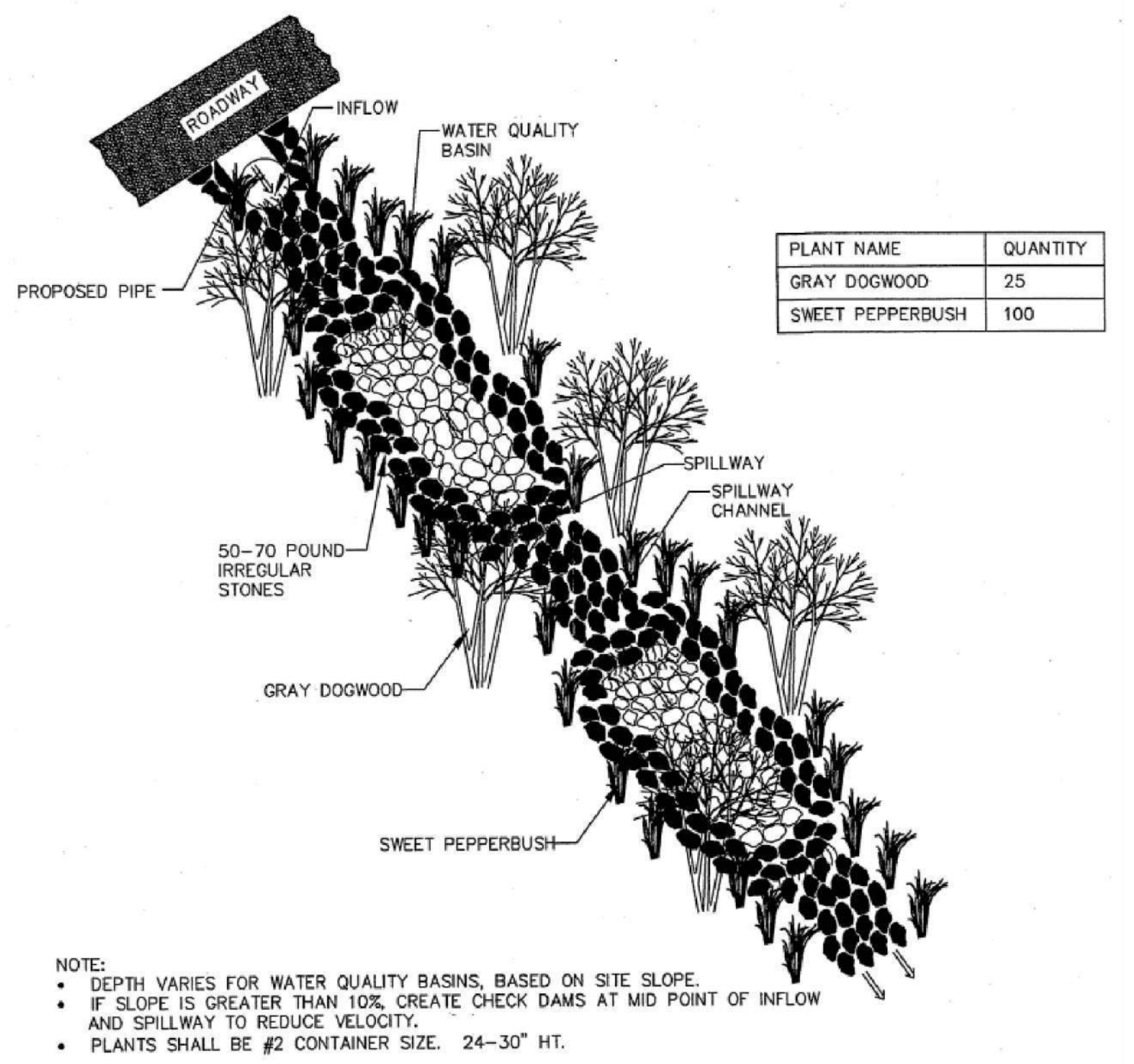
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FILTER FABRIC DETAIL

SCALE: N.T.S.

- NOTES**
1. DIG A 6" DEEP TRENCH ALONG THE INTENDED FENCE LINE
 2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH 10' O.C. MAX.
 3. LAY OUT FILTER FABRIC ON THE UPHILL SIDE ALONG THE FENCE LINE.
 4. SLIP POCKET IN END OF FILTER FABRIC OVER THE FIRST POST INSURING THAT THE BOTTOM RED GUAGE LINE IS AT GROUND LEVEL.
 5. DRAPE BOTTOM 6" OF FILTER FABRIC BELOW RED GUAGE LINE IN TRENCH, BACK FILL WITH SOIL AND COMPACT.



WATER QUALITY BASIN

