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SITE DEVELOPMENT PLAN FOR IN-GROUND POOL

or

Zola
1000 Greacen Point Rd
Mamaroneck, NY

Drawn By: **CD**

LS-1

Scale: **As Noted** Issue Date: **3/23/2021**

* NOTE: R-20 Zone Combined Yards to equal 45'-0"

Notes:

1. Pool will not be located in the required front yard.
2. Pool and pool equipment will not be set within the required side yards or within 6' rear property line.
3. Pool will not occupy more than 40% of the rear yard.
4. Pool and Pool Equipment will be screened from view of abutting properties by landscaping and proposed landscape planting (min 1'-0" H).
5. Pool will be completely surrounded by existing/proposed fencing of walls at least 4' above grade at all points, and each gate shall be equipped with a self-closing and self-latching device.
6. There shall be no floodlighting, directly or indirectly, and all other lighting shall be arranged and shielded as to reflect light away from adjoining premises or public street.
7. Property serviced by the municipal sanitary sewer lines, no septic tank or field exists.
8. Both pool and spa will be equipped with a powered safety cover in compliance with ASTM F1346.
9. See Engineering drawings for proposed stormwater management plan.
10. See Engineering drawings for stormwater and erosion control measures.
11. Discharge of pool water will be in compliance with Westchester County MS4 permit and connected to proposed drainage system or as required.
12. Engineered pool construction drawings to be provided upon selection of contractor.

Existing Conditions Looking Northwest



Existing Wood Fencing



Proposed Solid Wood Fencing - 6'-0" H



FENCES AND GATES MUST MEET ALL APPLICABLE LOCAL AND STATE BUILDING CODES FOR A POOL EQUIPMENT ENCLOSURE. FENCE CONTRACTOR (F.C.) SHALL VERIFY REQUIREMENTS PRIOR TO INSTALLATION.

ALL WOOD SHALL BE SELECT GRADE CLEAR CEDAR, FREE FROM KNOTS, WARPING, CUPPING, TWISTING AND OTHER IMPERFECTIONS. WITH THE INTENT TO HAVE IT WEATHER TO A UNIFORM GRAY APPEARANCE. SPECIES TO BE APPROVED. USE STAINLESS NAILS - NO COATED NAILS.



NOTE:

ALL CHAIN LINK FENCING AND GATES MUST MEET ALL APPLICABLE LOCAL AND STATE BUILDING CODE REQUIREMENTS FOR POOL ENCLOSURE.

CLF SHALL BE BLACK, VINYL COATED CHAIN LINK MESH AND BLACK POSTS.