

**202 HILLTOP DRIVE
UPPER NYACK, NY 10960**

OWNER: GLORIA M. JANATA

PROJECT INFORMATION
TOWN OF CLARKSTOWN
ROCKLAND COUNTY
SECTION: 60.09, BLOCK: 1, LOT: 43
LOT AREA: 1.3 ACRES, 58,569.04 SQ FT
ZONING DISTRICT:
APPROVED UNDER R-3 RESIDENCE (20,000 S.F.)
R-20 (AS OF 2022)

DRAWING LIST		
PAGE #	NUMBER	NAME
1	C-100	FINAL SITE PLAN

PROPOSED PLANTING SCHEDULE	
NAME	AMERICAN HOLLY
SYMBOL	
SCIENTIFIC NAME	ILEX OPACA
SPACING	SINGLE PLANTINGS & 4 FT ON CENTER
HEIGHT	3 FT IN HEIGHT
QUANTITY	9
NAME	GREEN GIANT ARBORVITAE
SYMBOL	
SCIENTIFIC NAME	(THUJA STANDISHII X PLICATA)
SPACING	SINGLE PLANTING
HEIGHT	5 FT IN HEIGHT
QUANTITY	1

PROJECT NARRATIVE

THIS DRAWING HAS BEEN PREPARED TO ADDRESS FIVE PROVISIONS IN THE MOTION DURING THE WEDNESDAY, NOVEMBER 18, 2009 PLANNING BOARD MEETING AND TO ADDRESS SCREENING FOR AN ADDED GENERATOR. THE COMMENT PROVISION RESPONSES HAVE BEEN LISTED SEPARATELY ON THIS DRAWING IN THE LIST TITLED "COMMENT PROVISION RESPONSES". PLANTINGS HAVE BEEN REVISED TO BETTER ACCOMMODATE EXISTING CONDITIONS IN THE VICINITY OF THE AC UNITS. PROPOSED PLANTINGS, IN CONJUNCTION WITH EXISTING PLANTINGS ARE SHOWN ON PLAN TO SATISFY INTENT OF ORIGINAL 2009 PLANTING PLAN.

THE CURRENT, AS-BUILT CONDITIONS DIFFER IN THE FOLLOWING WAYS:

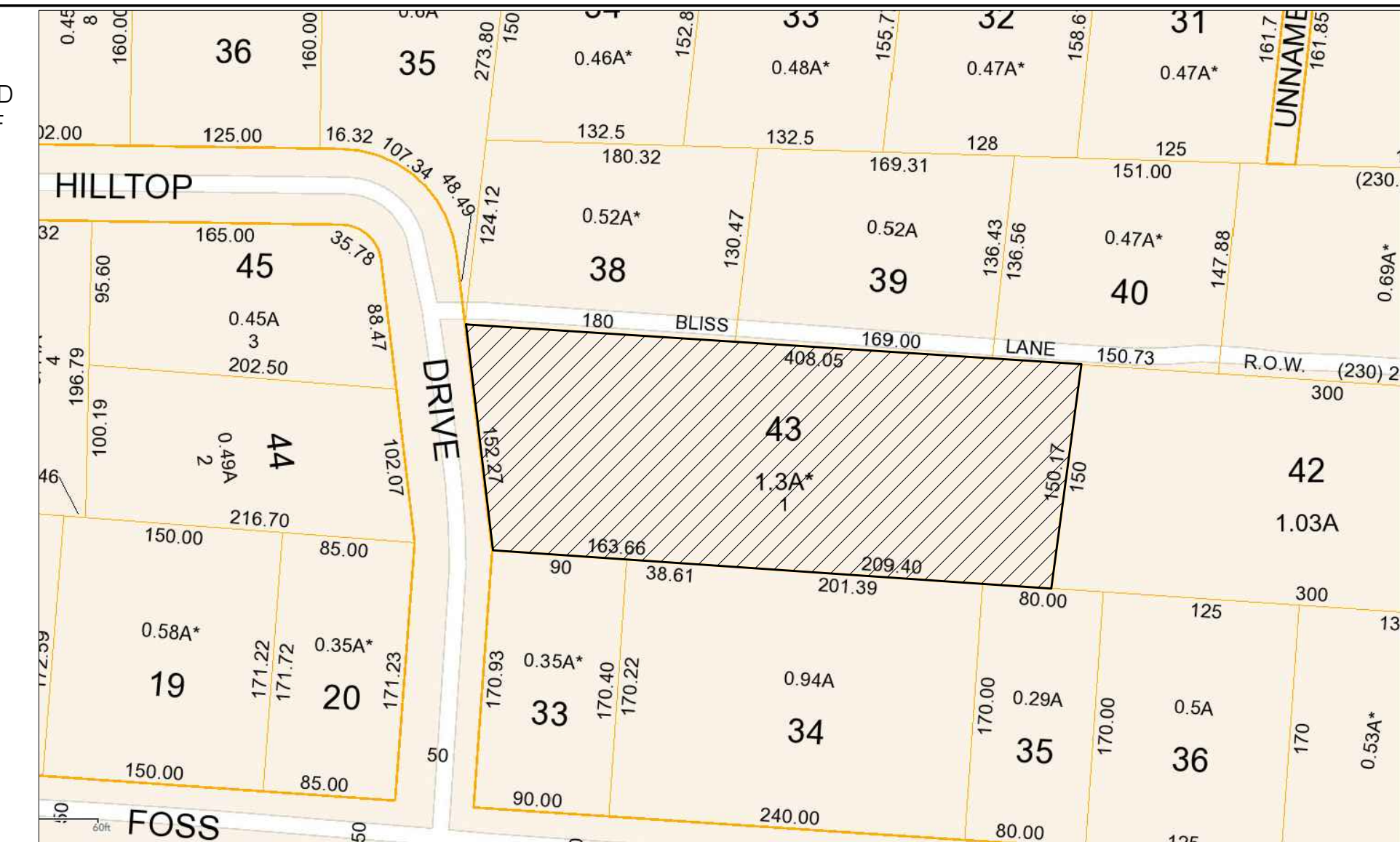
- THE AIR CONDITIONER COMPRESSOR UNITS HAVE BEEN RELOCATED SO AS NOT TO OBSTRUCT THE EXTERIOR DOORS IN THE LOCATION ORIGINALLY SPECIFIED. THE UNITS ARE SUNKEN INTO A "WELL" SURROUNDED BY STONE WALL AND PLANTINGS ALONG THE NEIGHBORING PROPERTY LINE.
- AN 18" CURB HAS BEEN INSTALLED EXTENDING NORTH-SOUTH ACROSS THE BACK YARD. THE CURB IS COMPRISED OF LOOSE-LAID STONE. A DETAIL HAS BEEN ADDED TO THE DRAWING OF THE INSTALLED CONDITION.
- STONE PAVER STEPS AND STEPPING STONES HAVE BEEN INSTALLED TO PROVIDE A PATH FROM THE PRIMARY DWELLING TO THE POOL AREA. THESE STONES VARY IN SIZE, BUT RANGE FROM AN ESTIMATED 2X2 TO 3X4". THESE SURFACES ARE DISCONNECTED FROM ANY LARGE IMPERVIOUS AREA AND ANY IMPACT ON DRAINAGE IS NEGLIGIBLE.
- A DRY-LAID STONE PATIO HAS BEEN INSTALLED TO THE EAST OF THE PORCH AREA AT THE REAR OF THE PRIMARY DWELLING. THE DRY-LAID STONES ARE AN AVERAGE OF APPROXIMATELY 8" X 12" AND ARE SEPARATED BY AROUND 1" TO 2" WITH GRASS AND/OR SOIL BETWEEN. THE PATIO AREA IS CONFINED WITHIN STONE WALLS AS SHOWN ON THE ORIGINAL SITE DRAWING. THIS PATIO COMPRISES 1176 SQUARE FEET OF GROSS SURFACE AREA, WITH A SIGNIFICANT PORTION OF THE SURFACE COMPRISED OF GRASS OR EXPOSED SOIL.

BULK REGULATIONS TABLE (TABLES 19:1 & 19:2) CODE UNDER WHICH APPLICATION WAS APPROVED

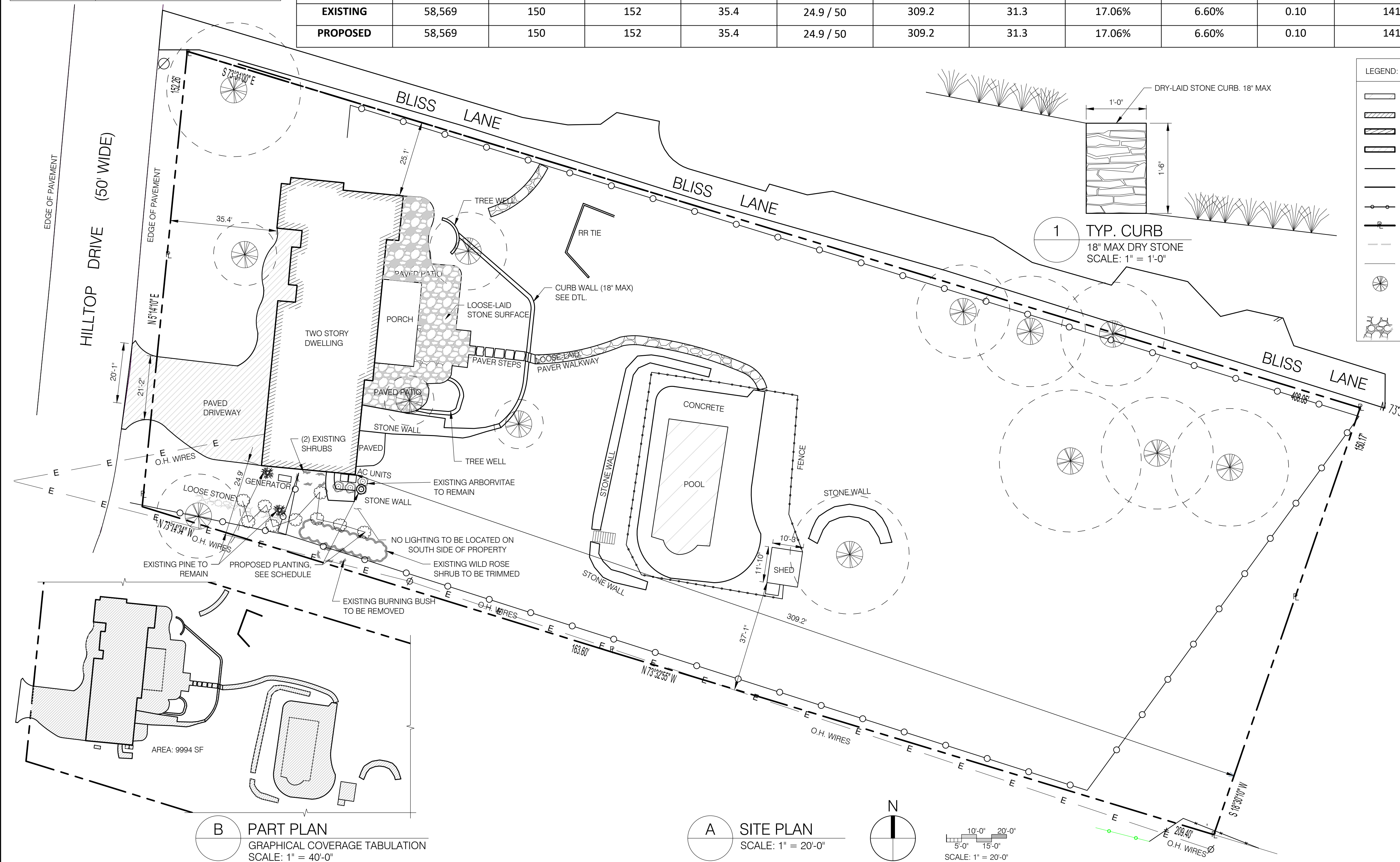
	MIN LOT AREA (SQFT)	MIN FRONT FOOTAGE ON STREETS (FT)	MIN SETBACK FROM FRONT STREET LINE (FT)	MIN SETBACK FROM SIDE & REAR LOT LINES (FT)	MIN LIVABLE FLOOR AREA TWO (2) FLOOR DWELLINGS (FT)		MAX STRUCTURE HEIGHT (FT)	MAX COVERAGE OF LOT BY BUILDINGS AND STRUCTURES (%)	MAX COVERAGE OF LOT BY PRIMARY BUILDING (%)
					FIRST FLOOR	SECOND FLOOR			
REQUIRED	20,000	100	35	25	800	750	35	25	12
EXISTING	58,569	152	37	25	3,866	1,954	31	12.8	6.6
PROPOSED	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE

BULK REGULATIONS TABLE (R-20 DISTRICT SECTION 4.4.2) 2022 CODE

	MIN NET LOT AREA (SQFT)	MIN LOT WIDTH (FT)	MIN FRONTAGE (FT)	MIN REQUIRED FRONT YARD (FT)	MIN REQUIRED SIDE YARD (EACH/TOTAL) (FT)	MIN REQUIRED REAR YARD (FT)	MAX PRINCIPLE BUILDING HEIGHT	MAXIMUM DEVELOPMENT COVERAGE	MAXIMUM BUILDING COVERAGE	MAXIMUM F.A.R.	MIN DIST BTWN BLDGS ON SAME LOT (FT)	SUPPLEMNTAL BULK REQ.	MIN SETBACK FOR PARKING AREAS	MIN PARKING AND LOADING REQUIREMENTS	
														PARKING	LOADING
REQUIRED	20,000	100	100	35	25 / 50	25	28 FT	25%	12%	0.2	10	N/A	5	2 SPACES	N/A
EXISTING	58,569	150	152	35.4	24.9 / 50	309.2	31.3	17.06%	6.60%	0.10	141.3	N/A	29.2	3 SPACES	N/A
PROPOSED	58,569	150	152	35.4	24.9 / 50	309.2	31.3	17.06%	6.60%	0.10	141.3	N/A	29.2	3 SPACES	N/A



1 VICINITY MAP
SCALE: N.T.S.



LEGEND:

- POOL
- CALCULATED COVERAGE
- BUILDING FOOTPRINT
- DRIVEWAY
- EXISTING SITE STRUCTURE
- SITE WALL
- FENCE
- PROPERTY LINE
- AREA OF WORK (FULL LOT)
- OVERHEAD ELECTRIC
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- DRY-LAID STONE PATIO

- NOTES:**
- EXISTING SITE PLAN INFORMATION TAKEN FROM SURVEY PLAN PREPARED BY ANTHONY R. CELENTANO DATED APRIL 9, 2008; SCALE: 1" = 30'
 - ALL UTILITY LINES SHALL BE LOCATED AND IDENTIFIED BY A UTILITY MARKING COMPANY PRIOR TO COMMENCEMENT OF WORK
 - EXCEPT FOR TWO (2) CEDAR TREES NOTED AND SCHEDULED FOR REMOVAL ALL TREES AND PLANTINGS TO BE PROTECTED DURING THE COURSE OF THE WORK
 - ALL EXCAVATED MATERIAL SHALL BE DISPOSED OFF-SITE IN A SAFE AND LEGAL MANNER
 - EXISTING SITE AND EXTERIOR LIGHTING TO REMAIN UNCHANGED EXCEPT WHERE RELOCATED ONTO NEW CONSTRUCTION
 - AIR CONDITIONING UNITS (24" X 24" X 25" H. RATED AT 76 DB) AC-1: LENNOX ACX-024 AC-2: LENNOX ACX-024
 - WALLS TO BE NATURAL STONE
 - EXTENSION OF CURBING INTO SEEDED AREA ON BLISS LANE
 - NO LIGHTING TO BE LOCATED ON SOUTH SIDE OF PROPERTY
- COMMENT PROVISION RESPONSES.**
ORIGINAL COMMENTS PROVIDED BY:
PLANNING BOARD OF THE VILLAGE OF UPPER NYACK
WEDNESDAY, NOVEMBER 18, 2009
COMMENT RESPONSES FOLLOW
- SHOW DIMENSIONS OF POOL HOUSE POOL HOUSE DIMENSIONS HAVE BEEN ADDED
 - RELOCATE AC UNIT/COMPRESSOR ON SOUTH SIDE OF THE HOUSE TO BACK OF HOUSE EXISTING SLIDING DOORS PRESENT AT SOUTH SIDE OF HOUSE, AC COMPRESSOR INSTALLED AS SHOWN AND SCREENED WITH RUBBLE EMBANKMENT AND PLANTING SCREENING
 - ADD NOTE STATING WALLS TO BE NATURAL STONE (NOT CONC.) NOTE ADDED
 - ADD NOTE STATING EXTENSION OF CURBING INTO SEEDED AREA ON BLISS LANE NOTE ADDED
 - ADD NOTE STATING NO LIGHTING TO BE LOCATED ON SOUTH SIDE OF PROPERTY NOTE ADDED

- PLANTING & LANDSCAPING NOTES**
- All planting shall be placed under the direction of the Design Professional. Give 48 hours' notice before planting. Final configuration upon review and coordination with project engineer.
 - All plants shall be nursery-grown plants and workmanship shall conform to the American Association of Nurserymen Standards and shall be subject to the approval of the Design Professional before and after planting.
 - Guarantee all plants and workmanship for a period of two planting seasons. (One full year)
 - Place 4" of topsoil on all lawn areas and all areas not paved or built upon.
 - Plant pits shall be 36" wider for trees (minimum of two times root ball diameter) and 24" wider for shrubs, and as deep as the root ball. Set plants at same level as originally grown on base of undisturbed soil. The trunk flare and root collar shall be visible at the top of the plant bed at the time of final inspection. Remove all existing soil from plant pit and backfill with a mixture of one part peat humus; one part dehydrated cow manure; and four parts topsoil. Fertilize all plants with 2 to 3 oz. per foot of shrub height and 2 to 3 lbs. per inch of tree trunk of 5-10-5 fertilizer. For evergreen planting, add 1 lb. Per 100 square feet of plant bed each of ammonium sulfate and superphosphate. Loosen soil around edges of plant pit.
 - Fertilize areas before seeding or sodding with 15 lbs. per 1000 square feet of 10-20-10 fertilizer or approved equivalent. Repeat after 8 weeks.
 - Mulch all plants and planted areas with a 4" depth of shredded pine, oak bark or other shredded bark, treated for fire repellency. Do not place mulch against tree or shrub trunk. The trunk flare and root collar shall be visible at the top of the plant bed with no mulch against trunk. Do not create mound of mulch around tree. Finish grade to be same as originally grown.
 - Lawn areas shall be seeded at 5 lbs. per 1000 square feet with the following seed mixture: 20% Jamestown II Chewings Fescue, 60% Baron Kentucky Bluegrass, and 20% Palmer II Parnent Rye, or approved equivalent. Mulch newly seeded lawn at 90 lbs. per 1000 square feet with hay or straw mulch.
 - The contractor is responsible to plant the total quantities of all plants shown on the planting plan. The quantities of planting shown graphically on the plan shall govern.
 - Existing trees shown on this plan are to remain undisturbed. All existing trees shown to remain are to be protected with a 6-foot high wooden fence with posts placed at the drip line of the branches or at 8 feet minimum from the tree trunk. Any existing tree shown to remain that is removed during construction shall be replaced by a 4" caliper shade tree as directed by the Design Professional. When an area of existing trees is shown to be saved, and an area of such trees has been removed, a 2 1/2" - 3" cal. shade tree shall be replaced for each 200 square feet of area disturbed.

B PART PLAN
GRAPHICAL COVERAGE TABULATION
SCALE: 1" = 40'-0"

A SITE PLAN
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"



REVISIONS:

1	1/27/2023	AS PER MTG MINUTES
2	5/31/2023	REVISED PLANTING

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PROJECT:
202 HILLTOP DRIVE
UPPER NYACK, NY 10960

FINAL SITE PLAN

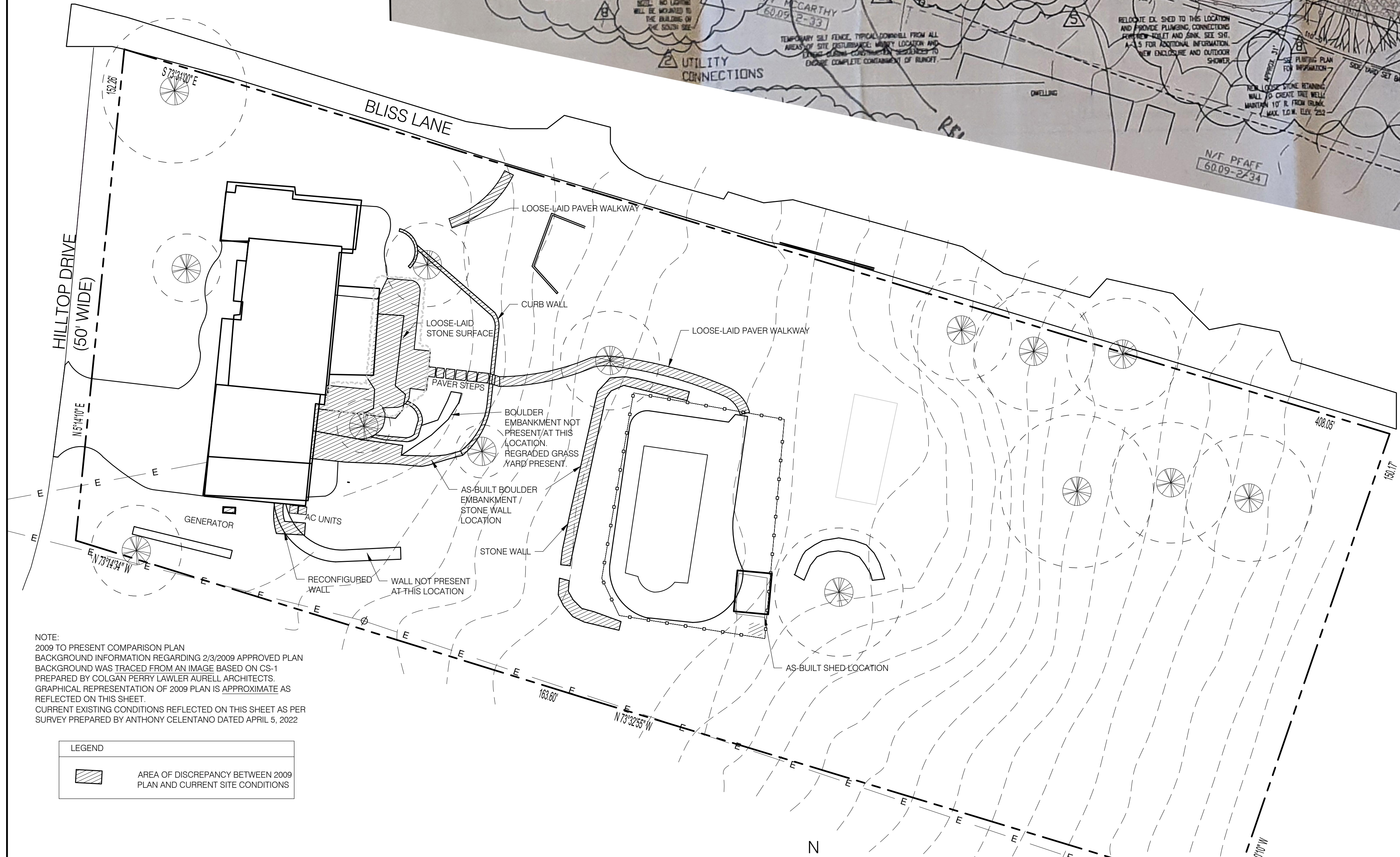


DATE: 09/22/2021
PROJECT #: 21061
DRAWN/CHECKED: PJM/JJV
SCALE: 1" = 20'-0"
PAGE: 01 OF 01

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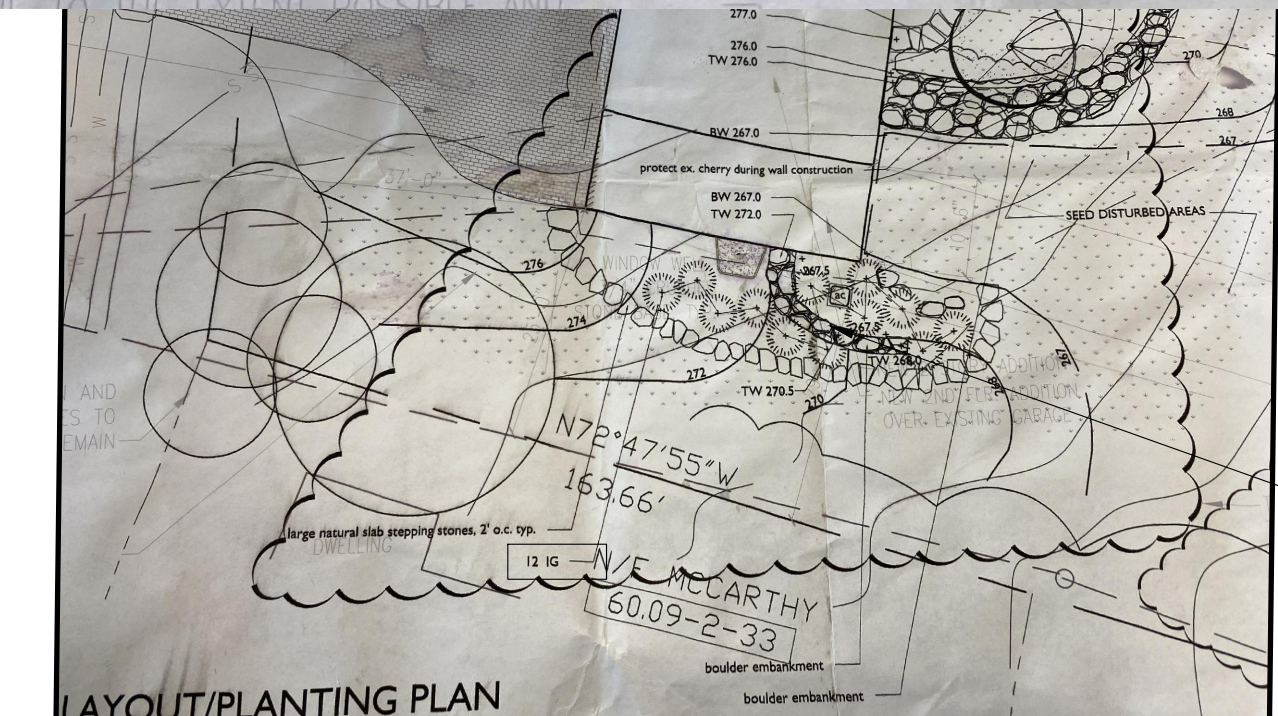


B 2009 SITE PLAN
 PART OF SHEET AS APPROVED
 SCALE: ± 1" = 20'-0"



A COMPARISON PLAN
 SCALE: 1" = 20'-0"

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
CPF	1	CHAMAECYPARIS PISIFERA FILIFERA	THREADLEAF FALSECYPRESS	7-8' HT
INS	5	ILEX X 'NELLIE STEVENS'	NELLIE STEVENS HOLLY	7-8' HT
IO	4	ILEX OPACA	AMERICAN HOLLY	7-8' HT
IO	2	ILEX OPACA	AMERICAN HOLLY	6-7' HT
IO	2	ILEX OPACA	AMERICAN HOLLY	5-6' HT
JV	0	JUNIPERUS VIRGINIANA	RED CEDAR	7-8' HT
PA	0	PICEA ABIES	NORWAY SPRUCE	12-14' HT
TPG	11	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	12-14' HT
ROV	0	WOOD FENCE AROUND TRUNK		
BJ	0	BERBERIS JAPANICA	JAPANESE BARBERRY	
FS	12	FORSYTHIA SUSPENS	WEeping FORSYTHIA	3-4' HT
IG	20	ILEX GLABRA	INKBERRY	2.5-3' HT
VD	10	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	4-5' HT



C 12/15/2009 LANDSCAPE PART
 PART OF LANDSCAPE PLAN
 SCALE: ± 1" = 20'-0"

REVISIONS:

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PROJECT:
202 HILLTOP DRIVE
UPPER NYACK, NY 10960

COMPARISON PLAN

SEAL & SIGNATURE:



JOREL J. VACCARO, PE
 NY PE 093362

DATE: 09/22/2021

PROJECT #: 21061

DRAWN/CHECKED: P.J.M./J.V.

SCALE: 1" = 20'-0"

PAGE: 01 OF 01

C-110.00

NOTE:
 2009 TO PRESENT COMPARISON PLAN BACKGROUND INFORMATION REGARDING 2/3/2009 APPROVED PLAN BACKGROUND WAS TRACED FROM AN IMAGE BASED ON CS-1 PREPARED BY COLGAN PERRY LAWLER AURELL ARCHITECTS GRAPHICAL REPRESENTATION OF 2009 PLAN IS APPROXIMATE AS REFLECTED ON THIS SHEET. CURRENT EXISTING CONDITIONS REFLECTED ON THIS SHEET AS PER SURVEY PREPARED BY ANTHONY CELENTANO DATED APRIL 5, 2022

LEGEND

AREA OF DISCREPANCY BETWEEN 2009 PLAN AND CURRENT SITE CONDITIONS

(12) ORIGINALLY PROPOSED INKBERRY, 2.5' - 3' IN HEIGHT.

PROPOSED SUBSTITUTION:
 EXISTING 3 ARBORVITAE
 EXISTING 2 WILD ROSE
 + 1 ARBORVITAE
 + 7 AMERICAN HOLLY