

McLARY DECK

122 LOCUST DRIVE

UPPER NYACK, NEW YORK 10960

TREE PROTECTION NOTES

- EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES 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 VILLAGE LANDSCAPE ARCHITECT. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND 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.

NOTES

- ALL CONSTRUCTION AND UTILITY WORK MUST COMPLY WITH THE VILLAGE OF UPPER NYACK CONSTRUCTION STANDARDS.
- ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- FIELD DETERMINE IF 30" TREE AT NEW DECK STEPS WILL BE VIABLE AND SURVIVE CONSTRUCTION. AN ARBORIST SHALL MAKE THE DETERMINATION FOR VIABILITY.

PLANTING NOTES

- 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 LANDSCAPE ARCHITECT BEFORE AND AFTER PLANNING.
- ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. GIVE 48 HOURS NOTICE BEFORE 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 3oz. PER FOOT OF SHRUB HEIGHT AND 2 TO 3LBS PER INCH OF TREE TRUNK OF 5-10-5 FERTILIZER. FOR EVERGREEN PLANTING, ADD 1LB 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 5LBS. PER 1000 SQUARE FEET WITH THE FOLLOWING SEED MIXTURE. 20% JAMESTOWN II CHEWINGS FESCUE, 60% BARON KENTUCKY BLUEGRASS, AND 20% PALMER II PERENNIAL RYE, OR APPROVED EQUAL. MULCH NEWLY SEEDED LAWN AT 90LBS 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.
- SEED MIX FOR SEEDING IN AND ALONG THE INTERIOR SLOPES OF THE WATER QUALITY BASIN SHALL BE ERNWX-127 RETENTION BASIN FLOOR SEEDING FOR WILDLIFE AND PLANT DIVERSITY MIX, PLANTED AT 20LBS PER ACRE (ERNST SEED 1-800-873-3321).

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

16 NYCRR PART 753
REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK

DIG SAFELY NEW YORK
WWW.DIGSAFELYNEWYORK.COM
1-800-962-7962

INDEX TO DRAWINGS

C SITE PLAN

BULK REQUIREMENTS			
ZONE DISTRICT: R-3 USE: SINGLE - FAMILY RESIDENTIAL			
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	20,000	19,979.07	NO CHANGE
FRONTAGE MIN. 100' eq. side		105/194.45	NO CHANGE
FRONT YARD MIN.	35	35.3/29.1*	NO CHANGE
SIDE YARD MIN.	25	24.7*	NO CHANGE
REAR YARD MIN.	25	109	96.33
LIVABLE AREA: 2 FLOORS	800/750	1311/1558	NO CHANGE
MAX. BUILDING HEIGHT	2 STORY/35	2 STORY/24.33	NO CHANGE
BUILDINGS & STRUCTURES COV. %	25% (4,995)	13.0% (2,777)	15.8% (3,162)
PRINCIPLE DWELLING COVERAGE %	12% (2,397)	8% (1,638)	NO CHANGE

* ZBA APPROVAL GRANTED MAY 15, 2012 FOR 2 EXISTING NON-CONFORMING VARIANCES AND EXTENDING A NON-CONFORMING SIDE YARD.

EXISTING LIVABLE AREA:
FFP 1311
SFP 1558
TOTAL 2869

EXISTING GARAGE: 315

PD COVERAGE:
EXISTING - DWELLING W/GARAGE 1399 EXISTING
NEW- ADDITION 239
PROPOSED PD COVERAGE - 1399 + 239 = 1638 SF

EXISTING B&S COVERAGE:
EXISTING DWELLING W/ GARAGE 1638
EXISTING DRIVE 761
FRONT WALK & STEPS 37
COV. PORCH 40
WALK & STEPS 128
DECK & STEPS 173

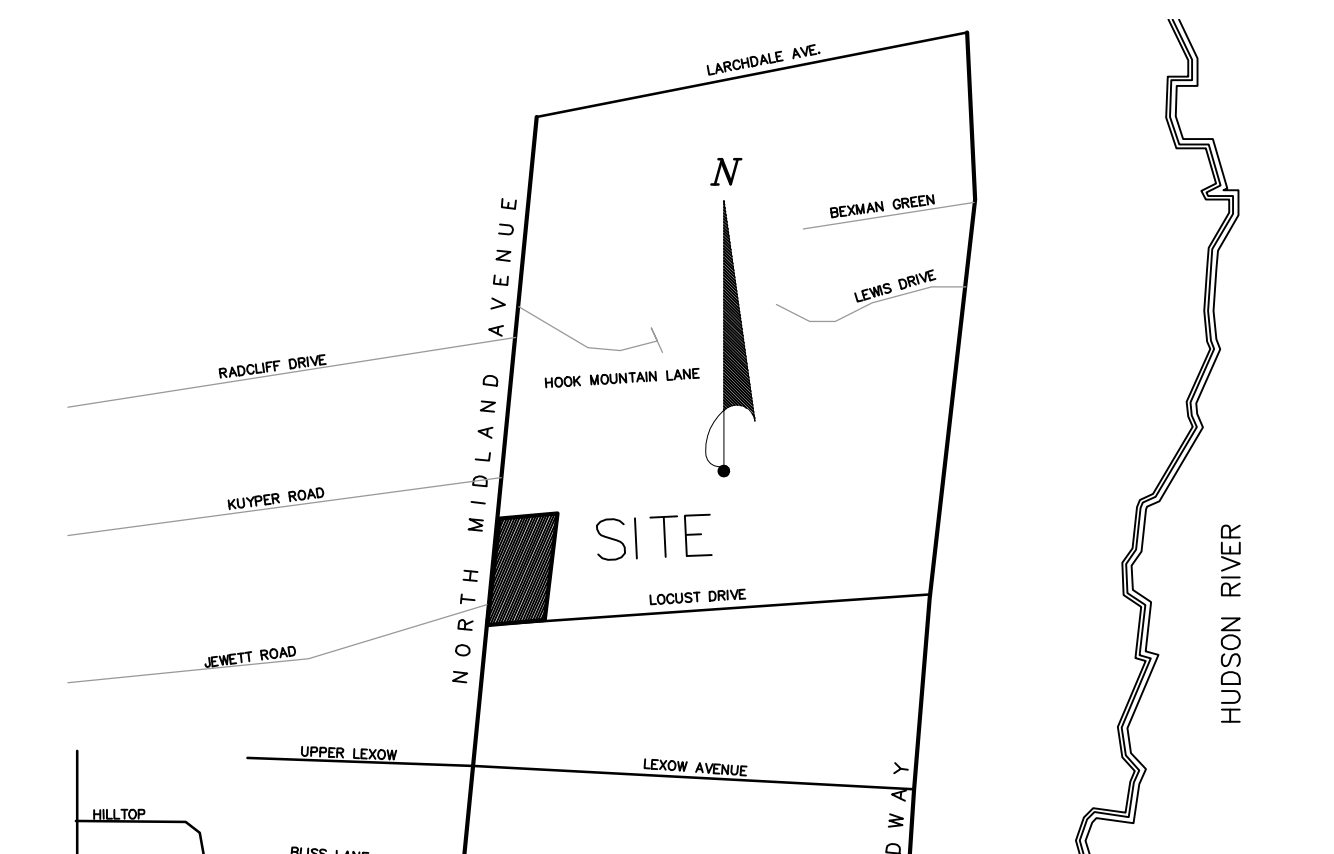
EXISTING BUILDINGS & STRUCTURES COVERAGE 2777

PROPOSED B&S COVERAGE:
EXISTING B&S COVERAGE 2777
NEW DECK, STEPS & LAND 385
REMOVE DECK & STEPS -173

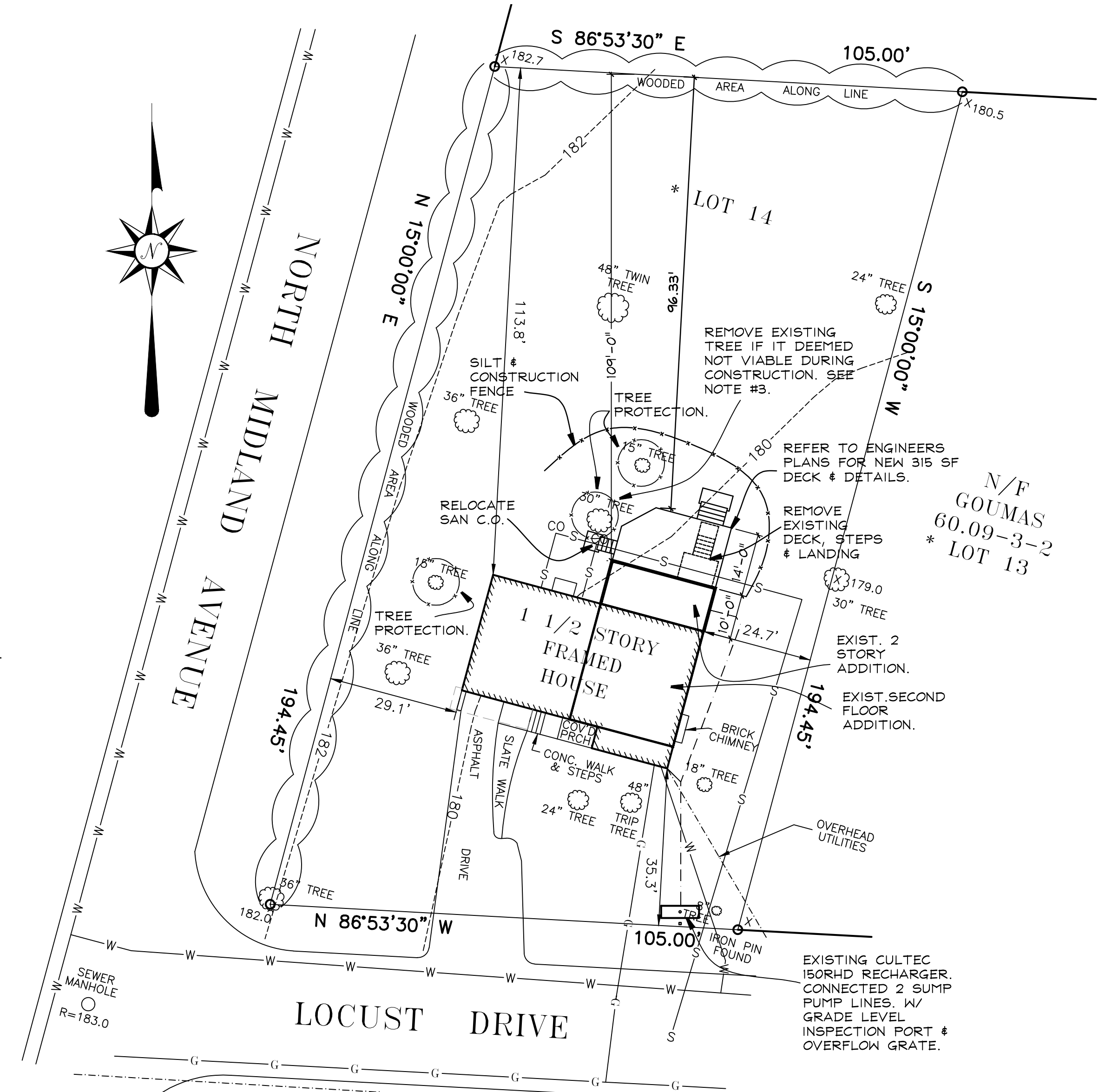
TOTAL PROPOSED B&S COVERAGE 3162

ADDITIONAL IMPERVIOUS SURFACES REQUIRING STORM WATER ABATEMENT = 70 SF CONC PAD

DRAINAGE CALCULATIONS: BASED UPON 2" RAINFALL
.17" X 70 SF X 7.48 = 89 CU FT.
STORAGE REQ'D 122/ 6.4 = 14 GAL. TOTAL IS INSIGNIFICANT NO RETENTION REQUIRED.



3 C UPPER NYACK VICINITY MAP N.T.S.



CLARKSTOWN TAX MAP NO: 60.09 - 3 - 1
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:

DAVID & DEIRDRE McLARY DATED: OCTOBER 17, 2011

BY: W.E. JAMES ASSOCIATES
ENGINEERING SURVEYING AND PLANNING
8 CHEANDA LANE
WALKILL, NY 12589

UPPER NYACK PLANNING BOARD APPROVAL IS VALID FOR 3 YEARS

1 C SITE PLAN
1 INCH = 20 FEET

SITE PLAN LEGEND

- PROPERTY LINE AND HEADING
- EXISTING TREE, SPECIES & CALIPER
- EXISTING CONTOUR: 2ft INTERVAL
- PROPOSED CONTOUR: 2ft INTERVAL
- EXISTING STREAM/ SURFACE DRAINAGE
- GAS MAIN
- WATER MAIN
- SEWER MAIN
- STEEP SLOPE AREA: land with a gradient of 20% or more.
- SILT FENCE & CONSTRUCTION FENCE LINE

NY LIC# 15938

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