

REFERENCES:
 ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY JAY A. GREENWELL, PLS LAST REVISED NOVEMBER 9, 2020.



VICINITY MAP
 SCALE: 1"=100'

BULK REQUIREMENTS ZONE R-4

USE GROUP	MINIMUM LOT AREA	STREET FRONT FEET	FRONT SETBACK FEET	SIDE SETBACK FEET	TOTAL SIDE SETBACK FEET	SIDE YARD POOL FEET	REAR SETBACK FEET	REAR YD POOL FEET	PRIM BLDG COVERAGE PERCENT	MAXIMUM HEIGHT FEET	MAX. COV. BLDGS/STRUC. PERCENT	MIN. LIV. AREA SQ. FT.
REQD	10000 SQ. FT.	90	35	25	50	25	25	25	20.0	55.0	40.0	1,550
EXIST	55,696 SQ. FT.	105.1	51.6	210.4	57.5	NA	582.7	NA	4.8	155	15.5	2,194
PROD.	55,696 SQ. FT.	105.1	51.6	210.4	57.5	54.1	582.7	558.2	4.8	155	18.5	2,194

* PRE-EXISTING

MAX COVERAGE BY BUILDINGS & STRUCTURES:
 EX: DWELLING & PORCH = 2,477 SF
 EX: GARAGE = 371 SF
 EX: FRONT WALKWAY/GARAGE PAD = 657 SF
 EX: DRIVEWAY = 2,892 SF
 EX: BACK PATIO, STEP STONES & WALKS = 1,056 SF
 EX: POND = 800 SF
 EX: SLOPE STEPS = 150 SF
 EX: FRONT PIERS = 14 SF
 PROP. POOL/COVERING = 744 SF
 PROP. RATIO = 770 SF
 PROP. HALL & STAIRS = 195 SF
 PROP. SLOPE PAD = 40 SF
 TOTAL = 8,419 SF + 1,709 SF = 10,128 SF / 55,696 SF = 18.5%

NET LOT AREA CALCULATIONS:
 61,986 SF GROSS LOT AREA
 -0.5% (2,980 SF) AREA OF SLOPES ±20%
 NET LOT AREA = 55,696 SF

- NOTES:
- RECORD OWNER & APPLICANT: GIUSEPPE & DENISE PAGANO
 309 NO. BROADWAY
 UPPER NYACK, NY 10960
 - ZONE R-4
 - AREA = 61,986 (1.46 ACRES)
 - EXISTING TAX LOT: 6018-1-42.1
 - ALL UTILITIES ARE EXISTING. ANY NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - THE CORNERS OF THE LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH TO BE INSTALLED AFTER FINAL GRADING.
 - ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 - WATER SUPPLY BY SUZEV NY.
 - SANITARY SEWER AND WATER SERVICES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SEPARATION OF TEN FEET.
 - SUBJECT TO VILLAGE AND STATE CONSTRUCTION AND UTILITY STANDARDS, AS APPLICABLE.
 - THE DEVELOPER SHALL CONFORM TO THE "NEW YORK STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL".
 - PLANNING BOARD AND ARCHITECTURAL BOARD APPROVAL FOR A BUILDING PERMIT, AT THE TIME OF SITE PLAN SUBMISSION. A DETAILED TREE LOCATION PLAN SHALL BE PROVIDED IN ACCORDANCE WITH VILLAGE REQUIREMENTS.
 - SITE PLAN SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL, WITHIN WHICH TIME APPLICANT SHALL SECURE A BUILDING PERMIT.
 - PROTECTION OF TREES: NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY EXISTING TREE TO BE PRESERVED, EXCEPT WHERE ENGAGED FOR TREE REMOVAL. NO EQUIPMENT SHALL BE OPERATED WITHIN 80' OF CRITICAL ROOT RADIUS OF ANY TREE PROPOSED TO BE PROTECTED IN THIS ORDINANCE NOR SHALL EQUIPMENT BE OPERATED AT ANY TIME IN SUCH MANNER TO BREAK, TEAR, BRUISE, DECORTICATE OR OTHERWISE INJURE ANY LIVING OR DORMANT TREE EXISTING TREES SHOWN ON THE GRADING PLAN TO REMAIN. ARE TO REMAIN UNDISTURBED AND BE PROTECTED WITH A 6 FOOT HIGH WOODEN FENCE WITH POSTS PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FT. MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIBER HARDWOOD SHADE TREE AS DIRECTED BY THE LANDSCAPE ARCHITECT. 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" CALIBER HARDWOOD SHADE TREE SHALL BE PLACED FOR EVERY 300 SF OF AREA DISTURBED.
 - ALL TREES SCHEDULED FOR REMOVAL MUST HAVE A VALID VILLAGE OF UPPER NYACK TREE PERMIT PRIOR TO CUTTING OR REMOVAL.
 - NO FILLING TO TAKE PLACE. ALL EXCAVATED MATERIAL TO BE REMOVED FROM SITE.
 - VERIFY INFILTRATION RATE AT TIME OF CONSTRUCTION AND AMEND THE DRYWELL DESIGN IF/AS NEEDED.

DATE	REVISIONS
4/8/21	REVISE PER COMMENTS
DESIGNED <u>EM</u>	CHECKED <u>PG</u>
DRAWN <u>EM</u>	APPROVED <u>PG</u>

COVER SHEET & NOTES

FOR TAX LOT 6018-1-42.1

PAGANO

VILLAGE OF UPPER NYACK
 TOWN OF CLARKSTOWN
 ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLLC
 633 WOODMONT LANE
 SLOATSBURG, N.Y. 10974
 TEL: (917) 418-0999
 EMAIL: PGSKI@EARTHLINK.NET

309NBROAD

NOV. 24, 2020

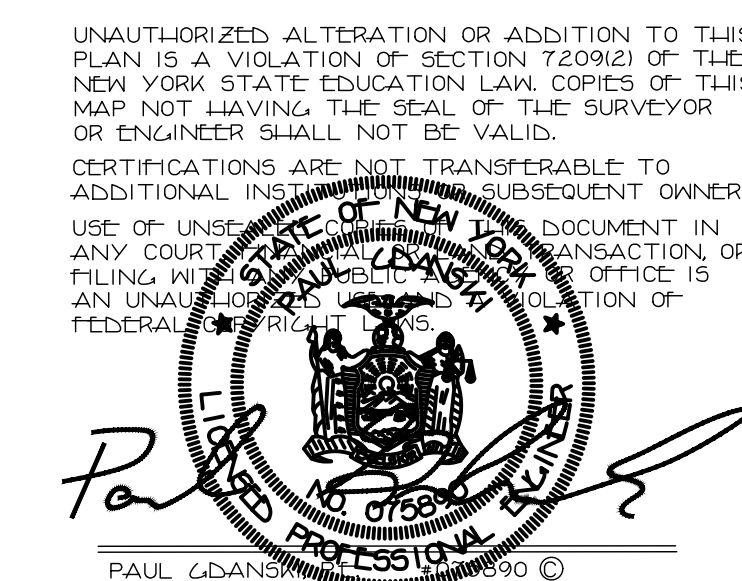
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1 OF 4

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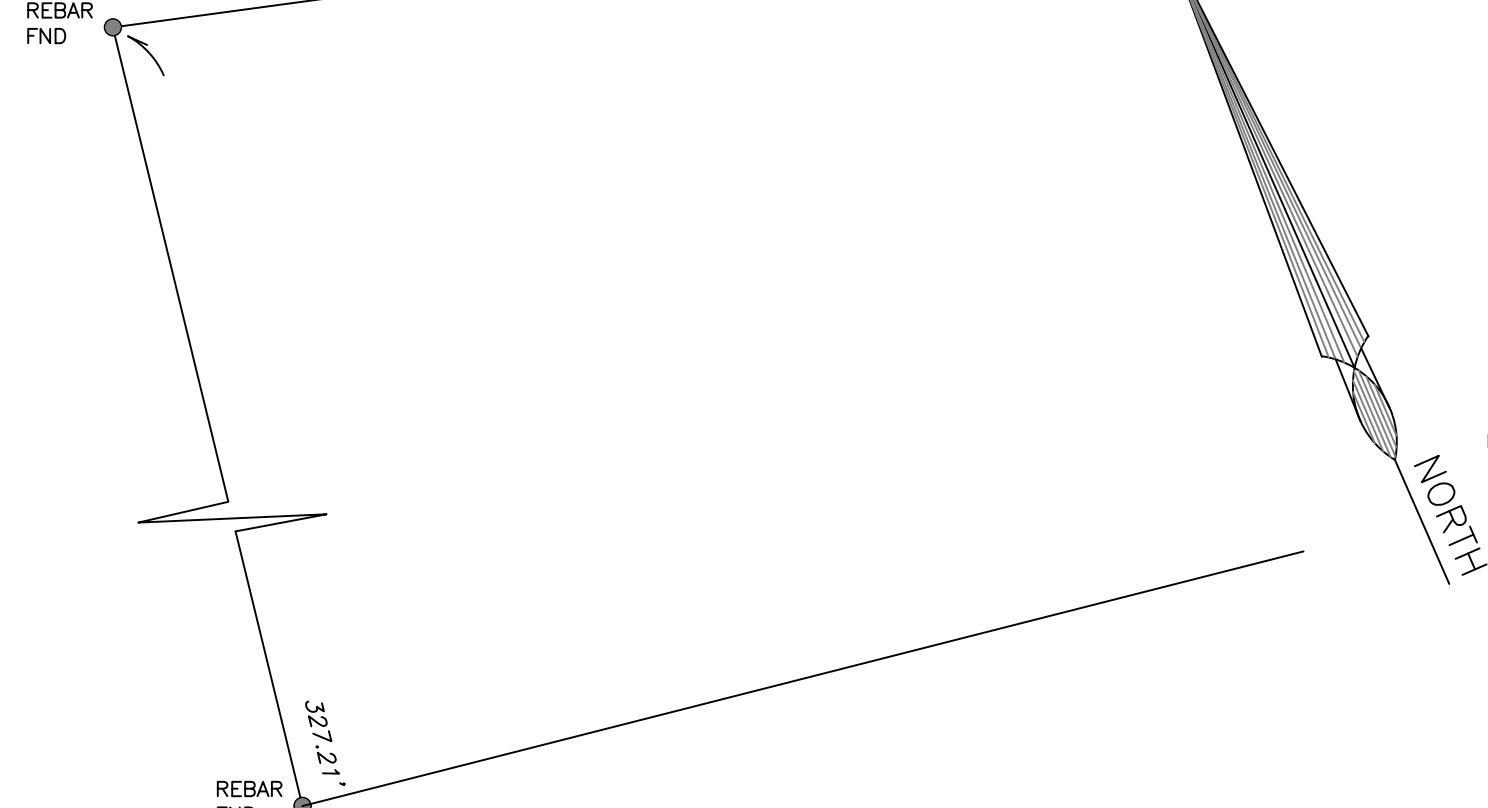
 OWNER

 CHAIRMAN, PLANNING BOARD

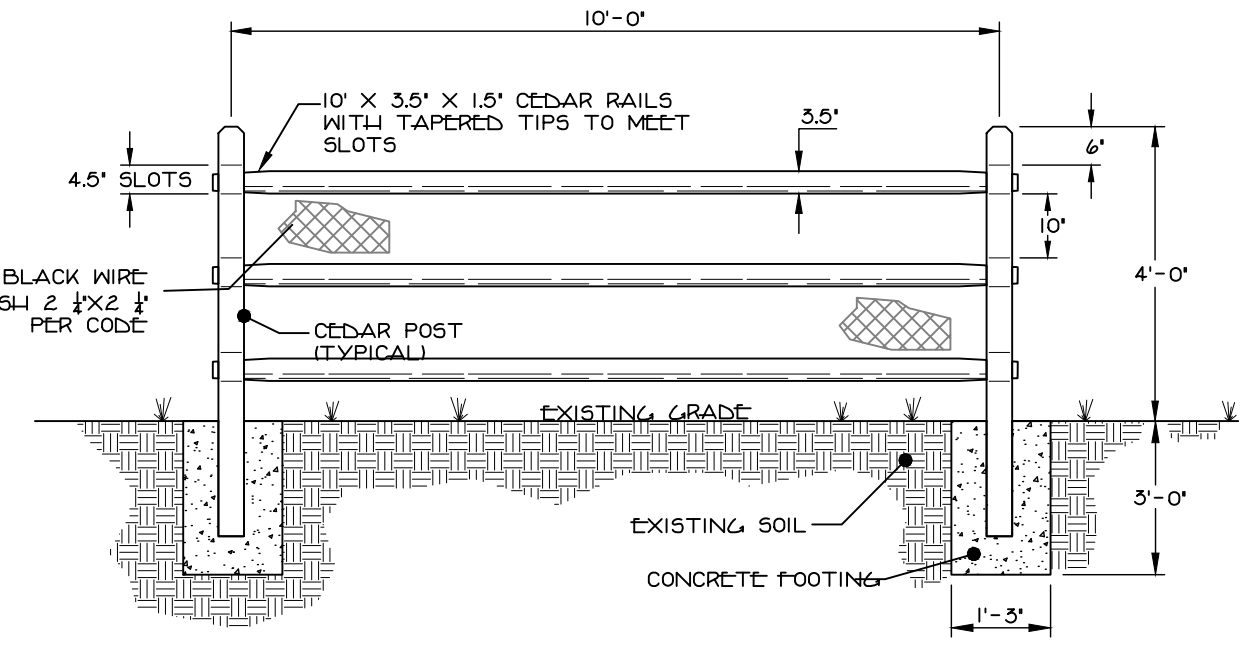


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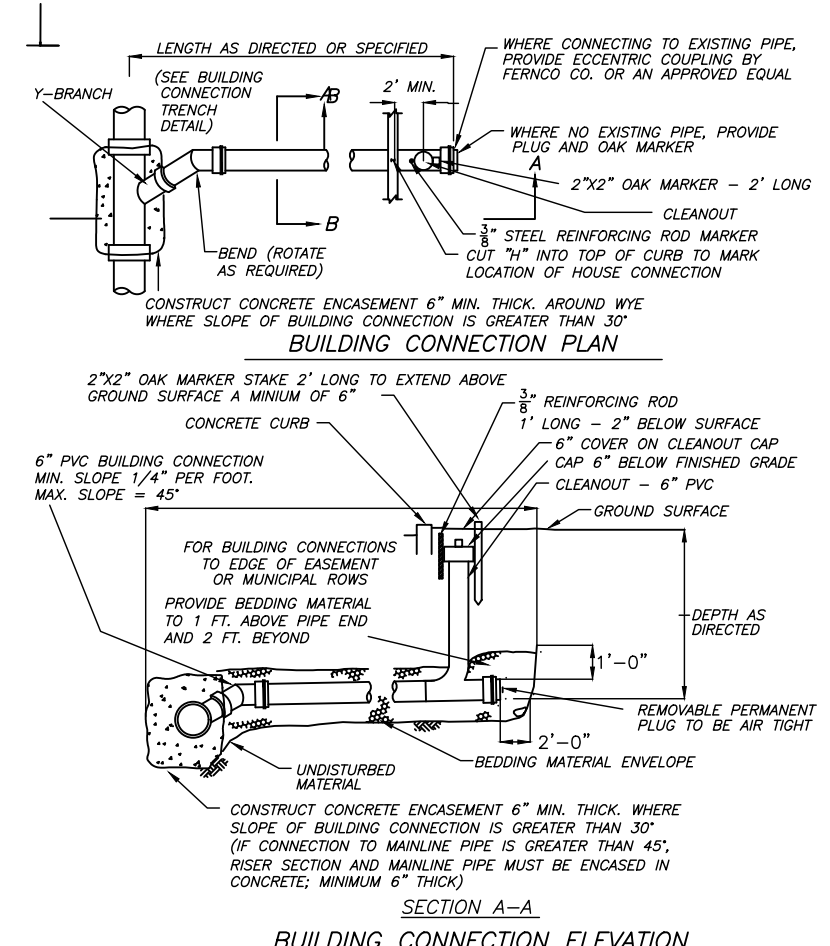
VAN HOUTEN STREET



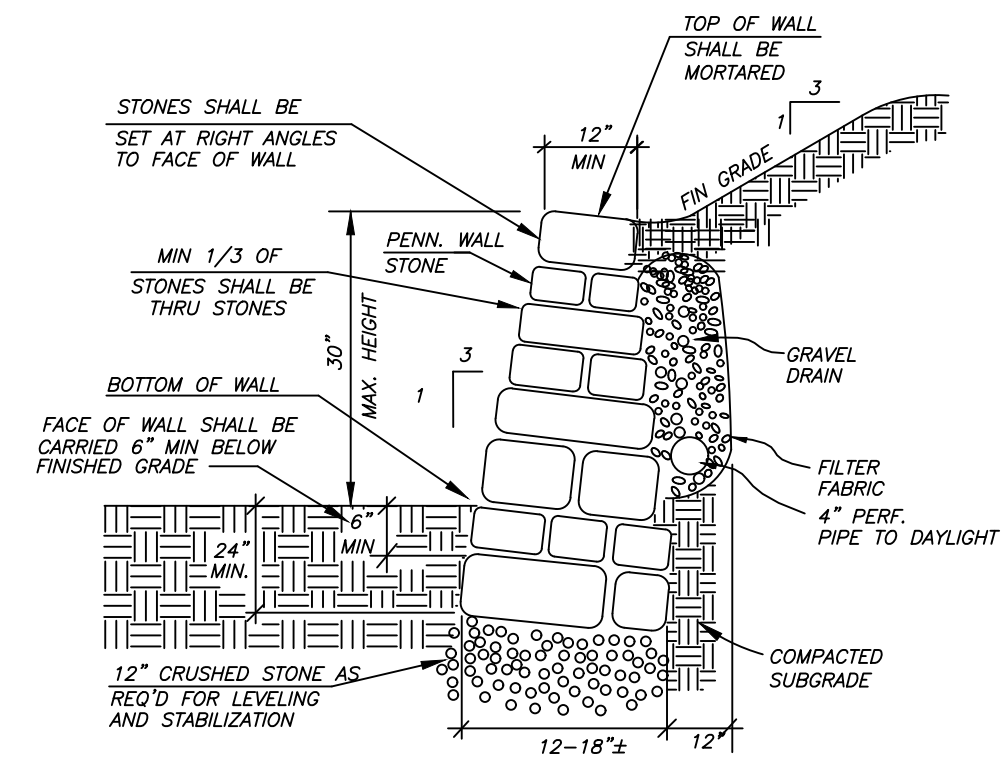
NOTES:
 1) ALL WOOD POSTS FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED.
 2) END POST SHALL BE TERMINAL POST.



SPLIT RAIL FENCE (WIRE MESH)
 N.T.S.

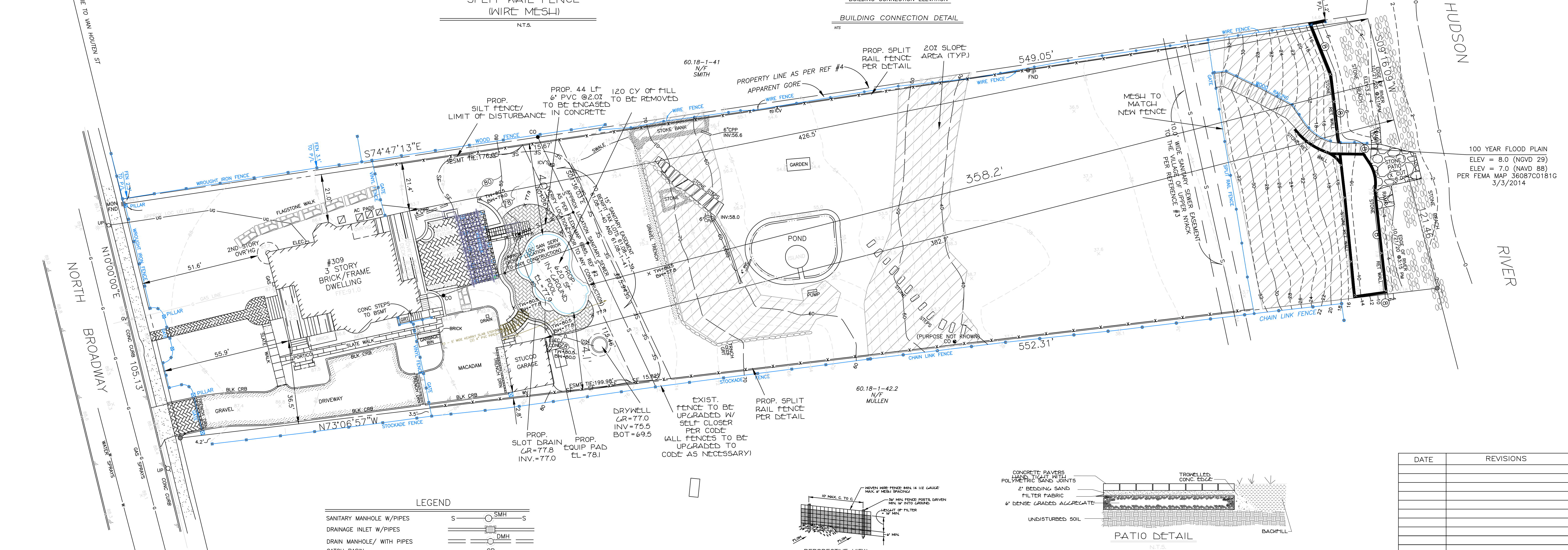


BUILDING CONNECTION ELEVATION
 BUILDING CONNECTION DETAIL
 N.T.S.



DRY STONE WALL DETAIL
 N.T.S.

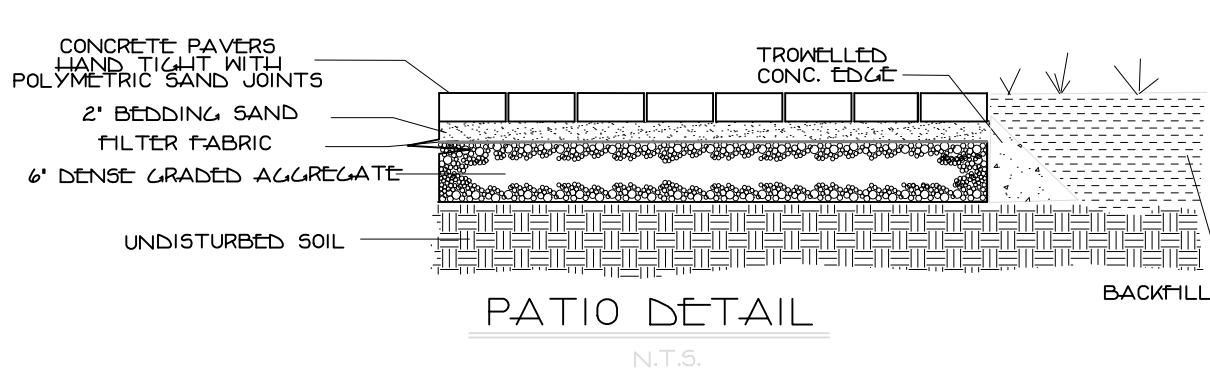
- EROSION CONTROL NOTES AND SEQUENCE
1. INSTALL SILT FENCING AS SHOWN.
 2. CLEAR PROTECTION FOR EXISTING INLETS AROUND EXISTING DRAINAGE STRUCTURES AS SHOWN.
 3. CLEAR ALL TREES REQUIRED FOR INSTALLATION OF DRIVEWAY/PARKING LOT. REMOVE EXISTING STRUCTURES ON SITE.
 4. COMPLETE GRUBBING AND STRIPPING OF THE TOPSOIL IN THE AREA TO BE DISTURBED. MAINTAIN SILT FENCE DOWNWALL OF THE STOCKPILED PILE.
 5. INSTALL ANY SITE UTILITIES.
 6. INSTALL BASE COURSE FOR PARKING LOT AND CONSTRUCT BUILDING.
 7. INSTALL ADDITIONAL EROSION CONTROL AS REQUIRED TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LAZON RUN-OFF FROM EXITING THE SITE, AND AS DIRECTED BY THE DIRECTOR OF ENVIRONMENTAL CONTROL.
 8. WHEN SPECIFIED COVER HAS BEEN ESTABLISHED ON DISTURBED SURFACES, REMOVE THE EROSION CONTROL DEVICES.
 9. INSTALLATION OF EROSION CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 10. INSPECT EROSION CONTROL MEASURES AFTER EACH RAINFALL EVENT, BUT NO LESS THAN WEEKLY CLEAR ANY SILT GREATER THAN 6 INCHES BEHIND THE FILTER FABRIC BARRIERS. EXCAVATE AND REMOVE ANY SILT FROM DRAIN INLET PROTECTION.
 11. SEED AND MULCH SHALL BE APPLIED UPON REACHING FINAL GRADE WITHIN 5 DAYS TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND REVEALED WITHIN 15 DAYS WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THEY SHALL BE STABILIZED WITH GEOTEXTILE FABRIC.
 12. INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE DIRECTOR OF ENVIRONMENTAL CONTROL, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LAZON RUNOFF FROM EXISTING THE SITE.
 13. CONTINUE INSPECTION AND REPAIR OF EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF VEGETATION.



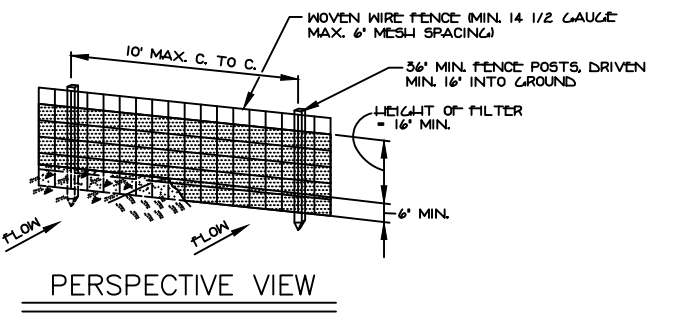
100 YEAR FLOOD PLAIN
 ELEV = 8.0 (NGVD 29)
 ELEV = 7.0 (NAVD 88)
 PER FEMA MAP 36087C0181G
 3/3/2014

LEGEND

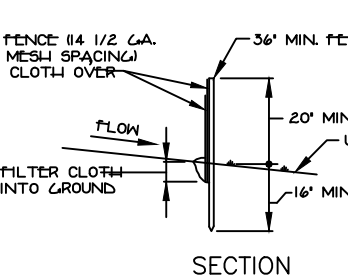
SANITARY MANHOLE W/PIPES	SMH
DRAINAGE INLET W/PIPES	DMH
DRAIN MANHOLE W/ PIPES	CB
CATCH BASIN	TCCB
TOP CURB @ CATCH BASIN	TGFI
TOP GRATE FIELD INLET	INLET
DRAIN INLET	UP
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	UV
WATER VALVE	WV
GAS VALVE	GV
OVERHEAD WIRES	OHW
BLACKTOP PAVEMENT	BT
CONTOUR LINE	520
SPOT GRADE	x 520.5
WATER MAIN	W
GAS MAIN	G
ELECTRIC LINE	E
CHAIN LINK FENCE	CLF
STOCKADE FENCE	STK
BUILDING ENTRANCE	ENT
CORRUGATED PLASTIC PIPE	CPP
IRRIGATION CONTROL BOX	ICV



PATIO DETAIL
 N.T.S.



PERSPECTIVE VIEW



SECTION

- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
1. WOVEN WIRE FENCE TO BE FASTENED TO STEEL TIES 1/4" OR 1/2" TYPE OR 2" LARGER DIAMETER. POSTS TO BE FASTENED TO WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED TO WIRE TIES SPACED AT 4' TO 6' MAX. MESH OPENING. TO WOVEN WIRE FENCE WITH TIES SPACED AT 4' TO 6' MAX. MESH OPENING. EVERY 24" AT TOP AND MID SECTION. STABILIZATION TIES OR APPROVED EQUAL.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE PRE-FABRICATED JOINTS OR APPROVED EQUAL. OVERLAPPED BY SIX INCHES AND FOLDED UPWARD.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.

WIRE REINFORCED SILT FENCE
 N.T.S.

DATE	REVISIONS
4/8/21	REVISE PER COMMENTS
DESIGNED EM	CHECKED PG
DRAWN EM	APPROVED PG

SITE PLAN FOR POOL
 FOR TAX LOT 60.18-1-42.1
 PALANO
 VILLAGE OF UPPER NYACK
 TOWN OF CLARKSTOWN
 ROCKLAND COUNTY, NEW YORK

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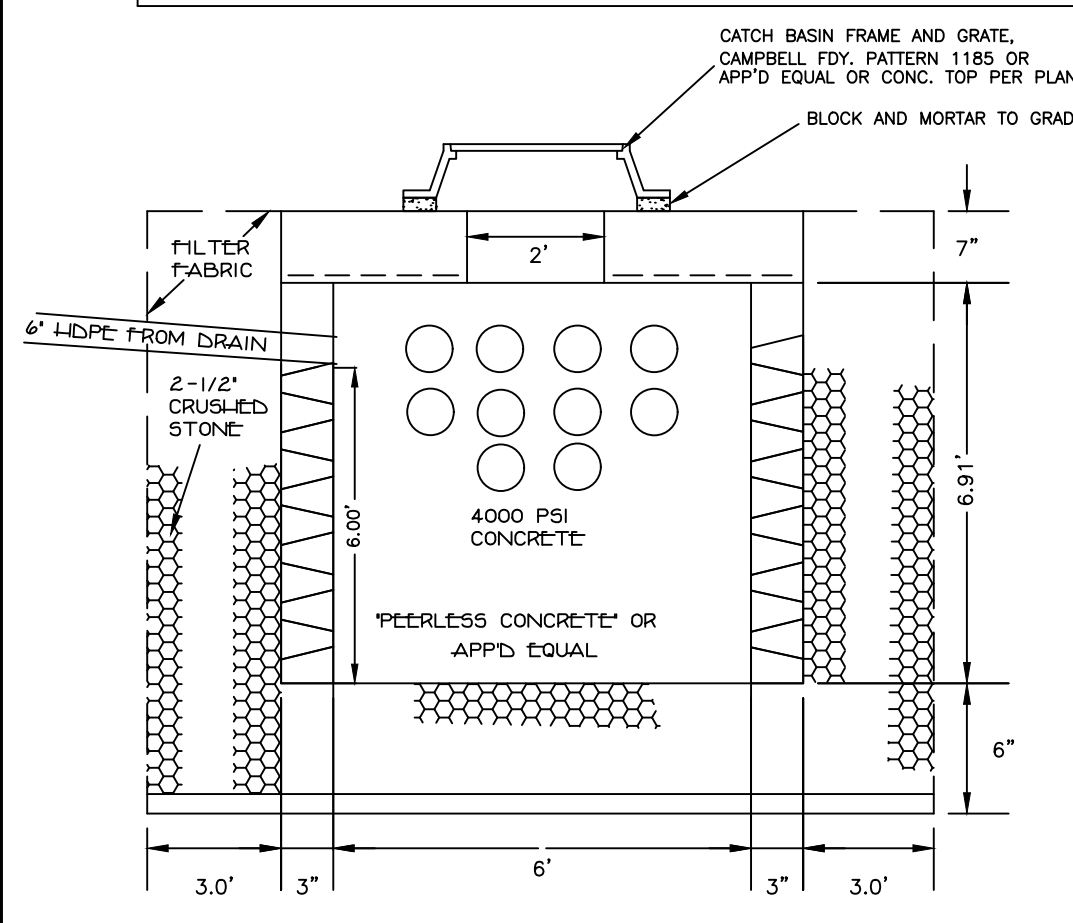
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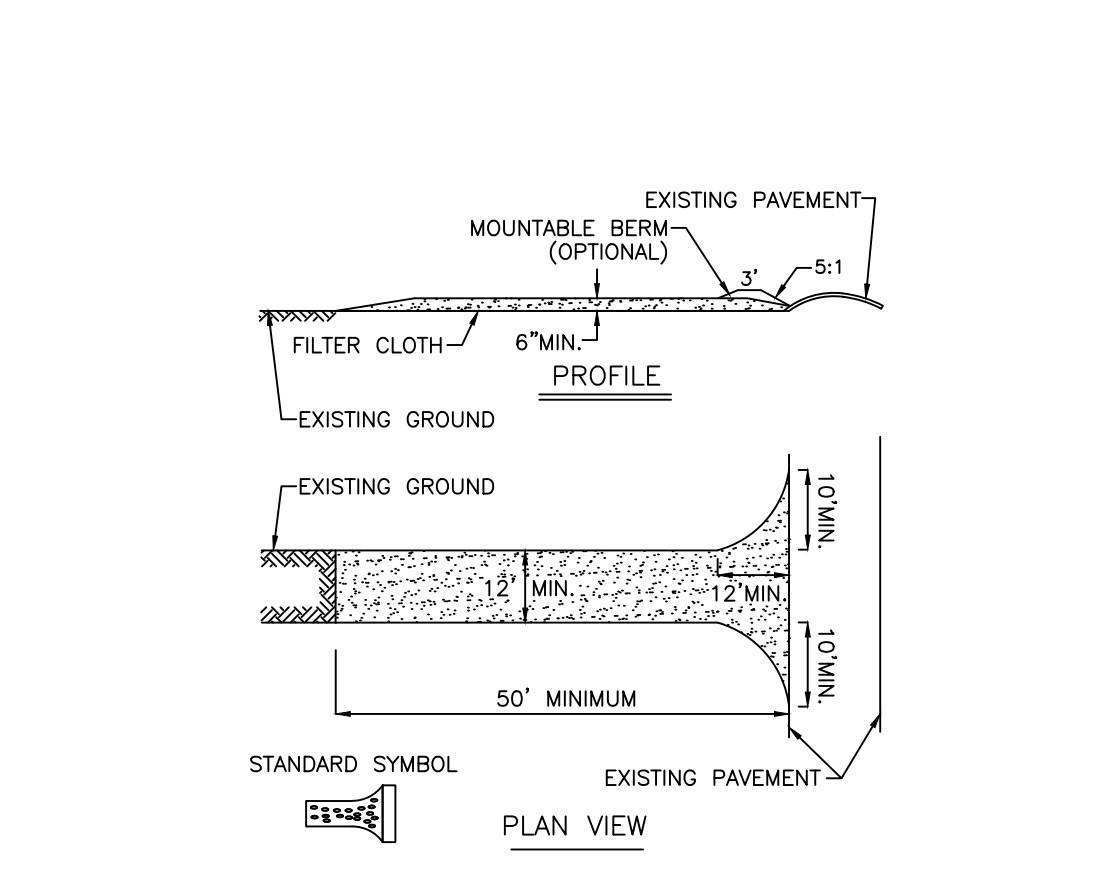
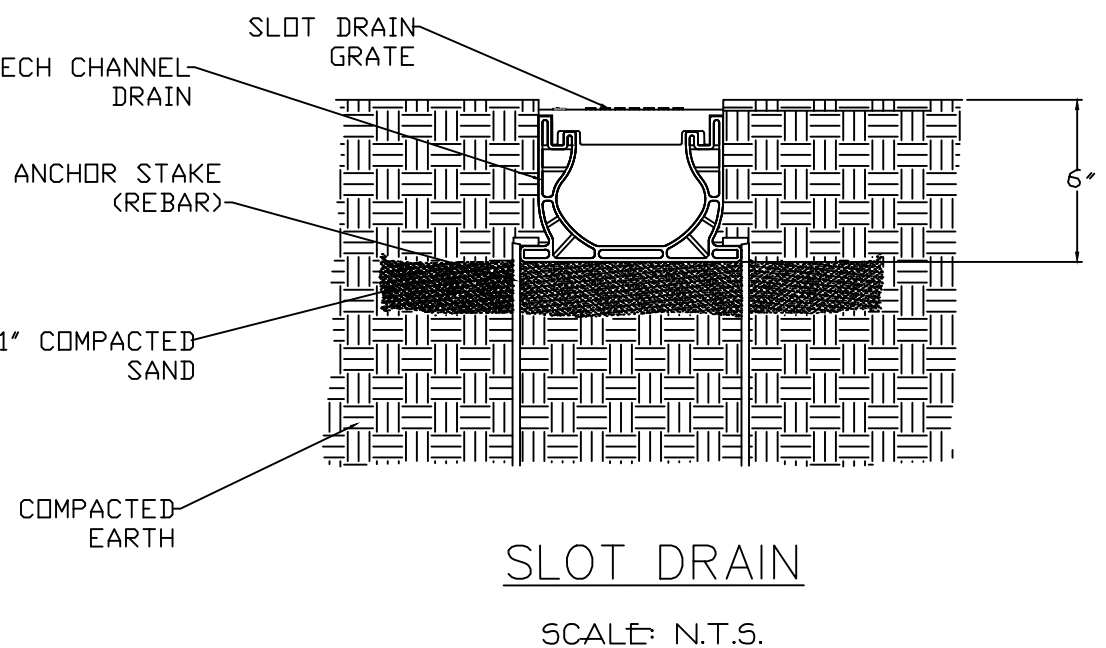
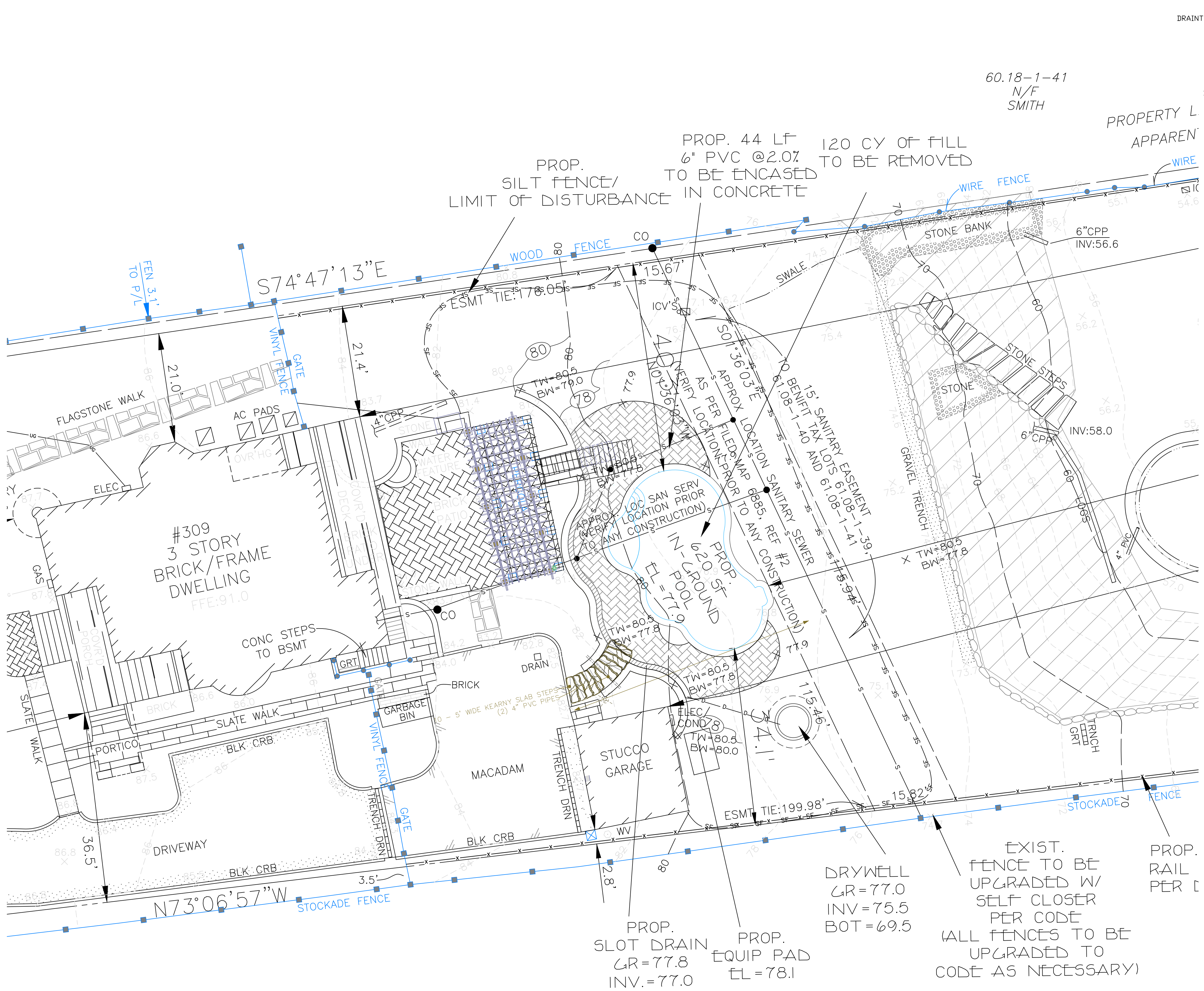
309NBROAD
 NOV. 24, 2020
 1"=20'
 2 OF 4

SOILS PER ECHS FIELD 'C'
 DEVELOPMENT SIZE = 0.0294 ACRE
 UNDEVELOPED SCS CURVE NO. = 74.0000
 DEVELOPED SCS CURVE NO. = 48.0000
 1. SELECT DESIGN STORM
 100 YEAR 24-HOUR 9.3
 2. TYPE OF SUBSPACE DISPOSAL SYSTEM
 PRECAST DRYWELL WITH 30" DIAMETER STONE
 3. DETERMINE PERCOLATION RATE
 PERCOLATION RATE 10000 INCHES
 TIME 300000 MINUTES
 4. AREA OF PERCOLATION LAYER
 SURFACE AREA OF CYLINDER
 AC=PIHDIAVG
 D=10000 FOOT
 60000 INCHES
 AC=22255 FT²
 BOTTOM AREA
 AB=PIR²
 AB=07854 FT²
 VOLUME OF PERCOLATION
 AP=AC*H
 AP=3007 FT³
 5.004 FT³
 SOIL PERCOLATION RATE
 SP=VOLUME/AREA/TIME
 SP=10435 FT³/FT²/DAY
 SP=MINUS CLOGGING FACTOR OF 0.25
 0.7826 FT³/FT²/DAY
 6. CALCULATE REQUIRED STORAGE VOLUME
 24-HOUR RAINFALL 9.3000 INCHES
 FROM TABLE 2-1 OF TR-55
 EXISTING CN= 74.0000 THEREFORE DEPTH V=4.81 INCHES
 PROPOSED CN= 48.0000 THEREFORE DEPTH V=9.40 INCHES
 DELTA V= 4.59 INCHES
 V=DELTA V*AREA
 V=4258258 FT³
 7. CALCULATE VOLUME PER DRYWELL
 VOLUME PER DRYWELL 30000 FEET
 THICKNESS OF STONE 0.3333 FOOT
 DIAMETER OF DRYWELL 60000 FEET
 LENGTH OF DRYWELL 3745 FT³
 8. CALCULATE 24-HOUR PERCOLATION VOLUME PER DRYWELL
 VOLUME PER DRYWELL PER PERCOLATION RATE
 VP=AP*SP
 VP=3007 FT³
 9. CALCULATE TOTAL 24-HOUR PERCOLATION VOLUME
 TV=VP*NUMBER OF DRYWELLS
 TV=4258258 FT³
 10. DETERMINE NUMBER OF DRYWELLS REQUIRED
 NUMBER OF DRYWELLS REQUIRED 108
 TOTAL VOL PER DRYWELL 39285 FT³
 USE 1

NOTES:
 1. SET PIT IN 15'x15' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.
 SEEPAGE PIT MAINTENANCE NOTES
 1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
 2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
 3. IF EVIDENCE PERISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.



RESIDENTIAL TRAFFIC TOP
 PRECAST CONC. SEEPAGE PIT DETAIL



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

STABILIZED CONSTRUCTION ENTRANCE

NTS

DATE	REVISIONS
4/8/21	REVISE PER COMMENTS
DESIGNED <u>EM</u>	CHECKED <u>PG</u>
DRAWN <u>EM</u>	APPROVED <u>PG</u>

GRADING PLAN FOR POOL
 FOR TAX LOT 60.18-1-42.1
 PALANO
 VILLAGE OF UPPER NYACK
 TOWN OF CLARKSTOWN
 ROCKLAND COUNTY, NEW YORK

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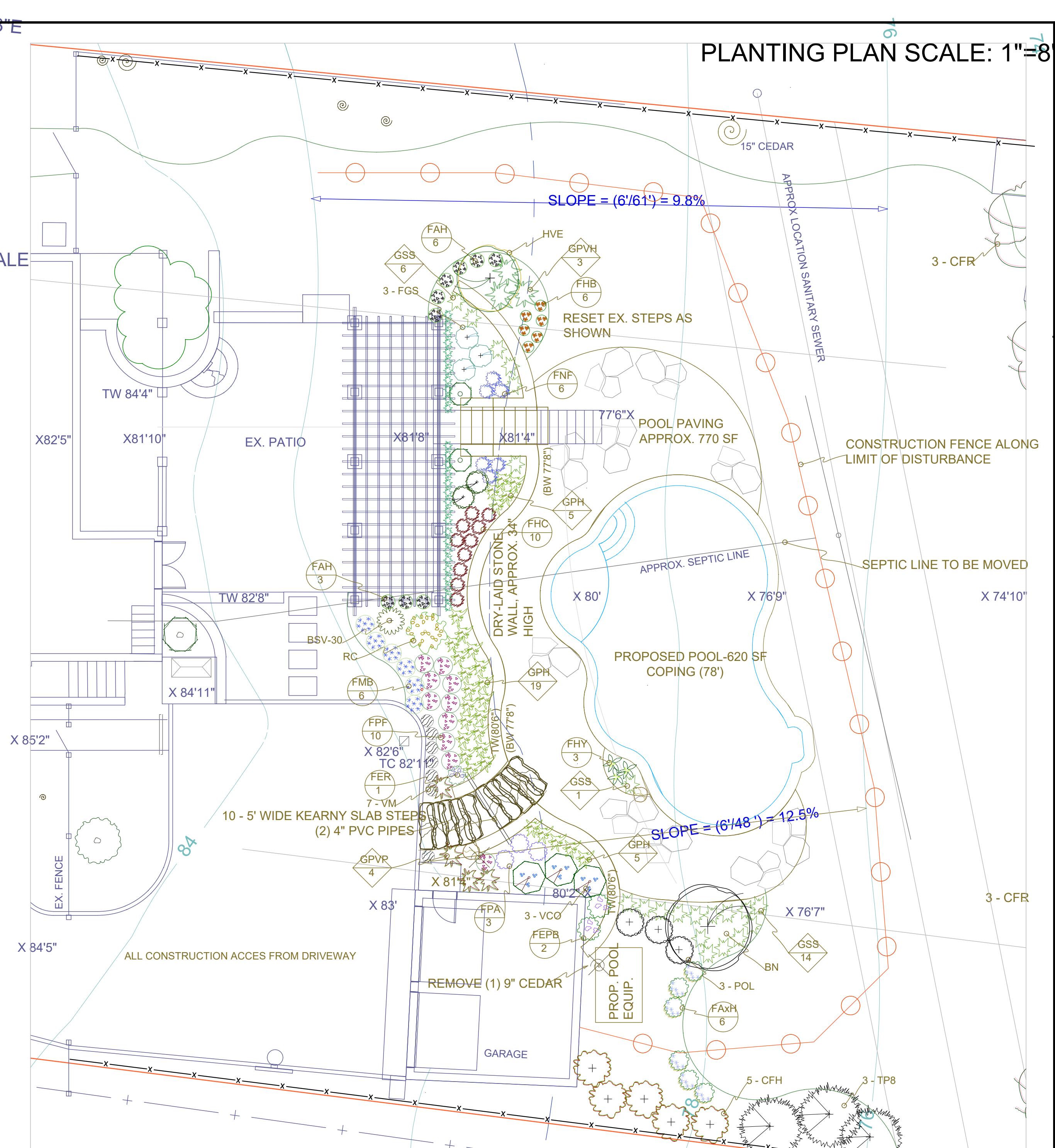
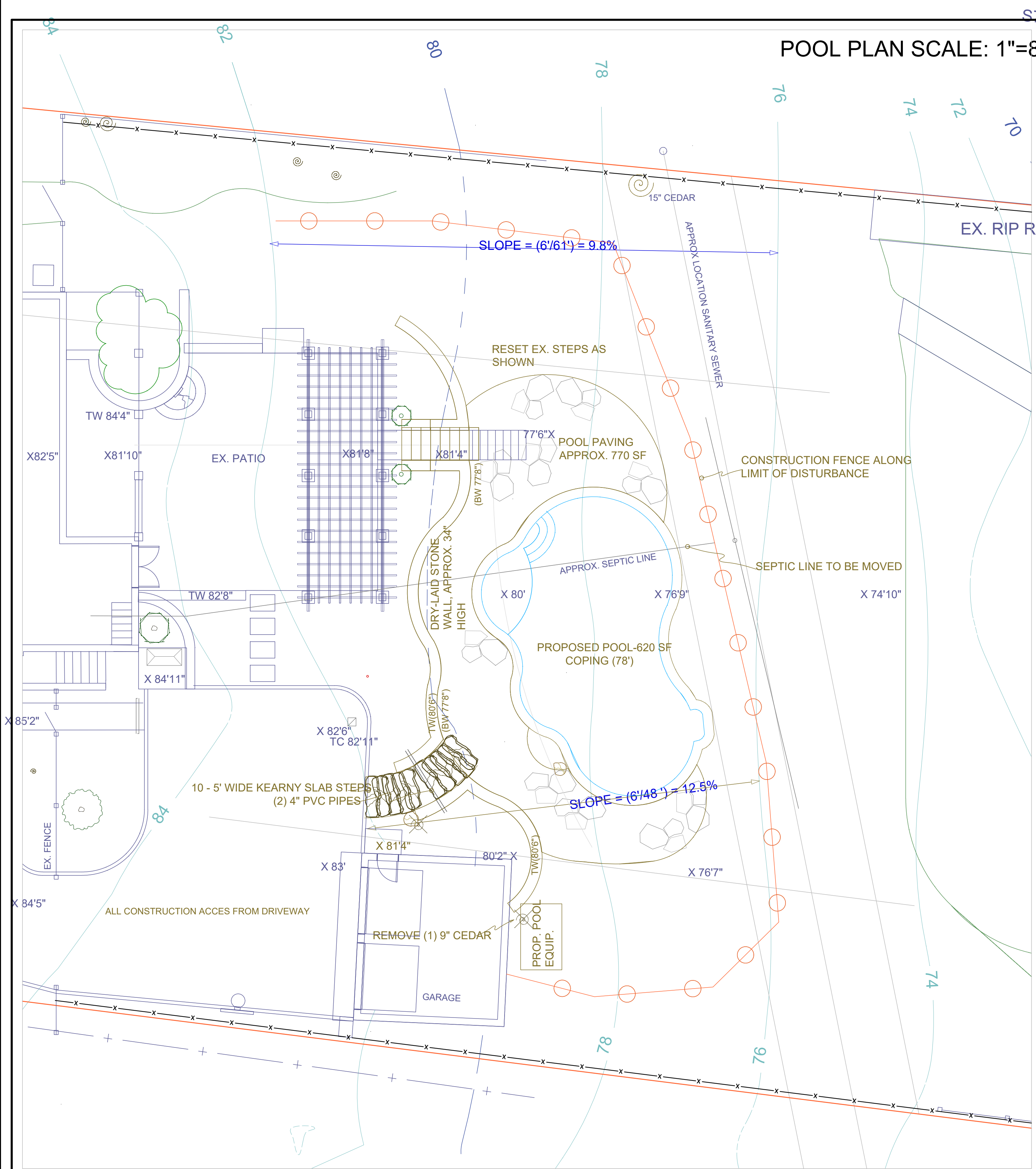
 PAUL GDANSKI, P.E.
 6018-1-42.1

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 EMAIL: PGSKI@EARTHLINK.NET
 309NBROAD
 NOV. 24, 2020
 SCALE 1"=10'
 3 OF 4

Carolle Huber

LANDSCAPE ARCHITECTURE

12 Walker Ave.
Morristown NJ 07960
201.572.1555



Plant List for Pool Area

Key Qty.	Botanical Name	Common Name	Size	Remarks
ORNAMENTAL GRASSES				
GPVH 3	Panicum virgatum 'Heavy Metal'	Switch Grass	1 gal.	@3' oc, metallic blue, 4'
GPVP 4	Panicum virgatum 'Prairie Fire'	Prairie Fire Switch Grass	1 qt.	@3' oc, green, 3"
GPH 29	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	1 gal.	@2' oc, green, 2'
GSS 21	Schizacharium scoparium	Little Blue Stem	1 gal.	@24' oc, blue foliage, 3' Aug
GSC 29	Sesleria caerulea	Blue Moor Grass	1 gal.	@12' oc, blue foliage, 10" Aug"
PERENNIALS				
FAH 9	Alchemilla mollis	Lady's-Mantle	1 gal.	@2' oc, chartreuse, 18", June-Aug
FAXH 6	Amsonia hubrichtii	Arkansas Amsonia	1 gal.	36" c.c., lt. blue, 36", fall color
FER 1	Echinops ritro	Globe Thistle	1 gal.	@2' oc, blue, 3', July-Sept
FEPB 2	Eupatorium m. 'Purple Bush'	Purple Bush Pye Weed	2 gal.	@2.5' oc, purplish, 4', July-Sept.
FHB 6	Helianthemum 'Bawny Velvet'	Banwy Velvet	1 gal.	@1' oc, reddish, 1', Aug-Sept"
FHY 3	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	@2' oc, yellow, 18", May-Sept
FHC 10	Heuchera 'Cherries Jubilee'	Cherries Jubilee Alum Root	1 gal.	@18" oc, white, 2", May-June
FMB 6	Monarda didyma 'Blue Stocking'	Beebalm	1 gal.	@18" oc, violet, 30", June-Aug
FNF 6	Nepeta faassenni	Catmint	1 gal.	@18" oc, lavender, 12", May-July
FPA 3	Perovskia atriplicifolia	Russian Sage	1 gal.	@2' oc, blue, 3', July-Aug.
FPP 10	Persicaria amp. 'Speciosa' Firetail	Firetail	1 gal.	@2' oc, red, 4', June-July
TREES & SHRUBS				
BN 1	Betula nigra 'Heritage'	River Birch	8-10' clump	40'
BSV-30 1	Buxus s. 'Varder Valley'	Varder Valley Boxwood	24-30"	3'
CFH 5	Calycanthus R. 'Hartlage Wine'	Hartlage Wine Sweetshrub	42-48"	Maroon, 8', May-Aug.
CFR 6	Cornus X 'Rutgan'	Stellar Pink Dogwood	8-10' heavy	"pink, 25', May"
FGS 3	Fothergillia g. 'Suzanne'	Suzanne Fothergillia	24-30"	"white, 3', May"
HVE 1	Hamamelis vernalis 'Diane'	Diane Witchhazel	8-+	"orange, 8', Feb."
POL 3	Prunus laurocerasus 'Schipkaensis'	Skip Laurel	36-42"	"white, 6', May"
RC 1	Rhododendron calendulaceum	Flame Azalea	30-36"	"Orange, 6', June"
SBL 2	Spirea x bumalda 'Limemound'	Limemound Spirea	3 gal.	"rose, 2', June-July"
TP8 3	Thuja plicata	Giant Arborvitae	7-8'	25'
VCO 3	Vaccinium corymbosum	Highbush Blueberry	2 gal.	white to fruit, 6', May
VM 7	Vinca minor	Bowles Periwinkle	1 gal.	@18" oc, blue, 8", April

DATE	REVISIONS
4/8/21	REVISE PER COMMENTS
DESIGNED EM	CHECKED PG
DRAWN EM	APPROVED PG

LANDSCAPING PLAN FOR POOL
FOR TAX LOT 6018-1-42J
PAZANO
VILLAGE OF UPPER NYACK
TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK

- KEY:**
- ⊙ EX. TREE TO REMAIN
 - ⊗ EX. TREE TO BE REMOVED (1)
 - (2) 3" PVC SIDE BY SIDE FOR FUTURE UTILITIES
 - X 100' EXISTING ELEVATION
 - X (100) PROPOSED ELEVATION,
 - TW TOP OF WALL
 - BW BASE OF WALL

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309 NBROAD
NOV. 24, 2020
SCALE 1"=8'
4 OF 4