

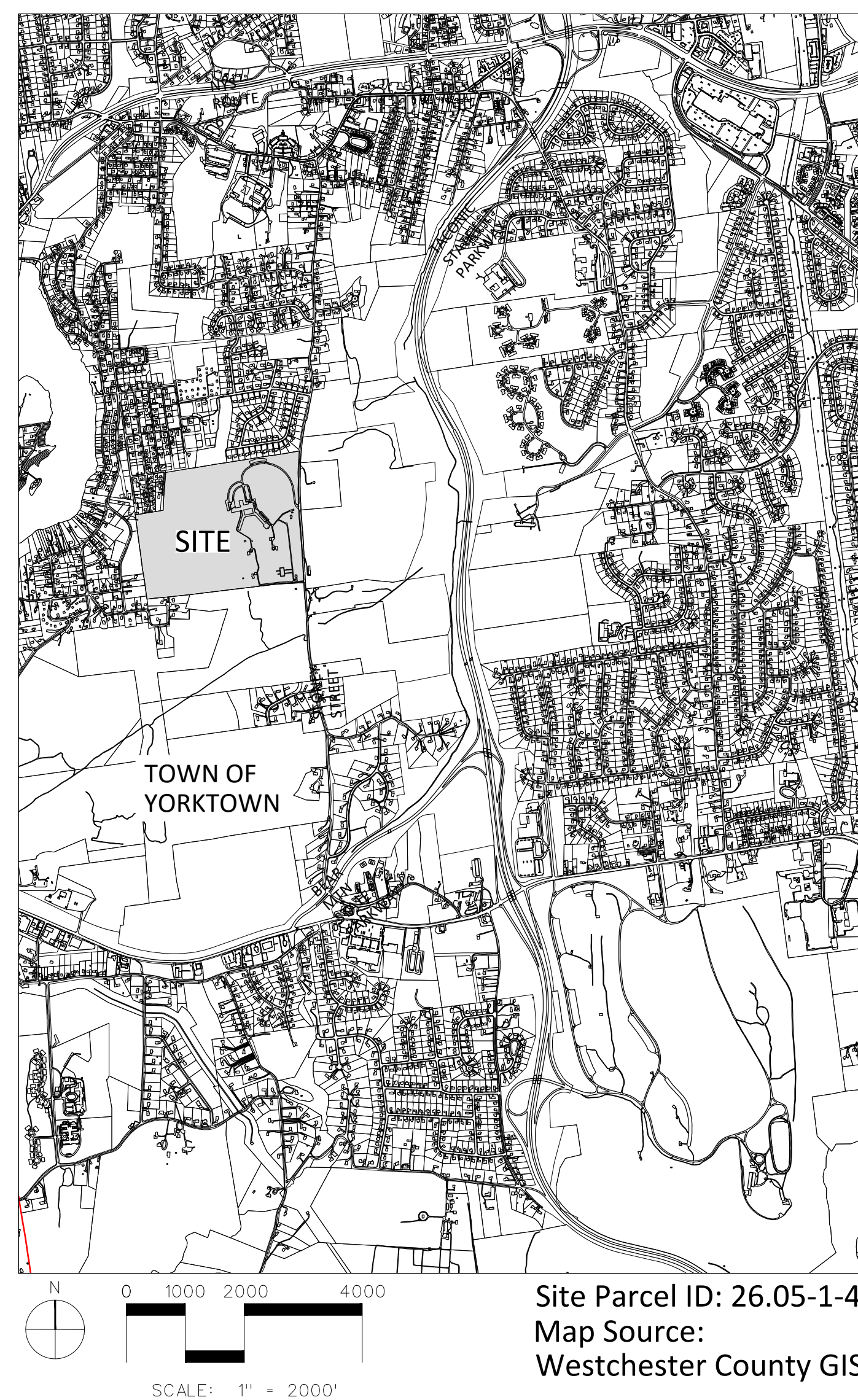
SHRUB OAK INTERNATIONAL SCHOOL

Town of Yorktown, New York

APPLICATION FOR SITE PLAN AMENDMENT APPROVAL

MARCH 16, 2022

LOCATION MAP



ZONING COMPLIANCE ANALYSIS

ZONING COMPLIANCE TABLE					
Address: 3151 Stoney Street, Shrub Oak, NY					
Zoning District: Special Permit for Parochial, Private Elementary & High Schools, Colleges & Seminaries within R1-					
Tax Map Parcel ID: 26.5-1-4 & 26.6-1-2					
Description	Required/Permitted	Existing	Proposed		
Minimum Lot Area (SF)	160,000	sf 5,540,396	sf 5,540,396	sf	
Minimum Lot Area (Acres)	32.89	ac 127.2	ac 127.2	ac	
Junior High or High School	15	ac			
Dormitory (1000 sf/beds; 300 beds)	6.89	ac			
Single Family House (160,000 sf/house; 3 SF homes)	11.02	ac			
Minimum Lot Width at Main Building Line	200	ft 2,153	ft 2,153	ft	
Minimum Lot Depth	200	ft 1,700	ft 1,700	ft	
Front Yard (Street) Setback	200	ft 89 (a)	ft 89/200 (b)	ft	
Side Yard/Rear Yard Setback	100	ft 50 (a)	ft 50/100 (b)	ft	
Parking Setback	50	ft 12 (a)	ft 12/50 (c)	ft	
Maximum Building Height					
Main building	35	ft > 35 (a)	ft >35/35 (b)	ft	
Accessory Building or Structure	15	ft >15 (a)	ft >15/15 (b)	ft	
Minimum Usable Floor Area of Dwelling Unit	1,200	NA	NA		
Maximum Building Coverage	20%	2%	2%		
Road Frontage	200	ft NA	ft NA		
Junior High or High School	400	ft 2,234	ft 2,234	ft	
College	500	ft 2,234	ft 2,234	ft	
Required Parking Spaces	344 (d)	sp 106	sp 440 (e)	sp	
Notes:					
(a) There are existing non-conforming structures on site which are to remain.					
(b) New buildings will meet setback requirements.					
(c) New parking areas will meet setback requirements.					
(d) Per 6/26/17 Approval Resolution, 344 parking spaces are required to serve 300 students.					
(e) Phase 2 = 233 spaces to serve approximately 150 students.					
Source: Town of Yorktown, www.ecode360.com , 3/9/18.					

LIST OF DRAWINGS

SITE, CIVIL AND LANDSCAPE DRAWINGS				
NO.	TITLE	DATE	BY	SCALE
	COVER SHEET	3/16/22	DTSP	NA
SP-0.0	MASTER SITE PLAN	3/16/22	DTSP	1"=120'
SP-1.1-1.2	LAYOUT PLAN	3/16/22	DTSP	1"=40'
SP-2.1-2.2	SITE GRADING AND UTILITY PLAN	3/16/22	DTSP	1"=40'
SP-2.3-2.4	SITE GRADING AND UTILITY PLAN - PHASE 2	3/16/22	DTSP	1"=40'
SP-3.1-3.2	LANDSCAPE PLAN	3/16/22	DTSP	1"=40'
SP-4.1	SITE AND UTILITY DETAILS	3/16/22	DTSP	AS NOTED
SP-4.2	SITE AND UTILITY DETAILS	3/16/22	DTSP	AS NOTED
SP-6.1-6.2	SITE LIGHTING PLAN	3/16/22	DTSP	1"=40'
	SURVEY OF PROPERTY (PARCEL 26.5-1-4)	4/9/18	BADEY & WATSON	1"=120'

OWNER / APPLICANT
 Shrub Oak International School
 3151 Stoney Street
 Shrub Oak, NY 10547

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 3063 Route 9
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SUMMARY OF EXISTING AND PROPOSED CAMPUS BUILDINGS								
BUILDING KEY	STRUCTURE STATUS	PROPOSED ACTION	EXISTING OR PREVIOUS USE	PROPOSED USE	PROJECT PHASE	STRUCTURE FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	NUMBER OF STORIES
1	Existing	Interior Improvements	School	School/Dorms/Offices	Phase 1+	84,143	281,405	5 + Lower Level
2	Proposed	New Construct	N/A	Natorium connected to Building 1	Phase 3	7,300	7,300	1
3	Proposed	New Construct	N/A	Barn for farm animals	Phase 3	630	630	1
4	Existing	Replace	House (Unhabitable)	Tear down/Rebuild as two family home for parent visitors	Phase 4	2,170	4,340	2
5	Existing	No Change	House	House	Phase 1	953	1,906	2
6	Existing	Modify	Two Family Home	Converting to single family home	Phase 1	2,237	4,474	2 + Lower Level
7	Demolished	None	Single Family Home	None	Phase 1	607	1,394	2
8	Existing	Modify	Two Family Home	Life Skills Center	Phase 1	1,777	3,554	2
9	Proposed	New Construct	N/A	Two Family Home - for parent visitors	Phase 4	2,170	4,340	2
10	Existing	No Change	Single Family Home	Single Family Home	Phase 2	2,119	4,238	2 + Lower Level
11	Existing	No Change	Garage	Garage	Phase 2	565	565	1
12	Existing	Remove	Greenhouse	None (removed due to relocation of Natatorium)	Phase 3	N/A	N/A	N/A

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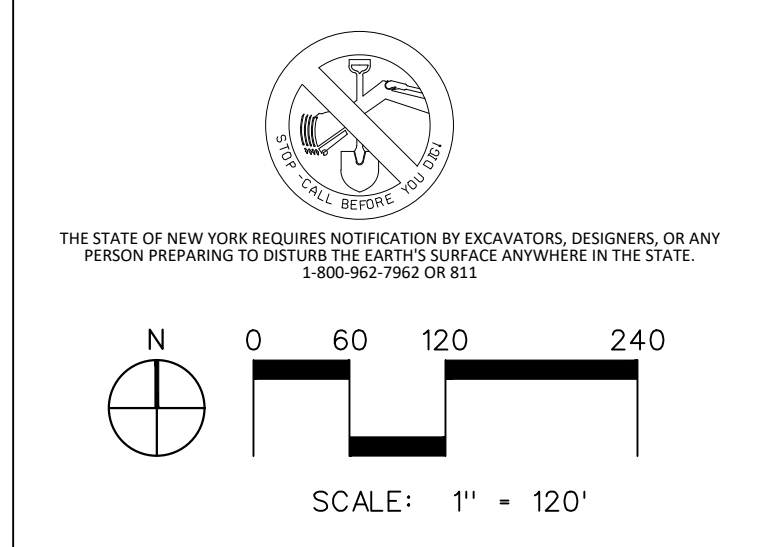
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DRAWING TITLE:

MASTER SITE PLAN

DRAWN BY: DM/MJS CHECKED BY: GMS
PROJECT NO: 824 DATE: 03/16/22
DRAWING NO: 084469

SP-0.1

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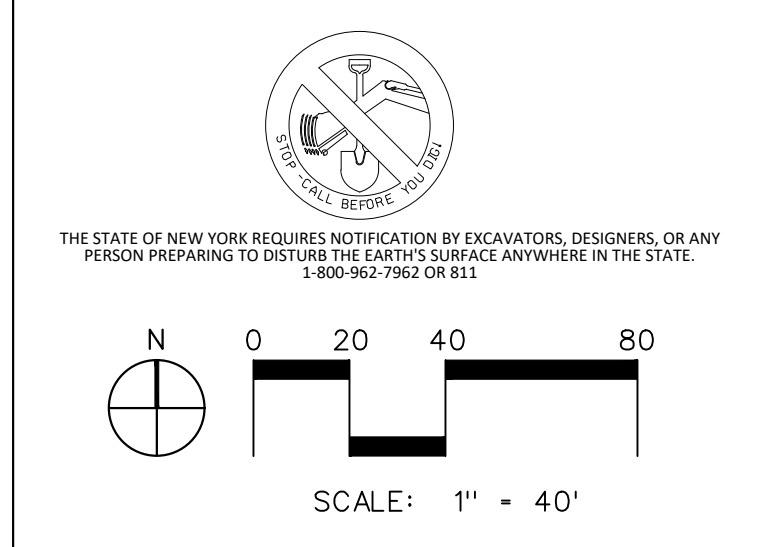
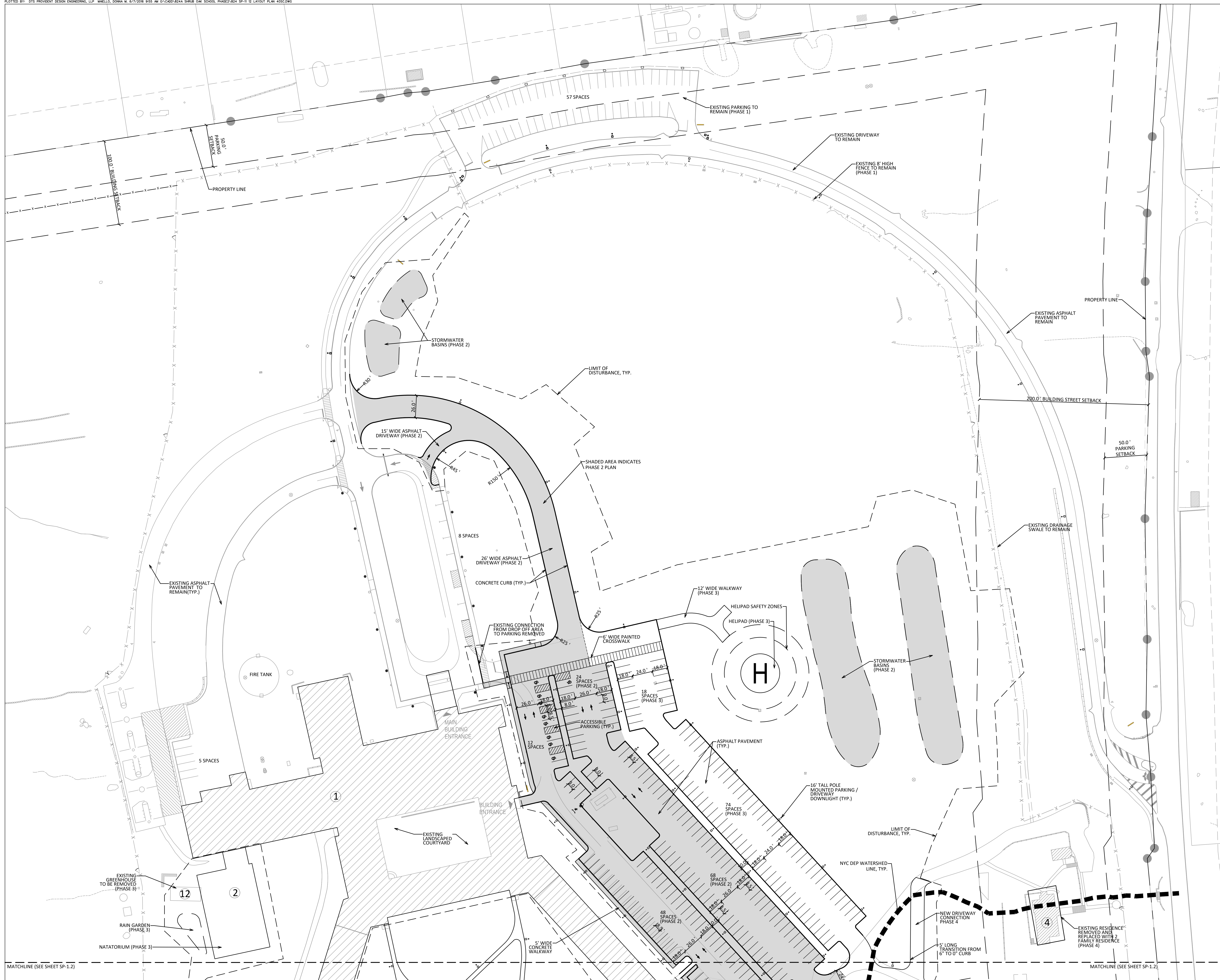
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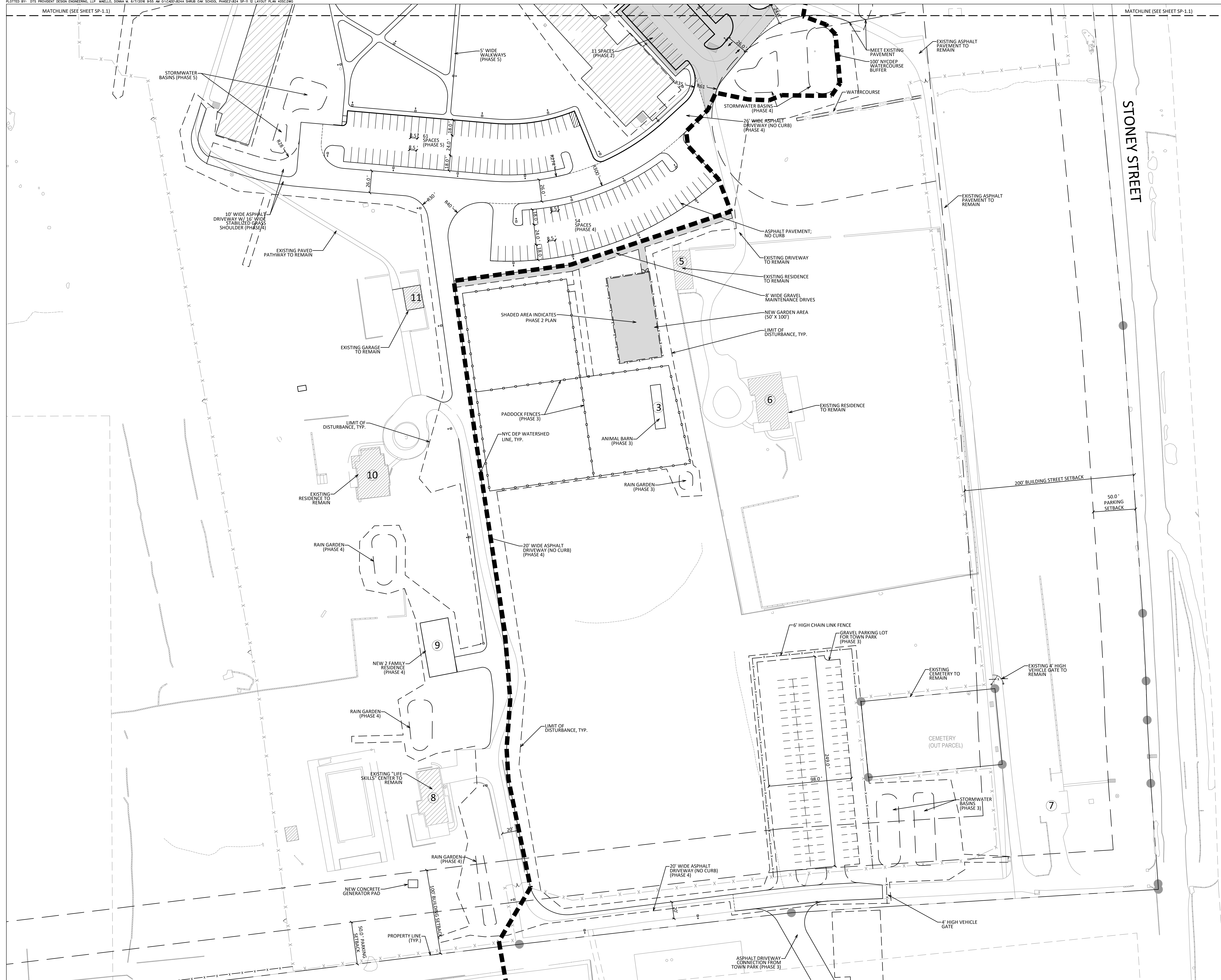
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DRAWING TITLE:

LAYOUT PLAN

DRAWN BY: DM/MJS CHECKED BY: GMS
 PROJECT NO: 824 DATE: 03/16/22
 DRAWING NO: DRAWING TITLE: SP-1.1



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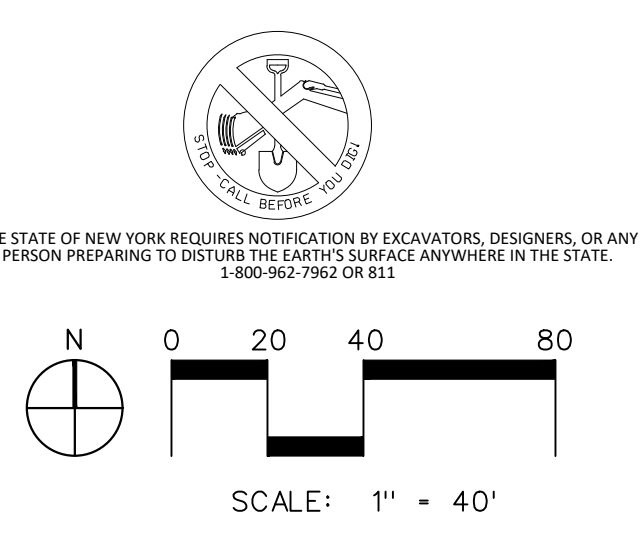
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LAYOUT PLAN

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SP-1.2



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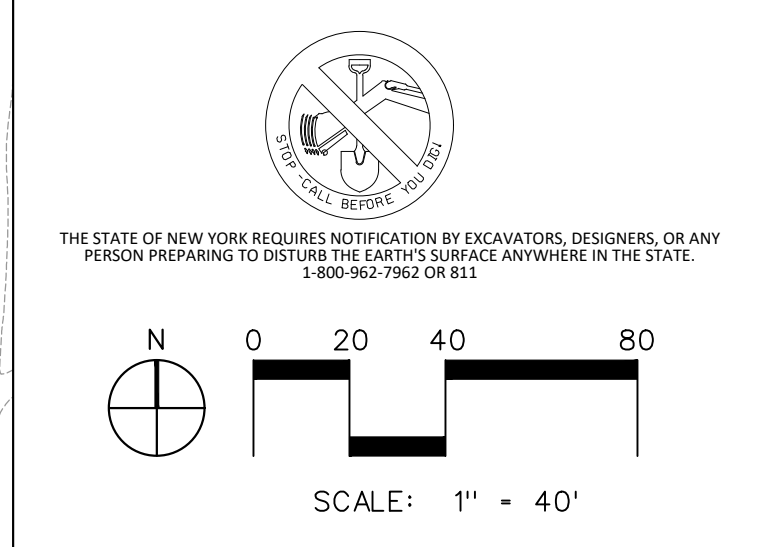
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DRAWING TITLE:

SITE GRADING AND UTILITY PLAN

DRAWN BY: DM/MJS	CHECKED BY: GMS
PROJECT NO: 824	DATE: 03/16/22
DRAWING NO:	

SP-2.2

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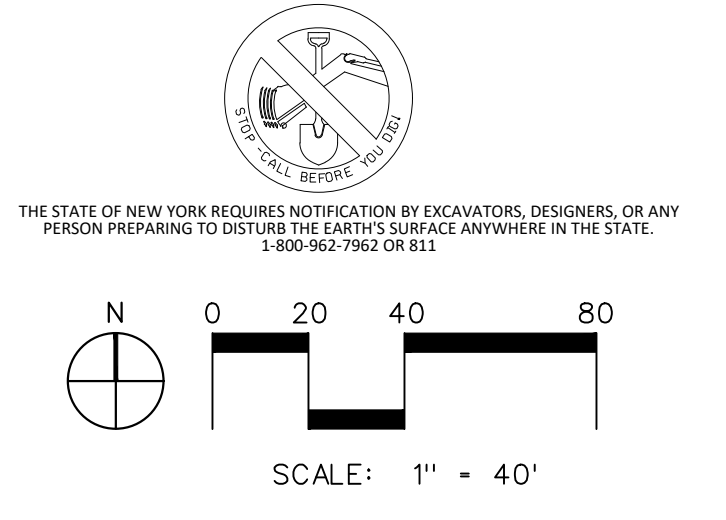
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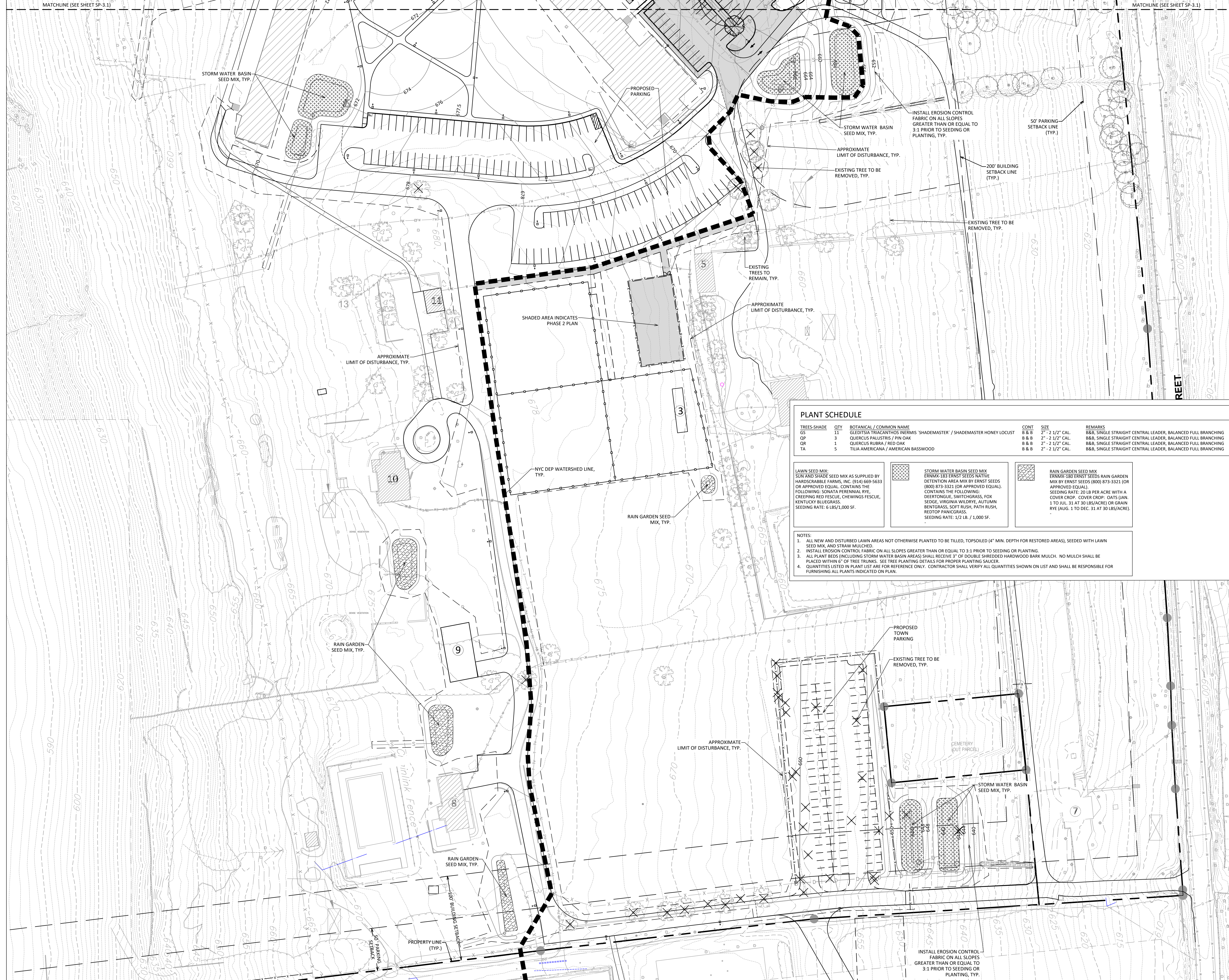
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LANDSCAPE PLAN



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SP-3.1



TREES SHADE	QTY	BOTANICAL / COMMON NAME	SHADEMASTER / SHADEMASTER HONEY LOCUST	CONT	SIZE	REMARKS
GS	11	GLEDISIA TRIACANTHOS INERMIS	SHADEMASTER / SHADEMASTER HONEY LOCUST	B & B	2" - 2 1/2" CAL.	B&B, SINGLE STRAIGHT CENTRAL LEADER, BALANCED FULL BRANCHING
QP	3	QUERCUS PALUSTRIS / PIN OAK		B & B	2" - 2 1/2" CAL.	B&B, SINGLE STRAIGHT CENTRAL LEADER, BALANCED FULL BRANCHING
QR	1	QUERCUS RUBRA / RED OAK		B & B	2" - 2 1/2" CAL.	B&B, SINGLE STRAIGHT CENTRAL LEADER, BALANCED FULL BRANCHING
TA	5	TILIA AMERICANA / AMERICAN BASSWOOD		B & B	2" - 2 1/2" CAL.	B&B, SINGLE STRAIGHT CENTRAL LEADER, BALANCED FULL BRANCHING

LAWN SEED MIX:
SUN AND SHADE SEED MIX AS SUPPLIED BY HARDSCAPE FIELDS, INC. (914) 669-5633 OR APPROVED EQUAL. CONTAINS THE FOLLOWING: SONATA PERENNIAL RYE, CREEPING RED FESCUE, CHEWINGS FESCUE, KENTUCKY BLUEGRASS.
SEEDING RATE: 6 LBS/1,000 SF.

STORM WATER BASIN SEED MIX:
ERNIX-183 ERNST SEEDS NATIVE DETENTION AREA MIX BY ERNST SEEDS (800) 873-3321 (OR APPROVED EQUAL). CONTAINS THE FOLLOWING: DEERTONGUE, SWITCHGRASS, FOX SEDGE, VIRGINIA WILDRIE, AUTUMN BENTGRASS, SOFT RUSH, PATH RUSH, REDTOP PANICGRASS.
SEEDING RATE: 1/2 LB. / 1,000 SF.

RAIN GARDEN SEED MIX:
ERNIX-180 ERNST SEEDS RAIN GARDEN MIX BY ERNST SEEDS (800) 873-3321 (OR APPROVED EQUAL).
SEEDING RATE: 20 LB PER ACRE WITH A COVER CROP: COVER CROP: OATS (JAN. 1 TO JUL. 31 AT 30 LBS/ACRE) OR GRAIN RYE (AUG. 1 TO DEC. 31 AT 30 LBS/ACRE).

- NOTES:**
- ALL NEW AND DISTURBED LAWN AREAS NOT OTHERWISE PLANTED TO BE TILLED, TOPSOILED (4" MIN. DEPTH FOR RESTORED AREAS), SEEDED WITH LAWN SEED MIX, AND STRAW MULCHED.
 - INSTALL EROSION CONTROL FABRIC ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1 PRIOR TO SEEDING OR PLANTING.
 - ALL PLANT BEDS (INCLUDING STORM WATER BASIN AREAS) SHALL RECEIVE 3" OF DOUBLE SHREDDED HARDWOOD BARK MULCH. NO MULCH SHALL BE PLACED WITHIN 6" OF TREE TRUNKS. SEE TREE PLANTING DETAILS FOR PROPER PLANTING SAUCER.
 - QUANTITIES LISTED IN PLANT LIST ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL PLANTS INDICATED ON PLAN.

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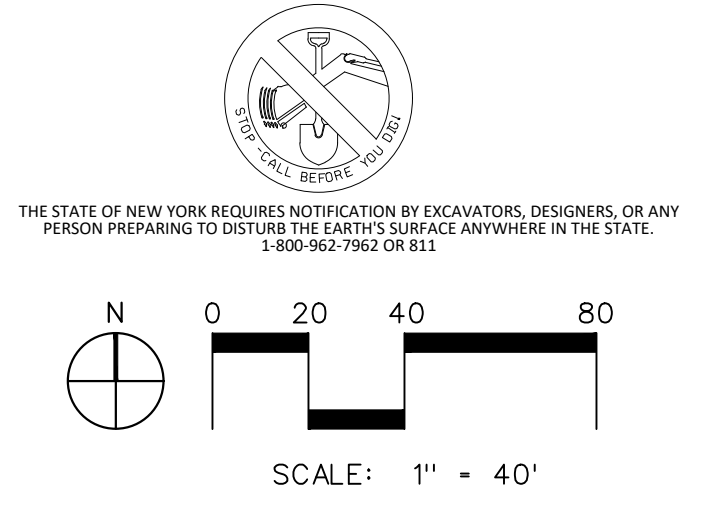
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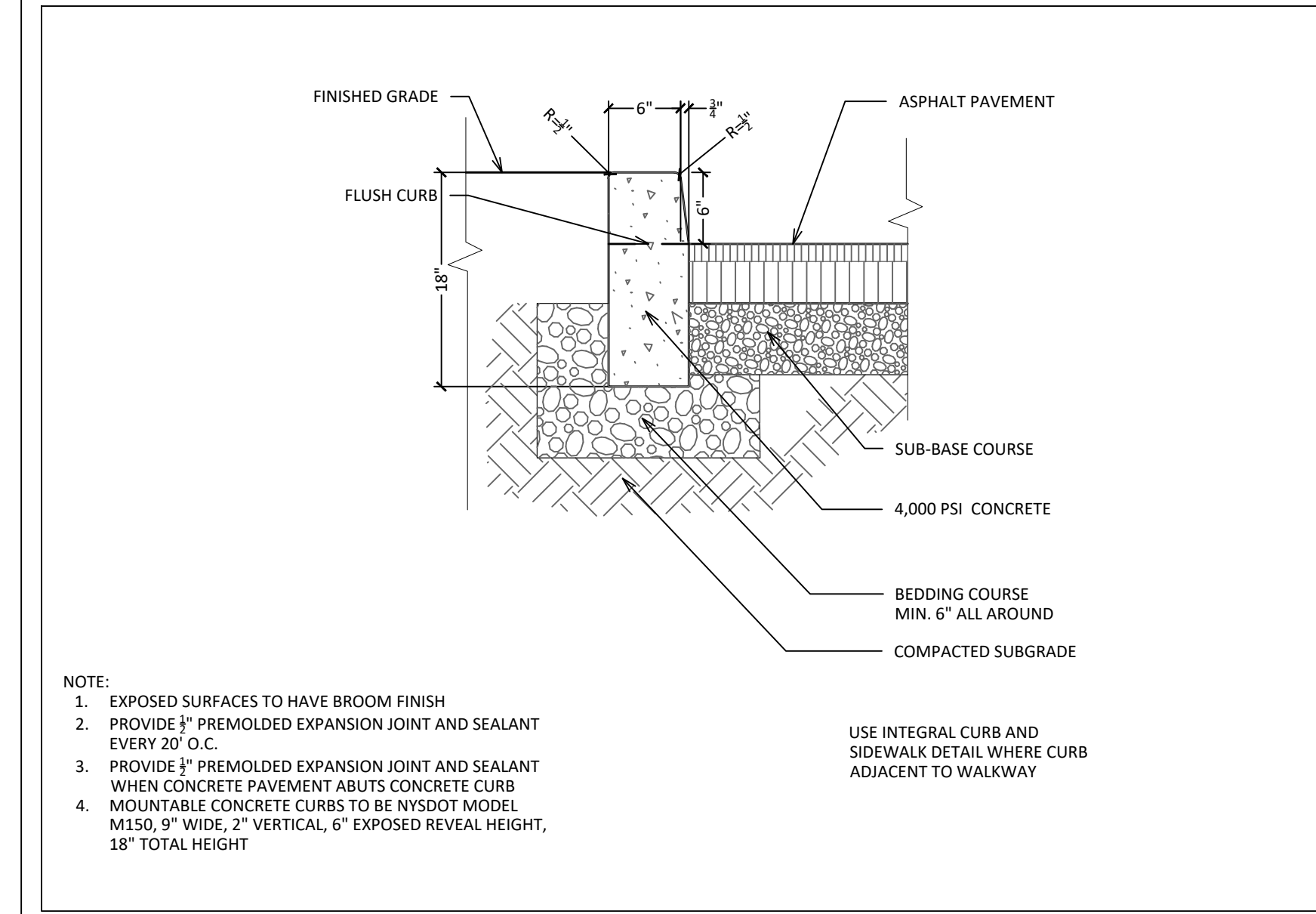
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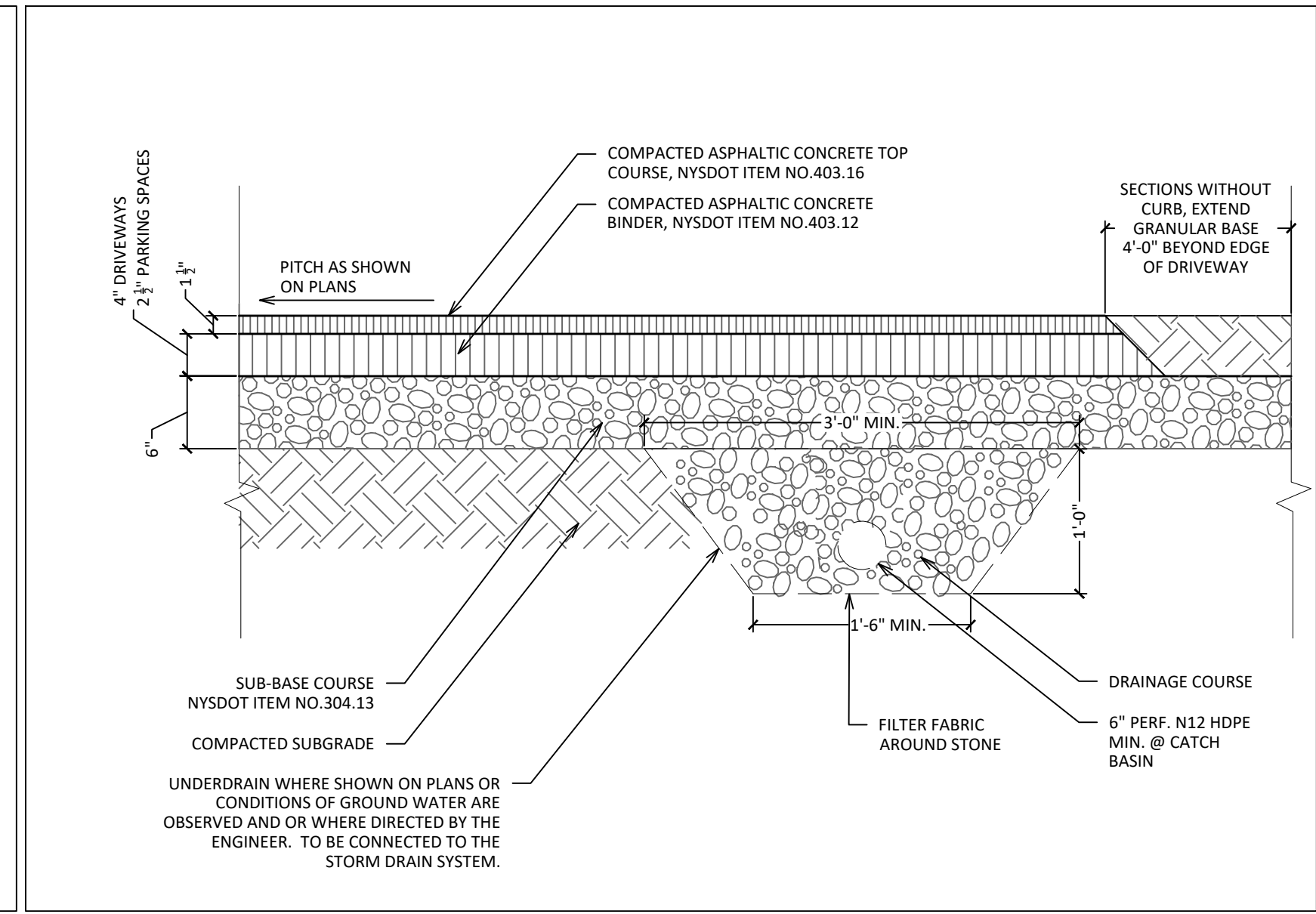
LANDSCAPE PLAN

DRAWING TITLE: **SP-3.2**

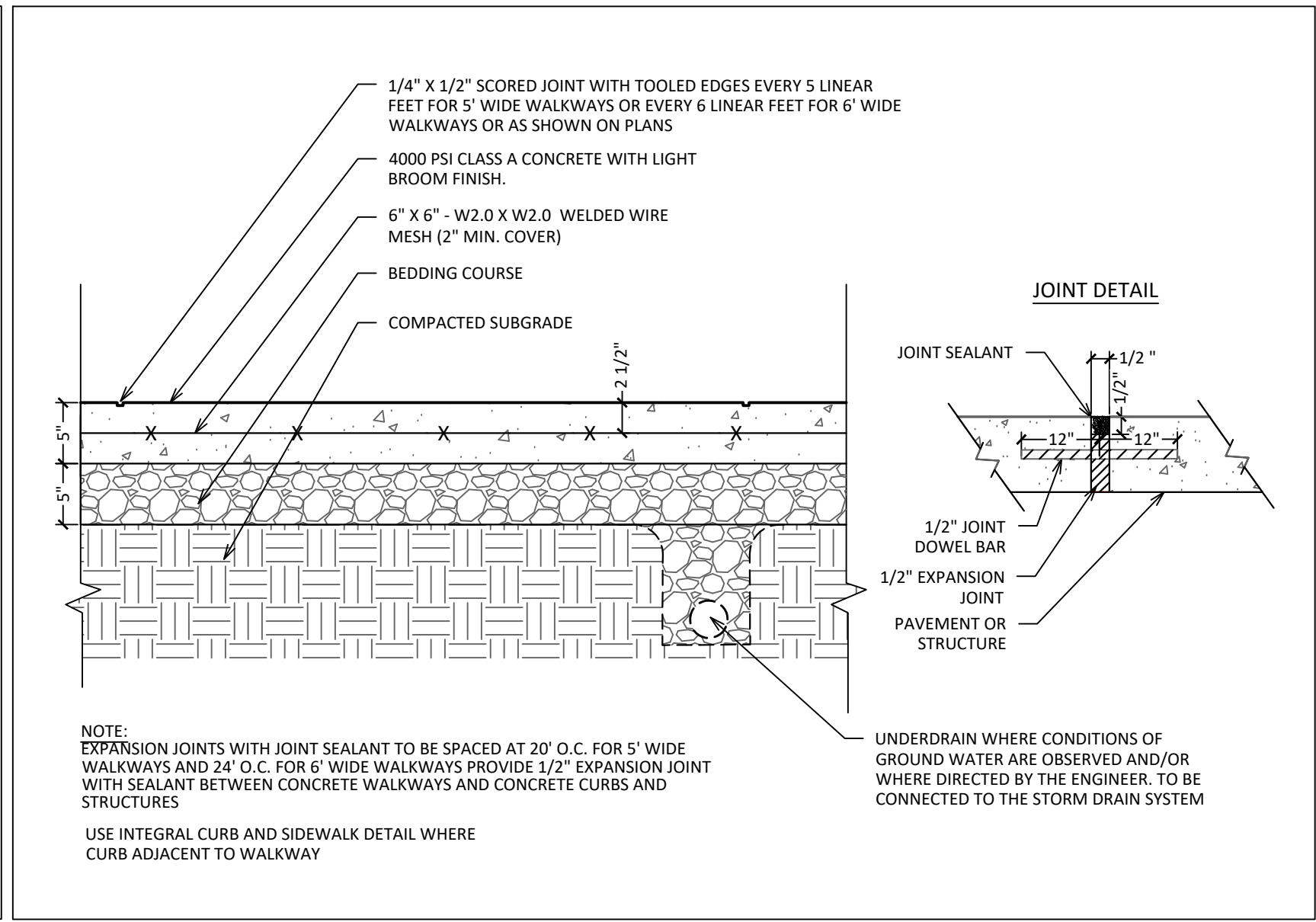
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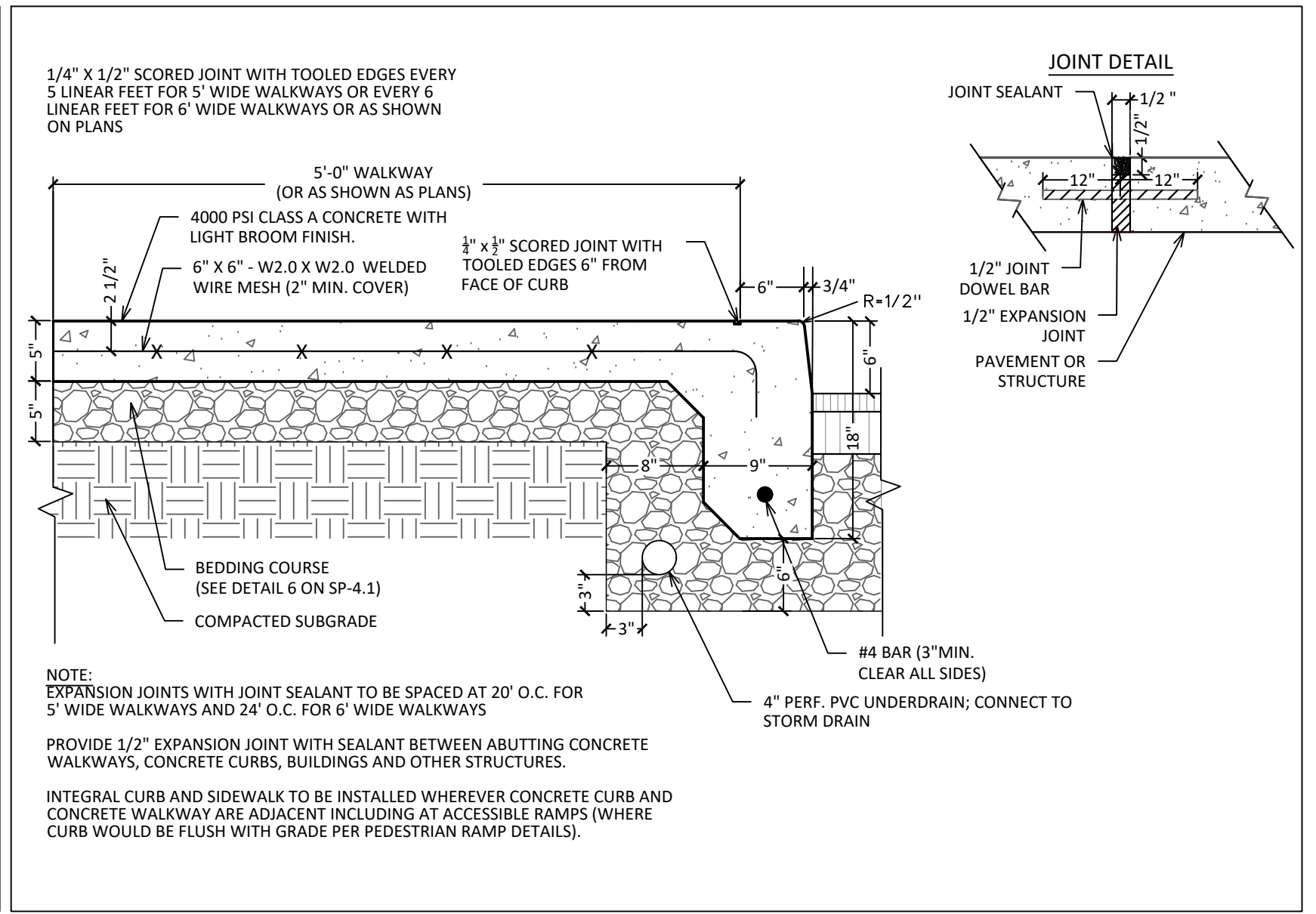
CONCRETE CURB
SCALE: N.T.S. 1



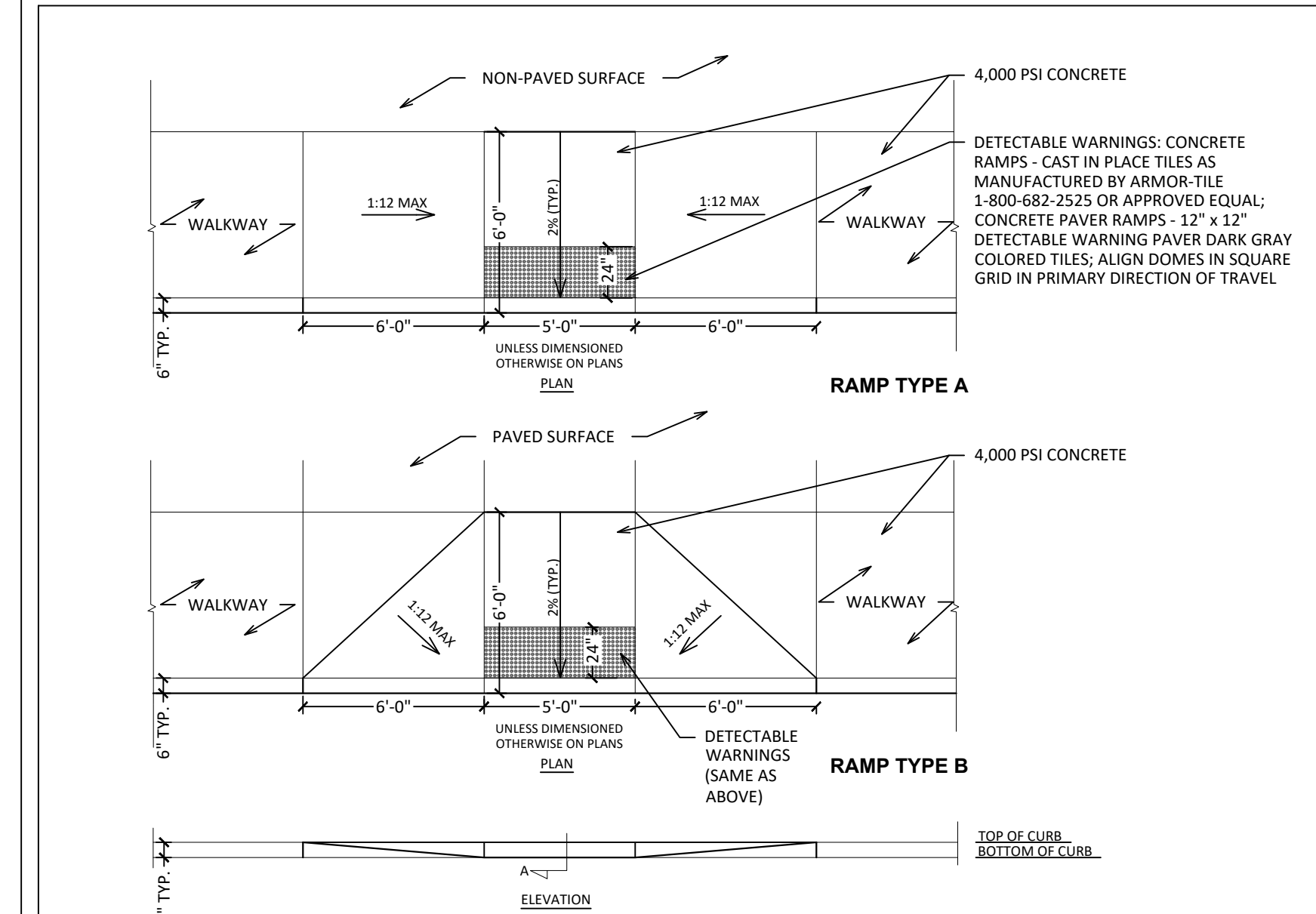
NEW ASPHALT PAVEMENT
SCALE: N.T.S. 2



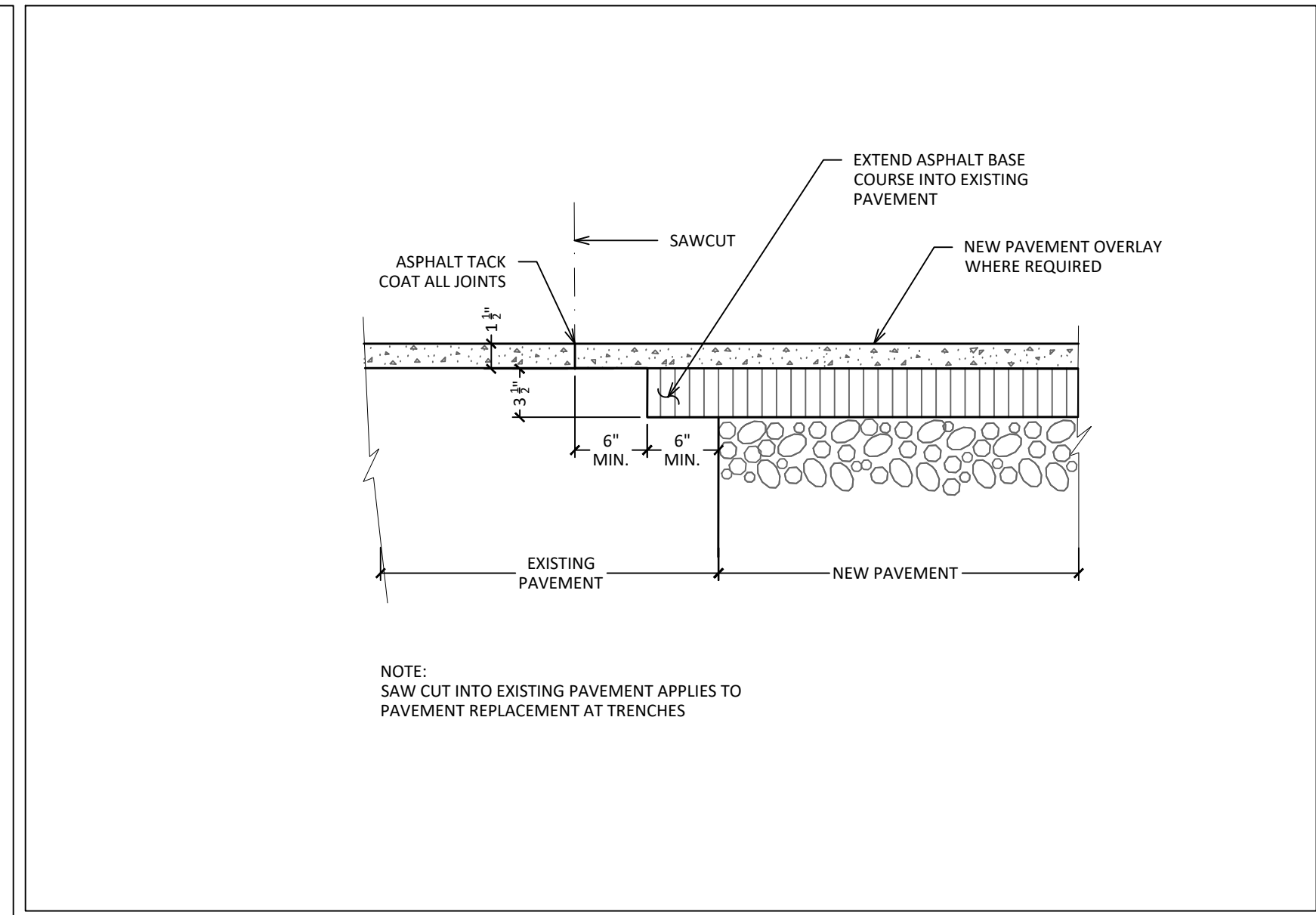
CONCRETE PAVEMENT (SIDEWALK)
SCALE: N.T.S. 3



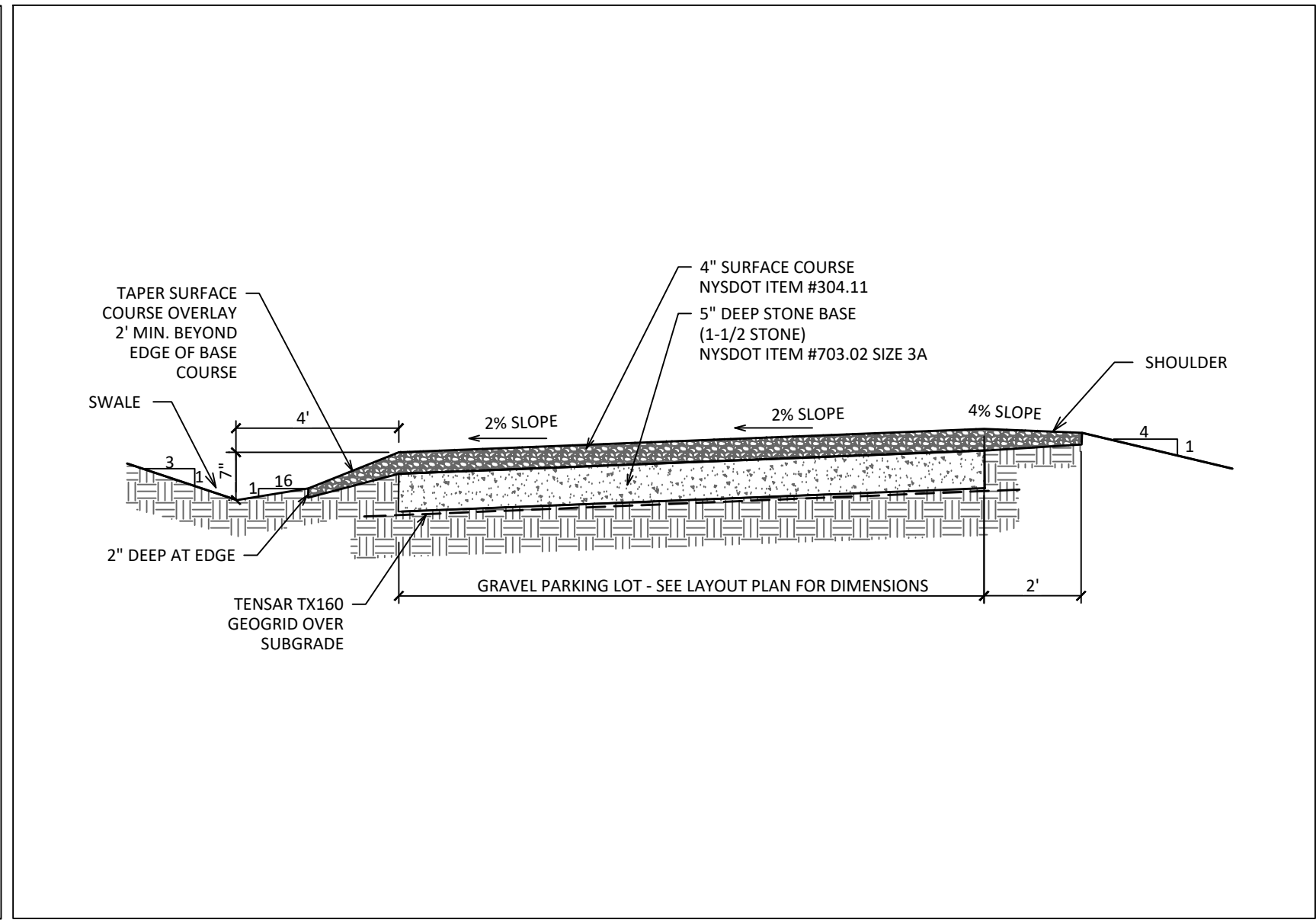
INTEGRAL CURB AND SIDEWALK
SCALE: N.T.S. 4



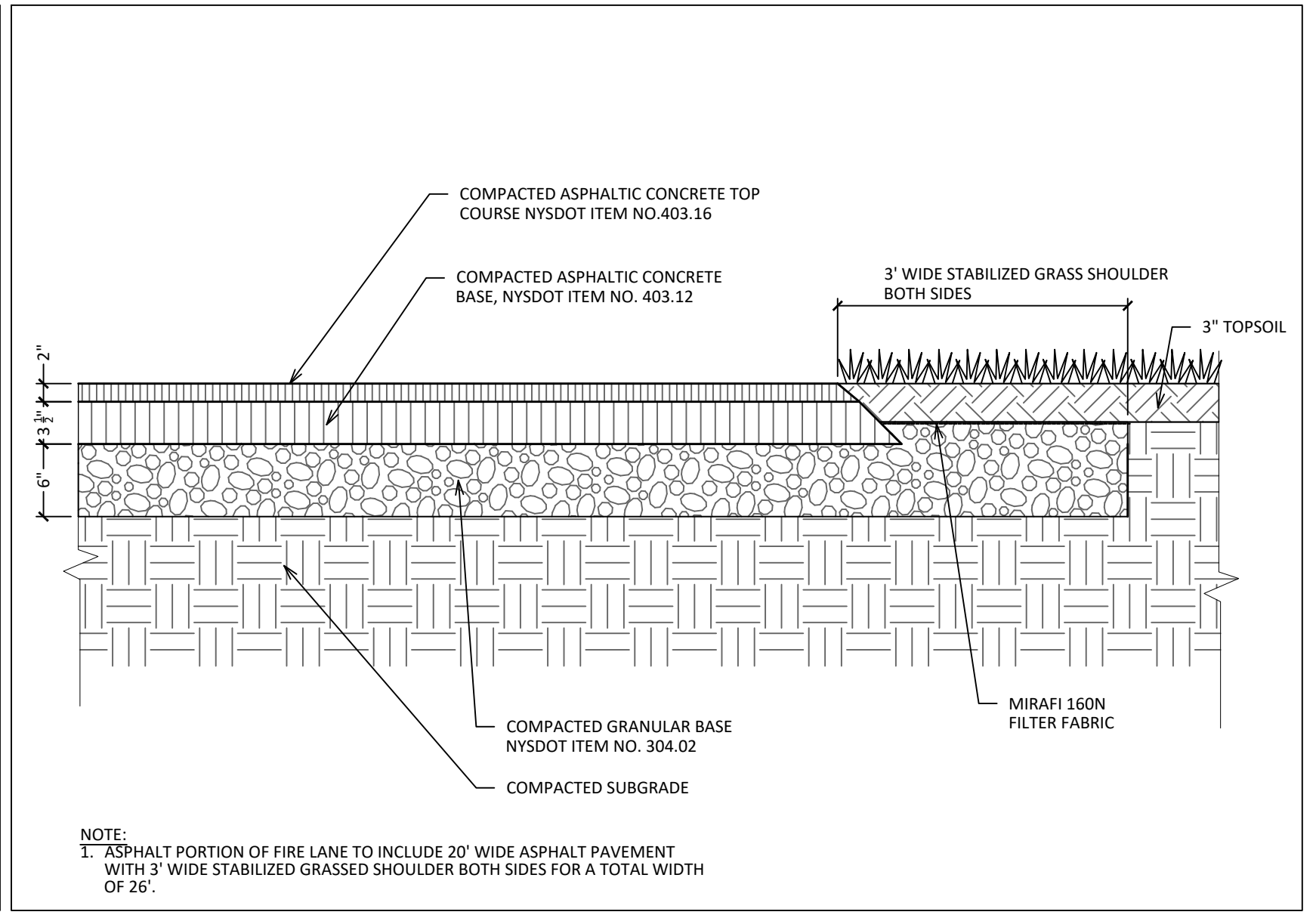
RAMP TYPE A
RAMP TYPE B
SCALE: N.T.S. 5



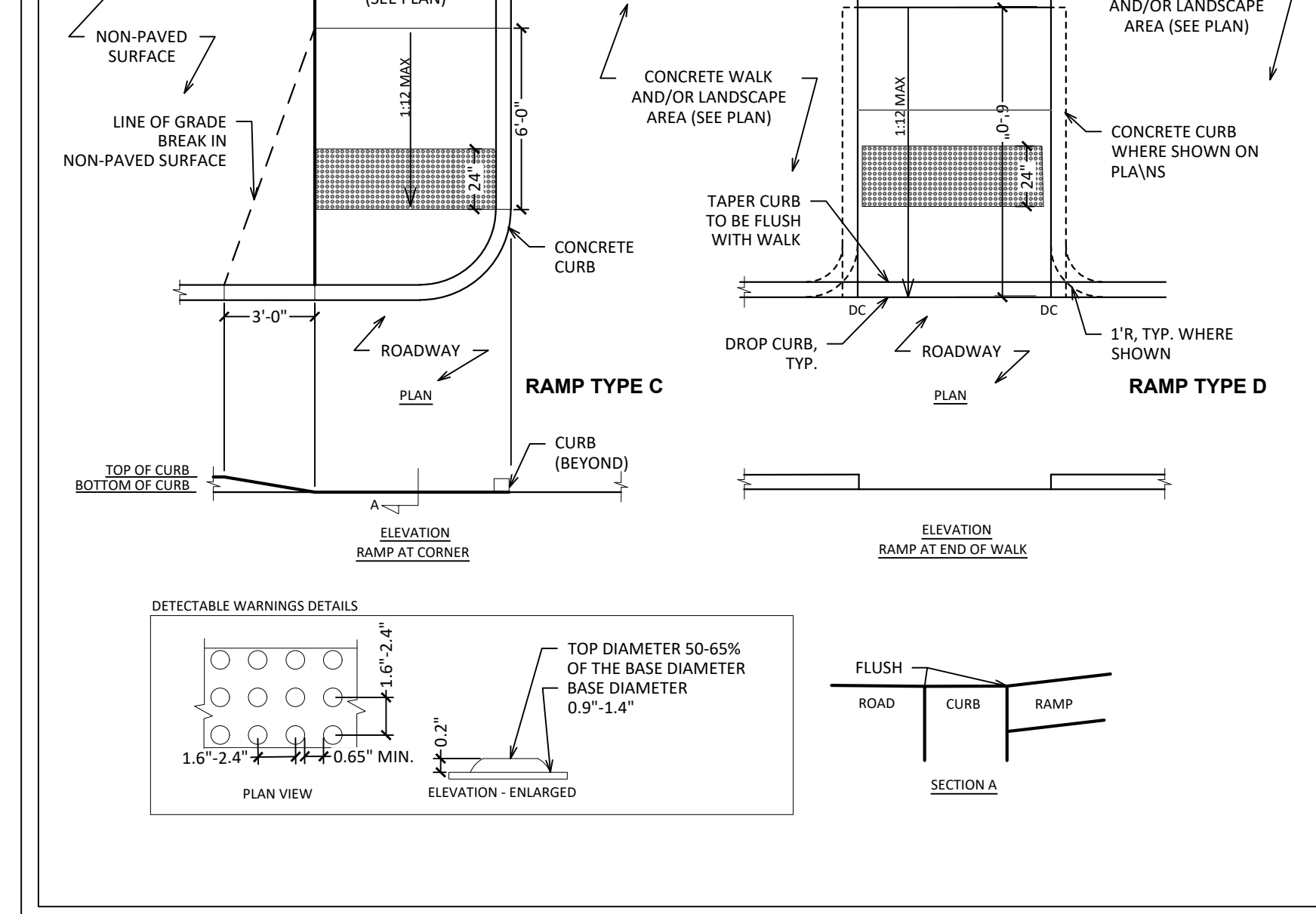
SAW CUT ASPHALT PAVEMENT
SCALE: N.T.S. 6



GRAVEL PARKING LOT
SCALE: N.T.S. 7



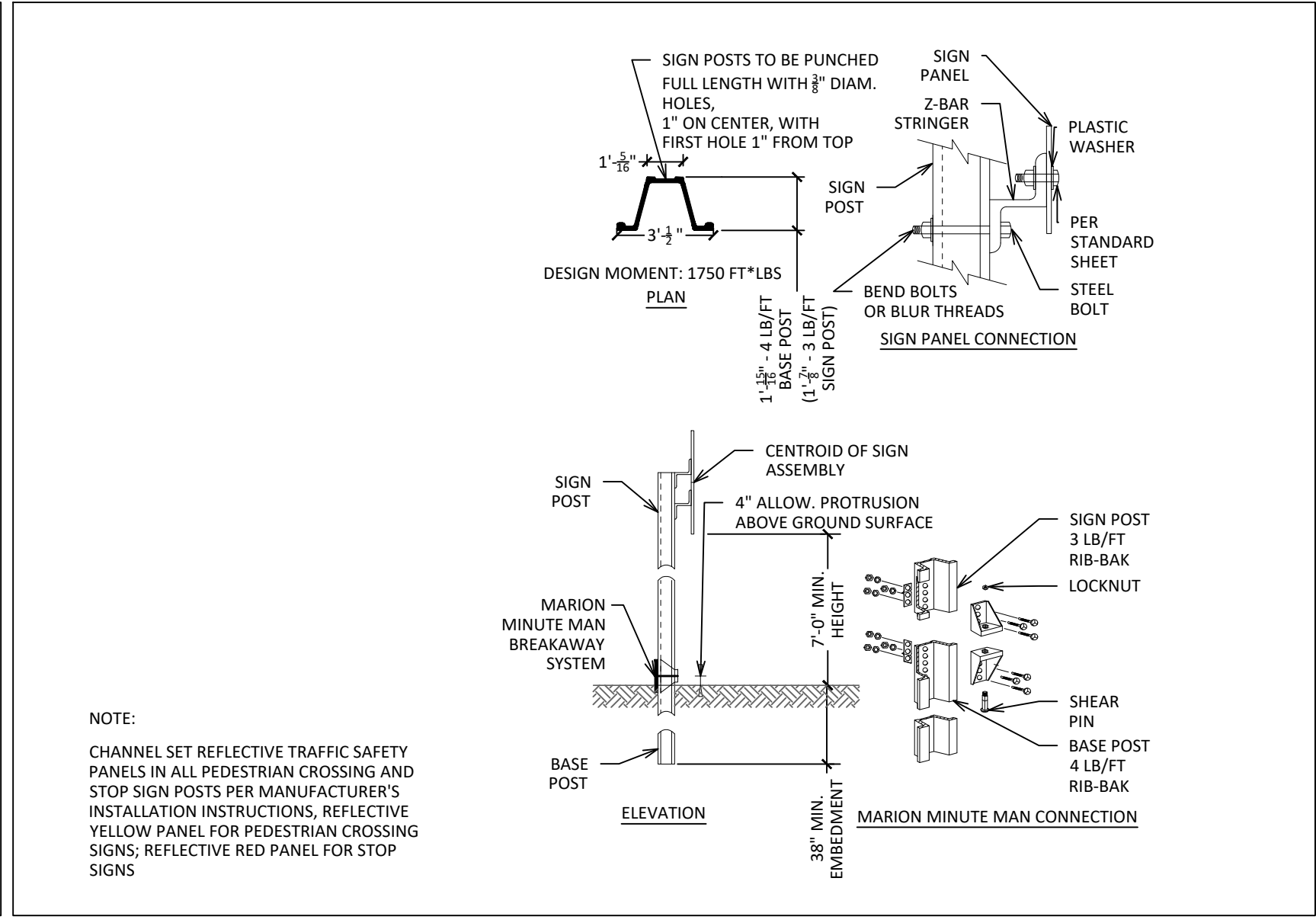
STABILIZED GRASS SHOULDER (FOR FIRE LANE)
SCALE: N.T.S. 8



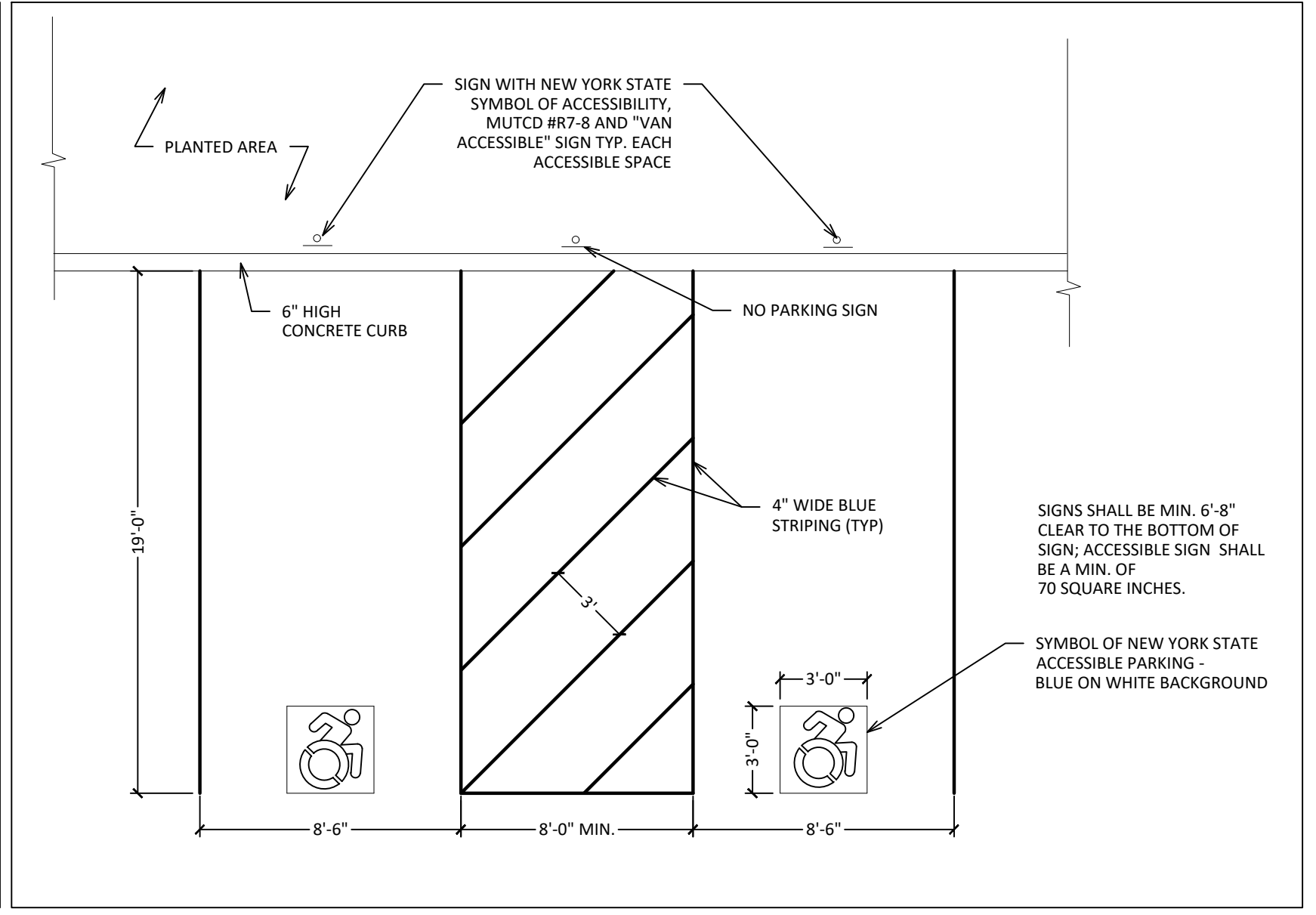
PEDESTRIAN RAMPS
SCALE: N.T.S. 9

SIGN LEGEND				
NO.	DESCRIPTION	IMAGE	MUTCD NO.	SIZE
1	STOP SIGN		R1-1C	30"x30"
2	DO NOT ENTER		R5-1	30"x30"
3	RESERVED PARKING VAN ACCESSIBLE		R7-8 WITH R-7-8P	12"x18" WITH 12"x6"
4	NO PARKING		R7-1D	12"x18"
5	ONE WAY		R6-1(L)	36"x12"
6	NO LEFT TURN		R3-2	30x30
7	RIGHT TURN ONLY		R4-8	18"x24"
8	KEEP RIGHT		R4-7bR	18"x24"

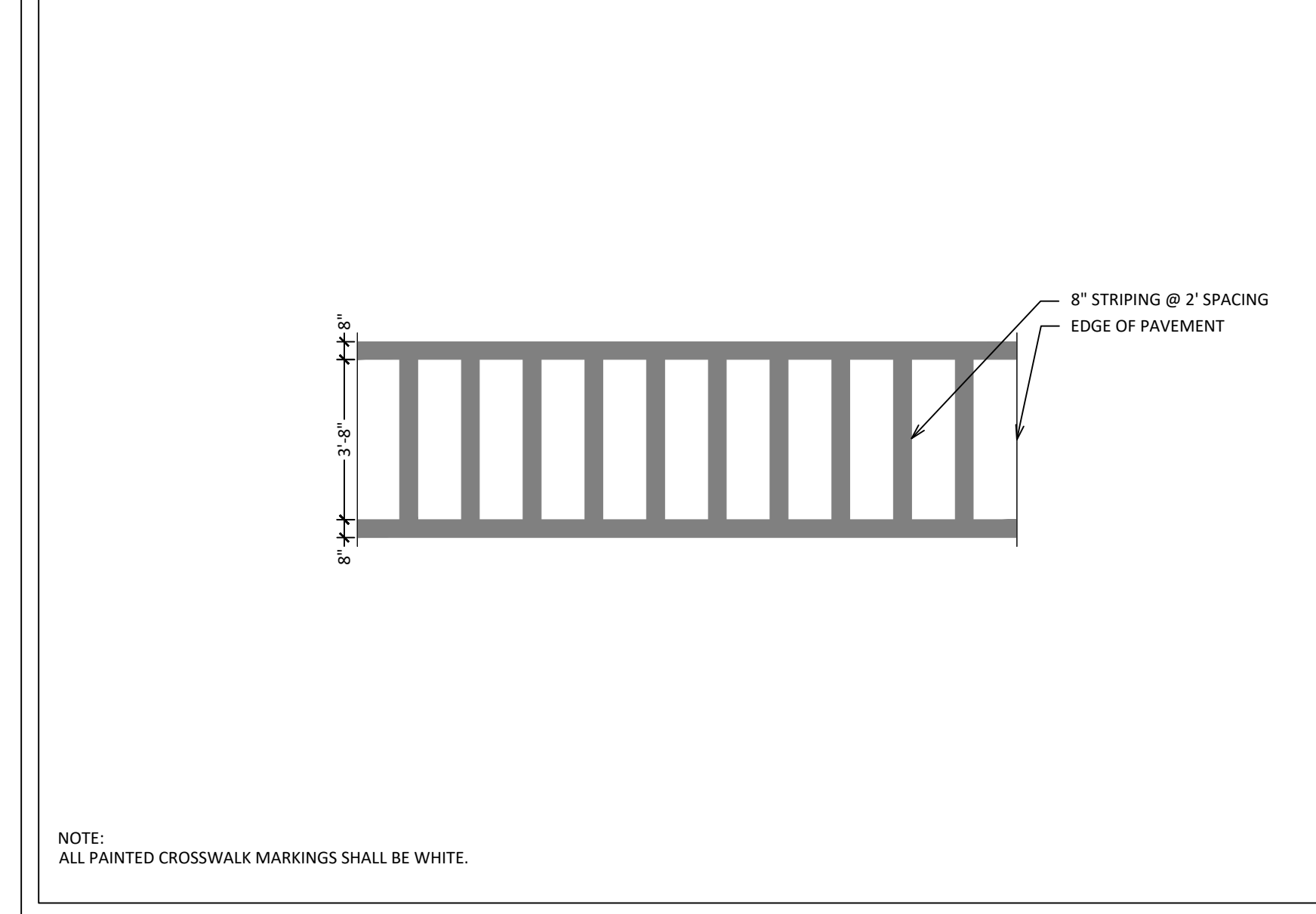
SIGN LEGEND
SCALE: N.T.S. 10



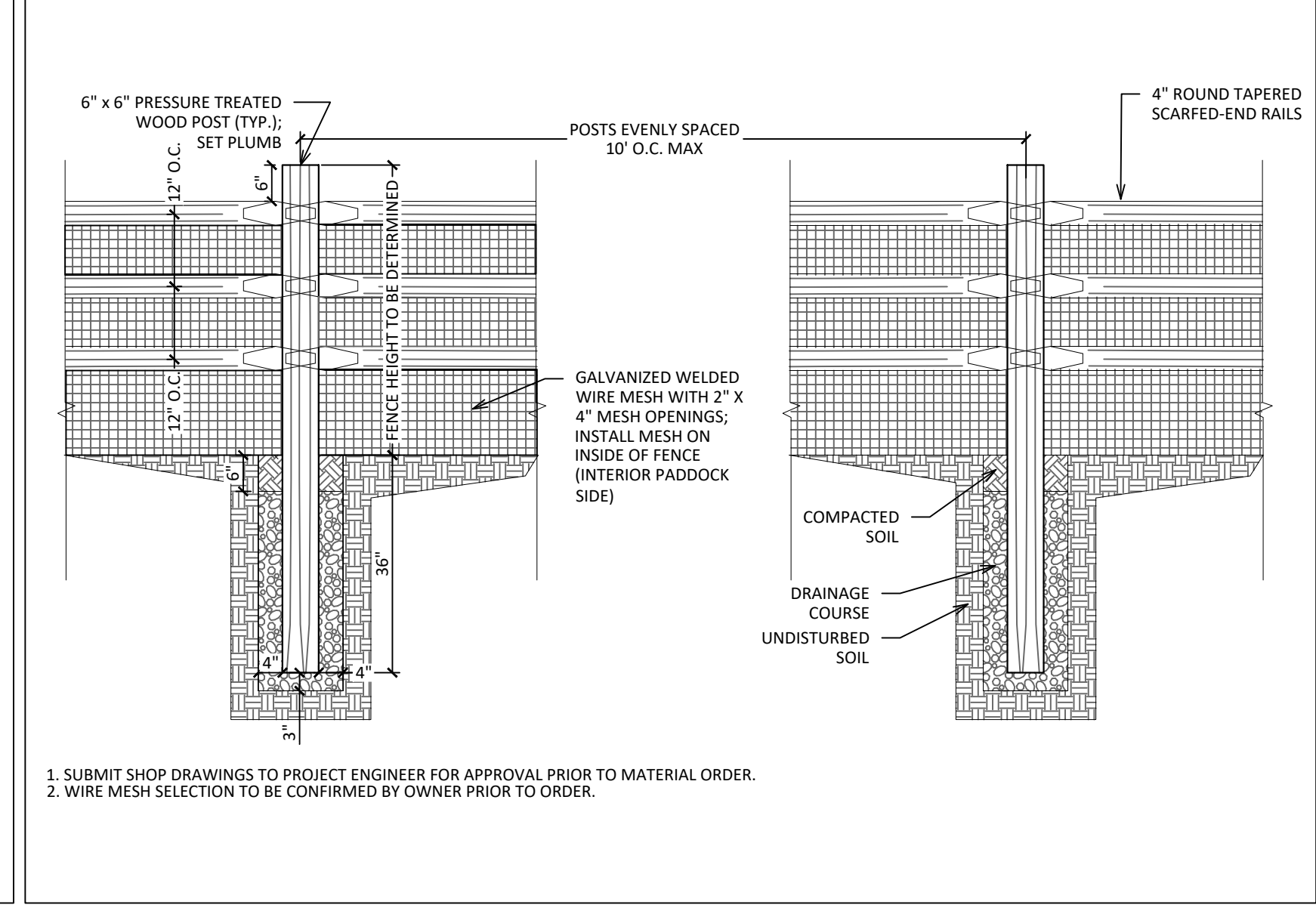
SIGNAGE
SCALE: N.T.S. 11



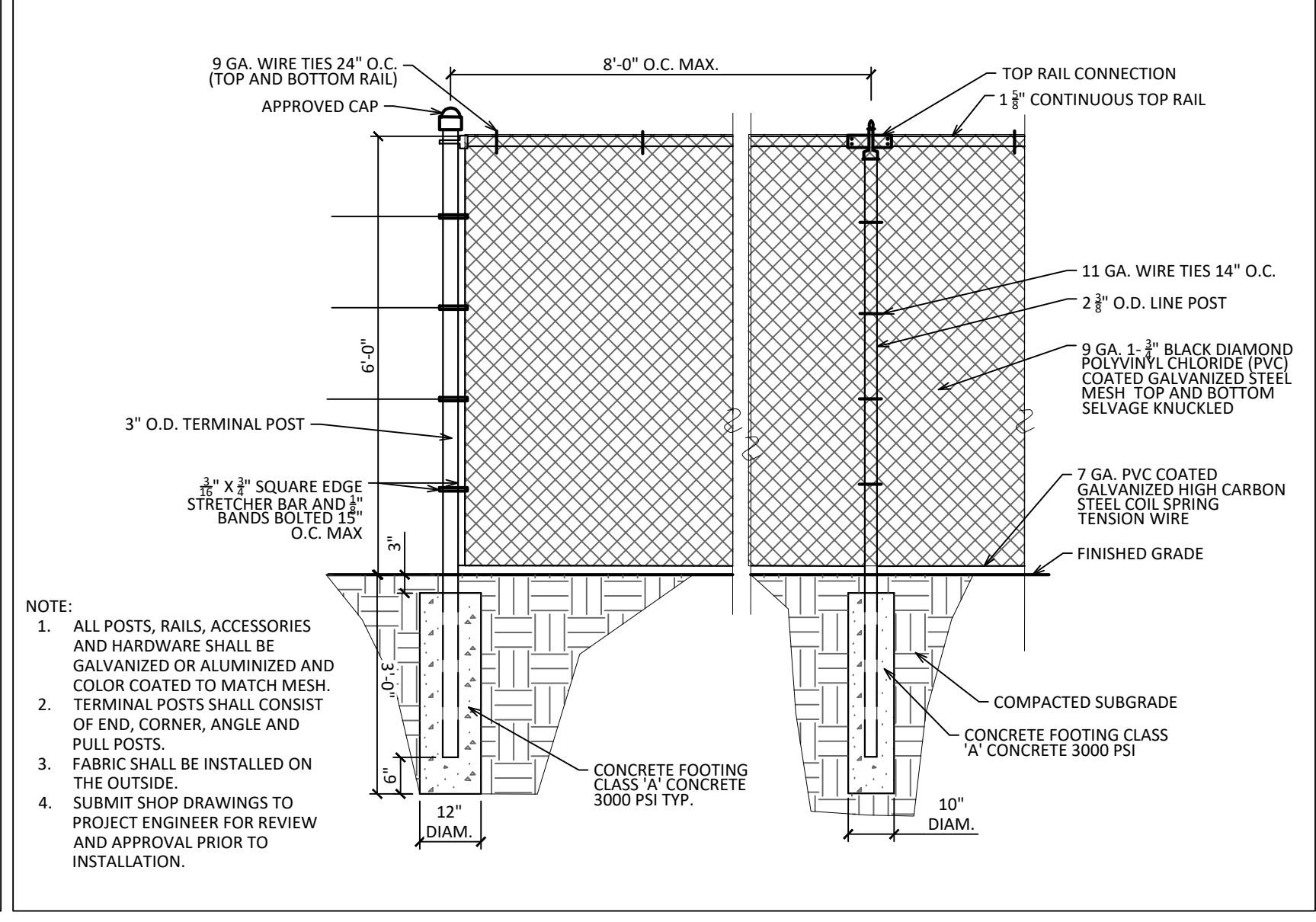
ACCESSIBLE PARKING
SCALE: N.T.S. 12



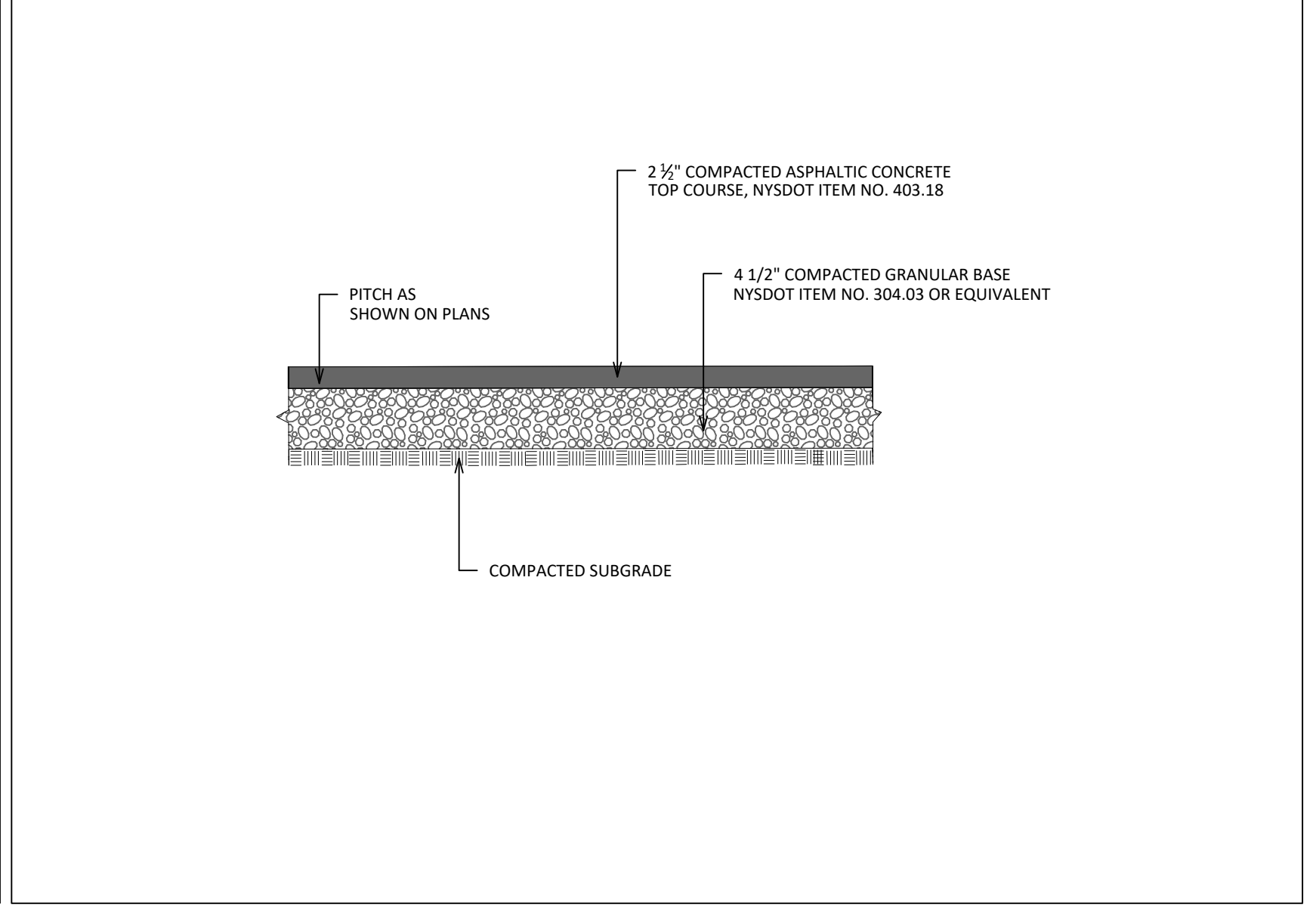
PEDESTRIAN CROSSWALK
SCALE: N.T.S. 13



Paddock FENCE
SCALE: N.T.S. 14



CHAIN LINK FENCE (6' HIGH)
SCALE: N.T.S. 15



ASPHALT WALKWAY
SCALE: N.T.S. 15

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Town of Yorktown, New York

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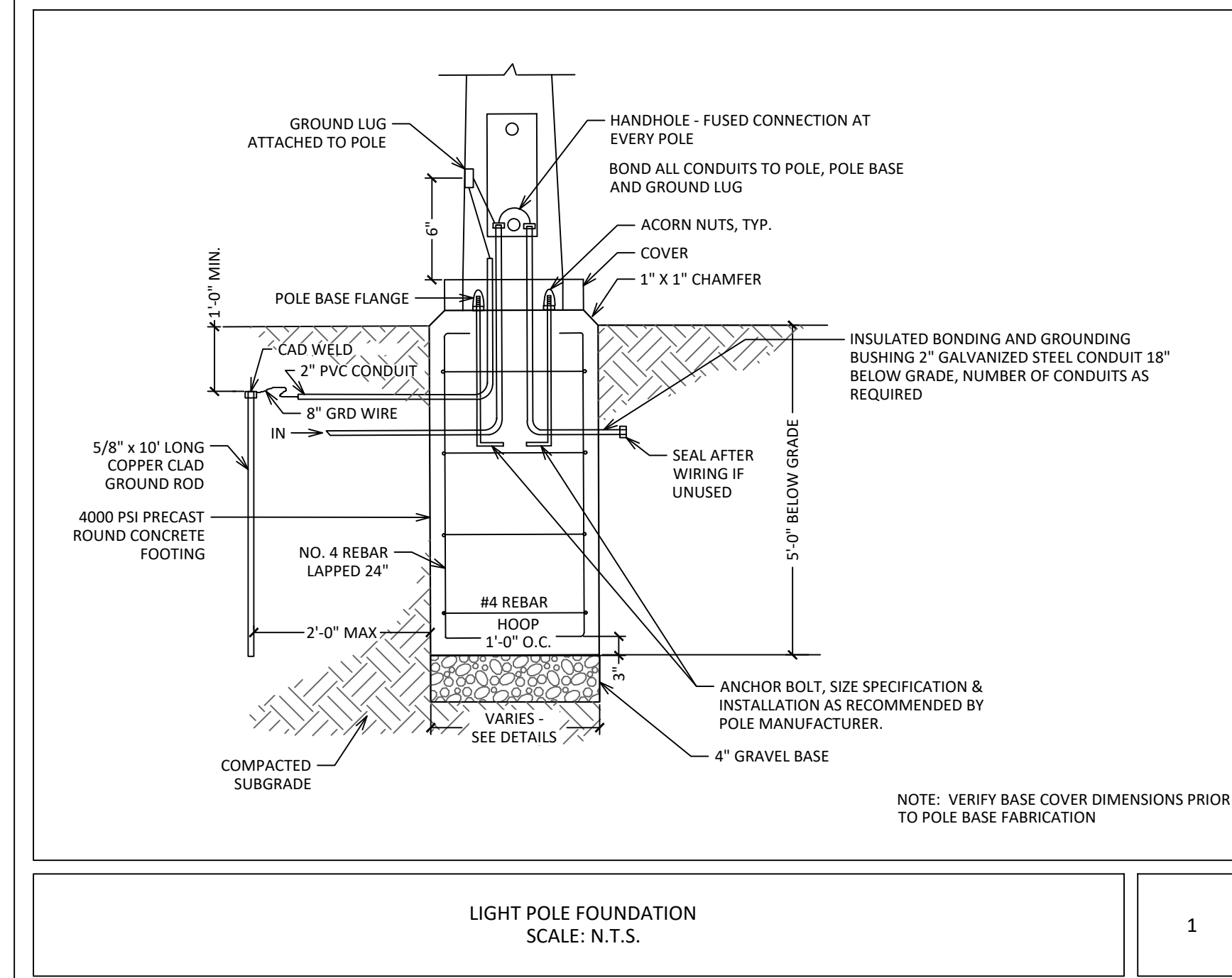
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03/16/22	PLANNING BOARD SUBMISSION		

DRAWING TITLE:
SITE AND UTILITY DETAILS

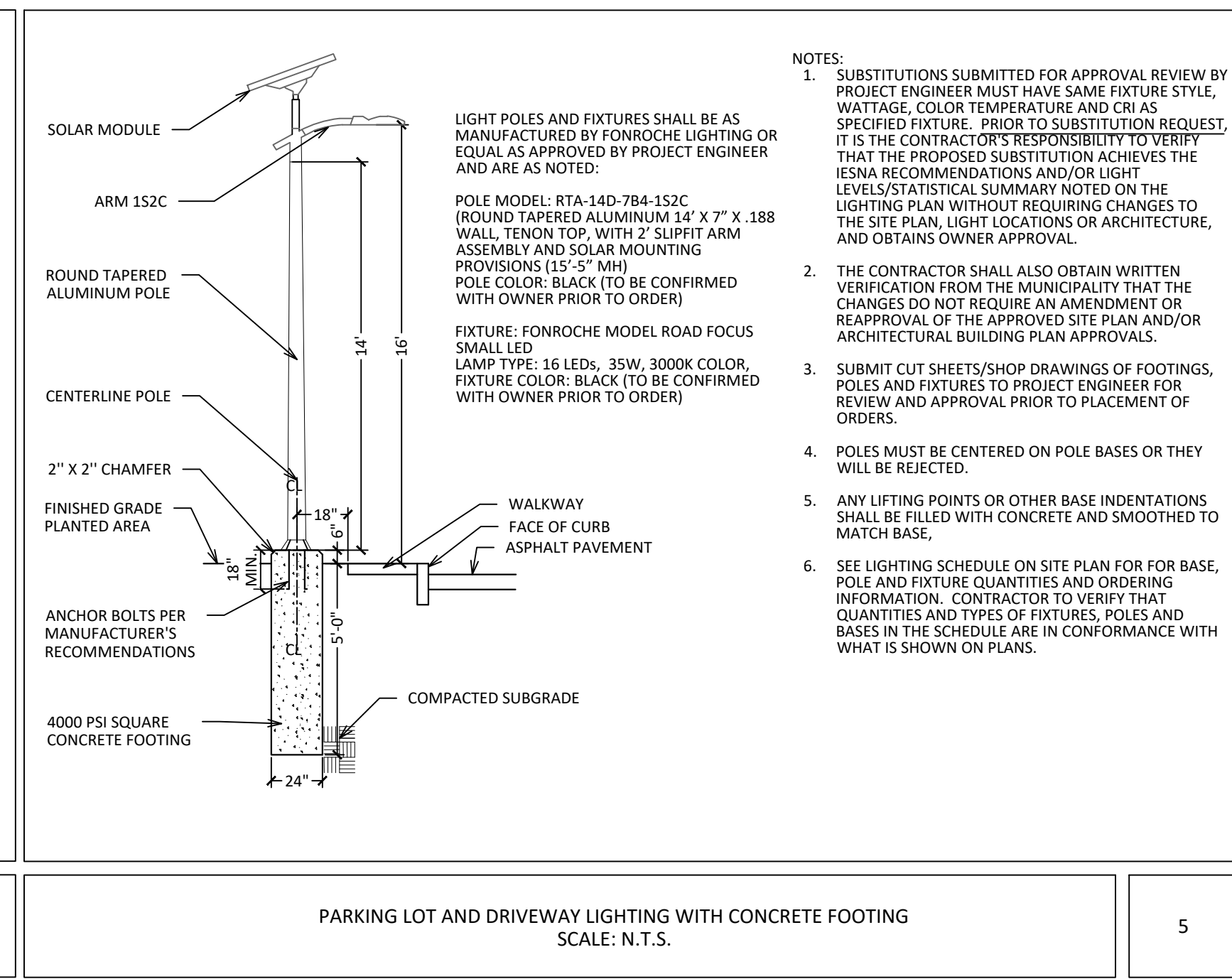
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DATE: 03/16/22

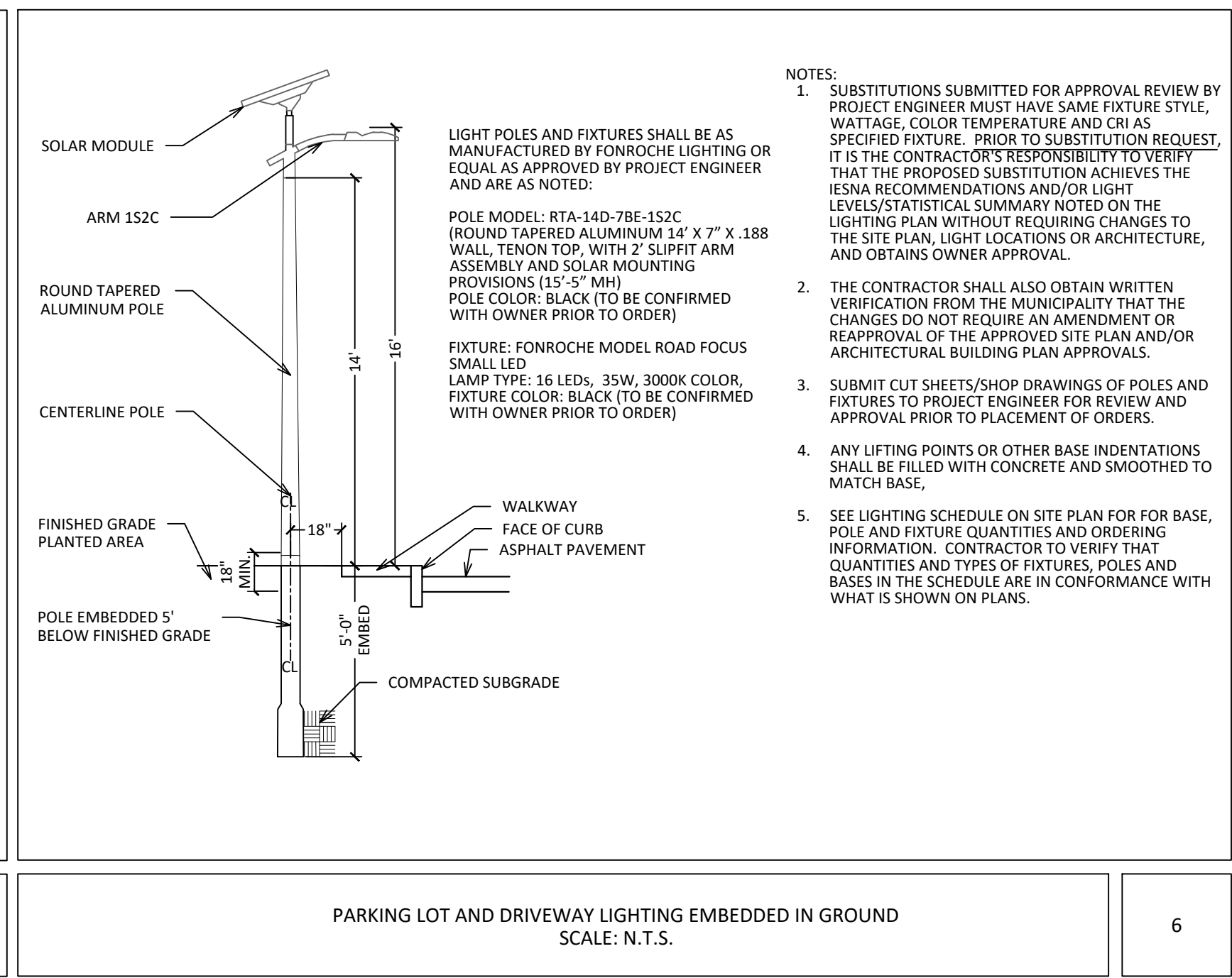
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CHECKED BY: GMS



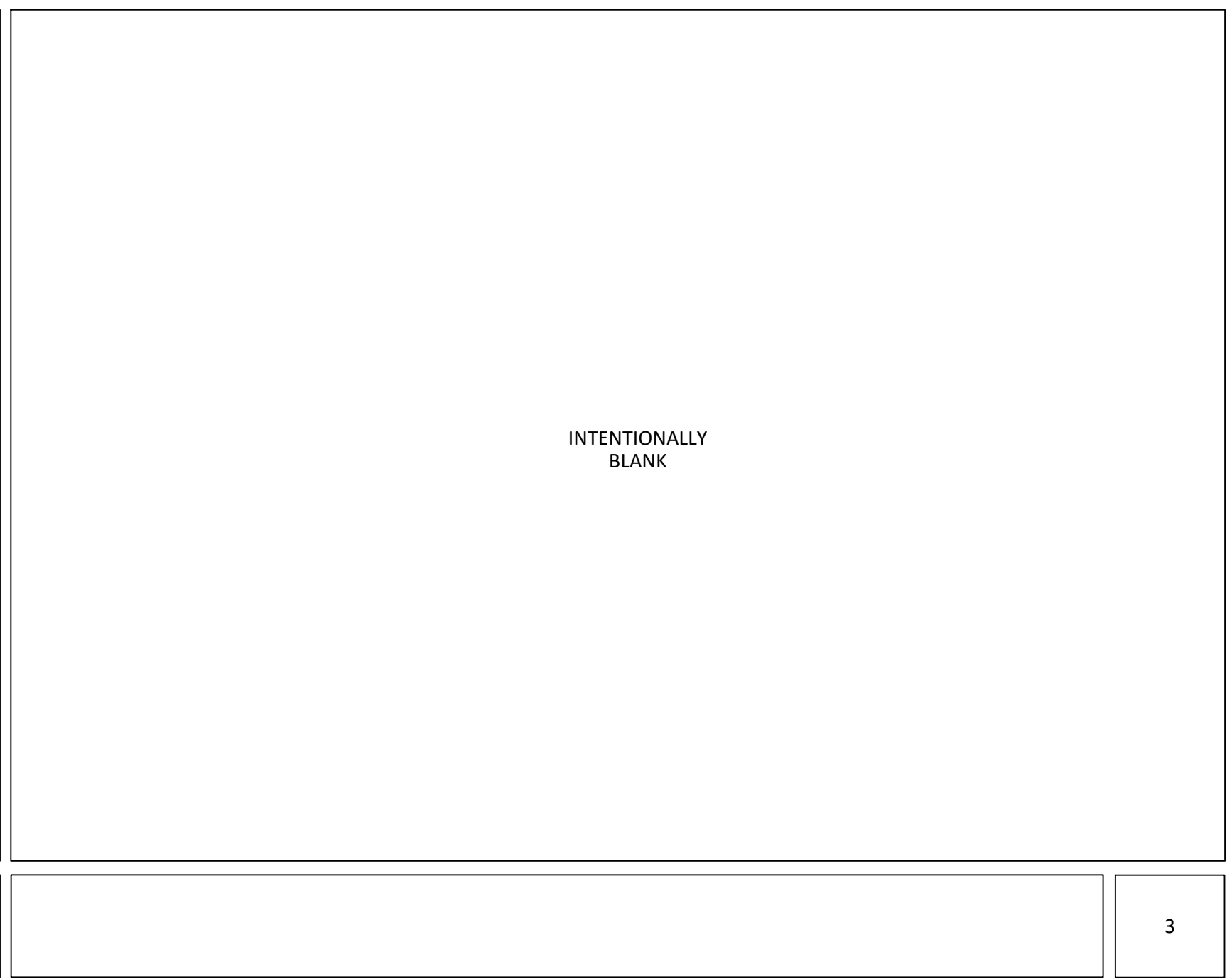
LIGHT POLE FOUNDATION SCALE: N.T.S. 1



PARKING LOT AND DRIVEWAY LIGHTING WITH CONCRETE FOOTING SCALE: N.T.S. 5

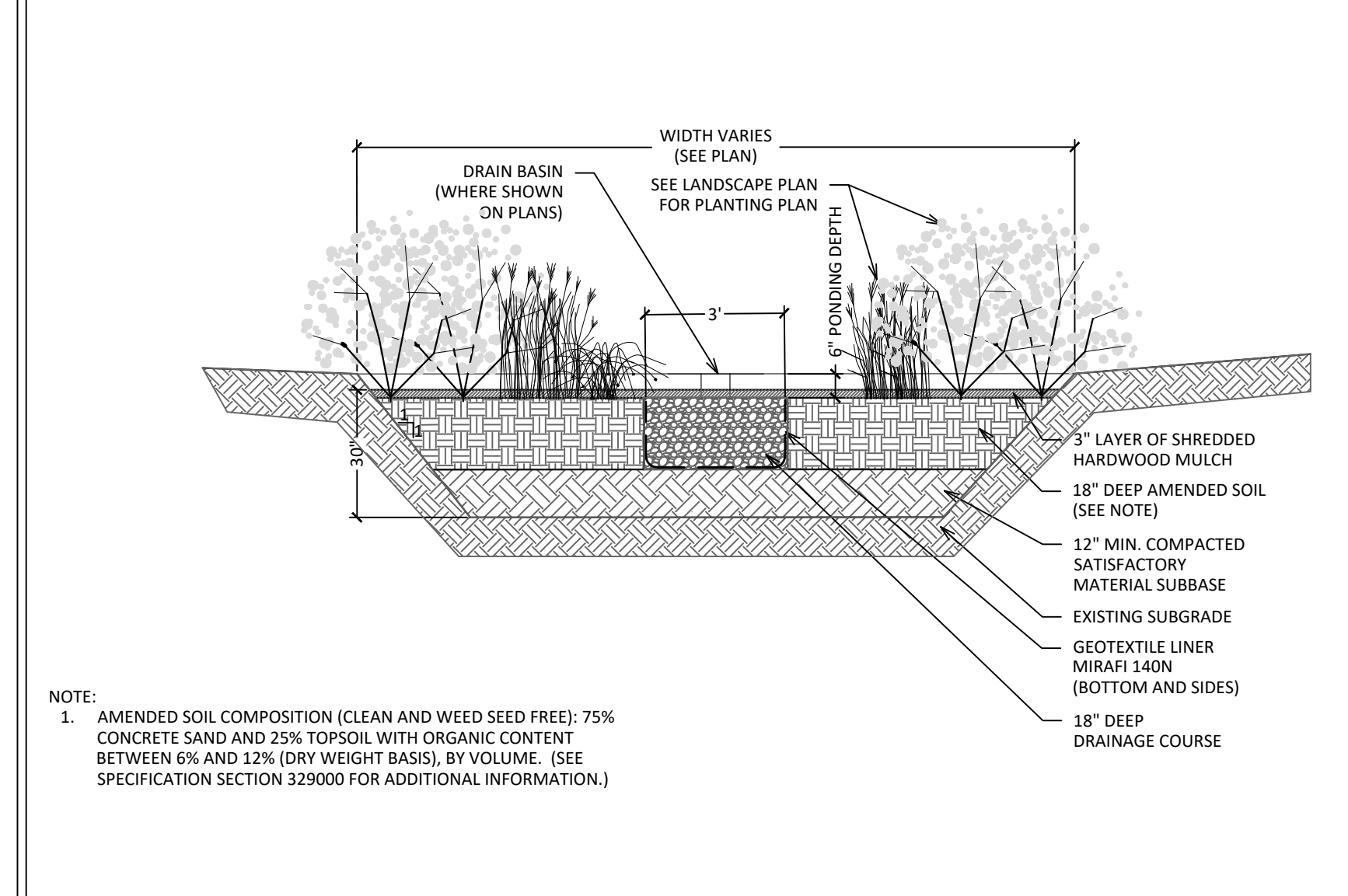


PARKING LOT AND DRIVEWAY LIGHTING EMBEDDED IN GROUND SCALE: N.T.S. 6

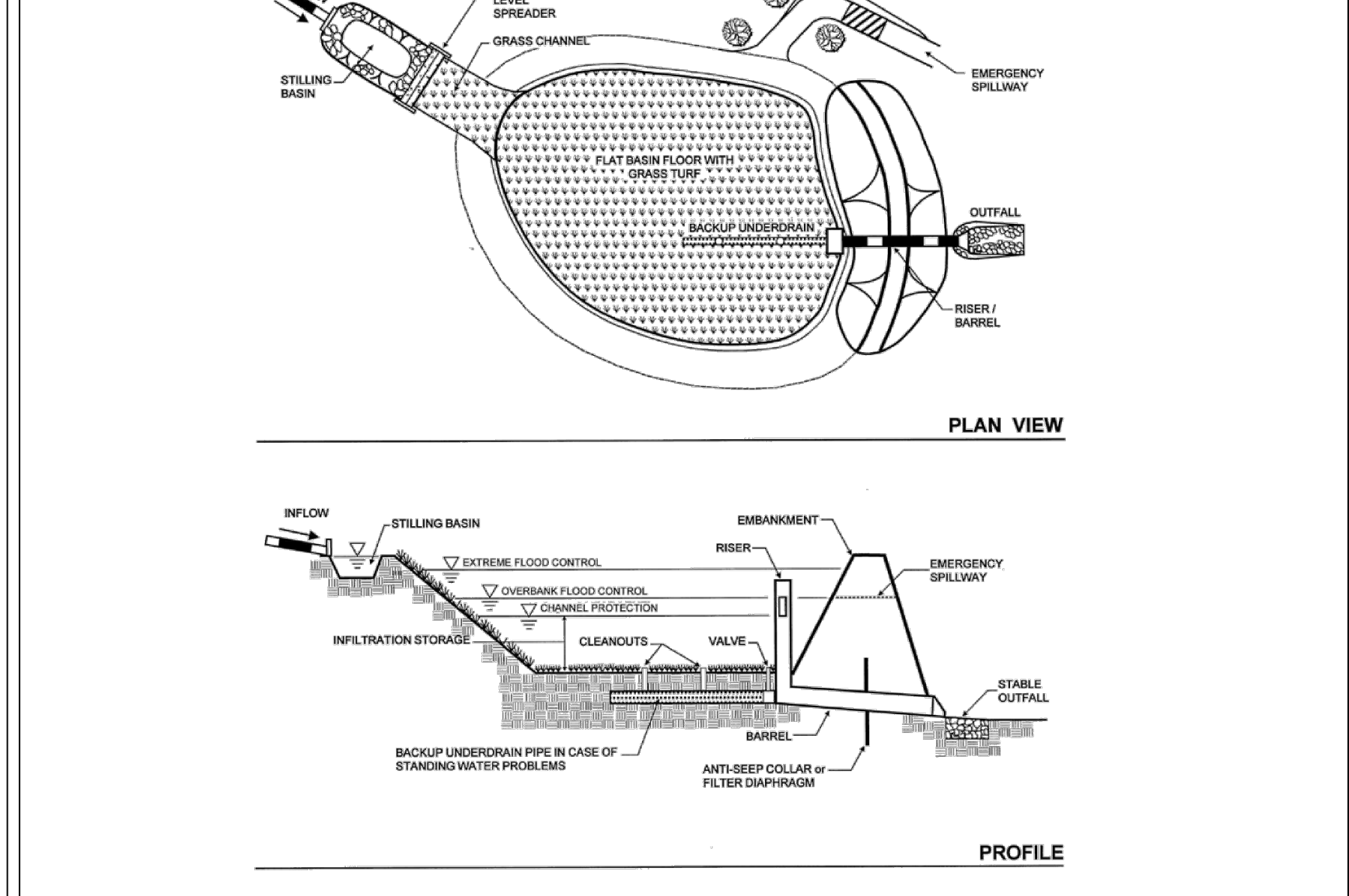


INTERNATIONALLY BLANK 3

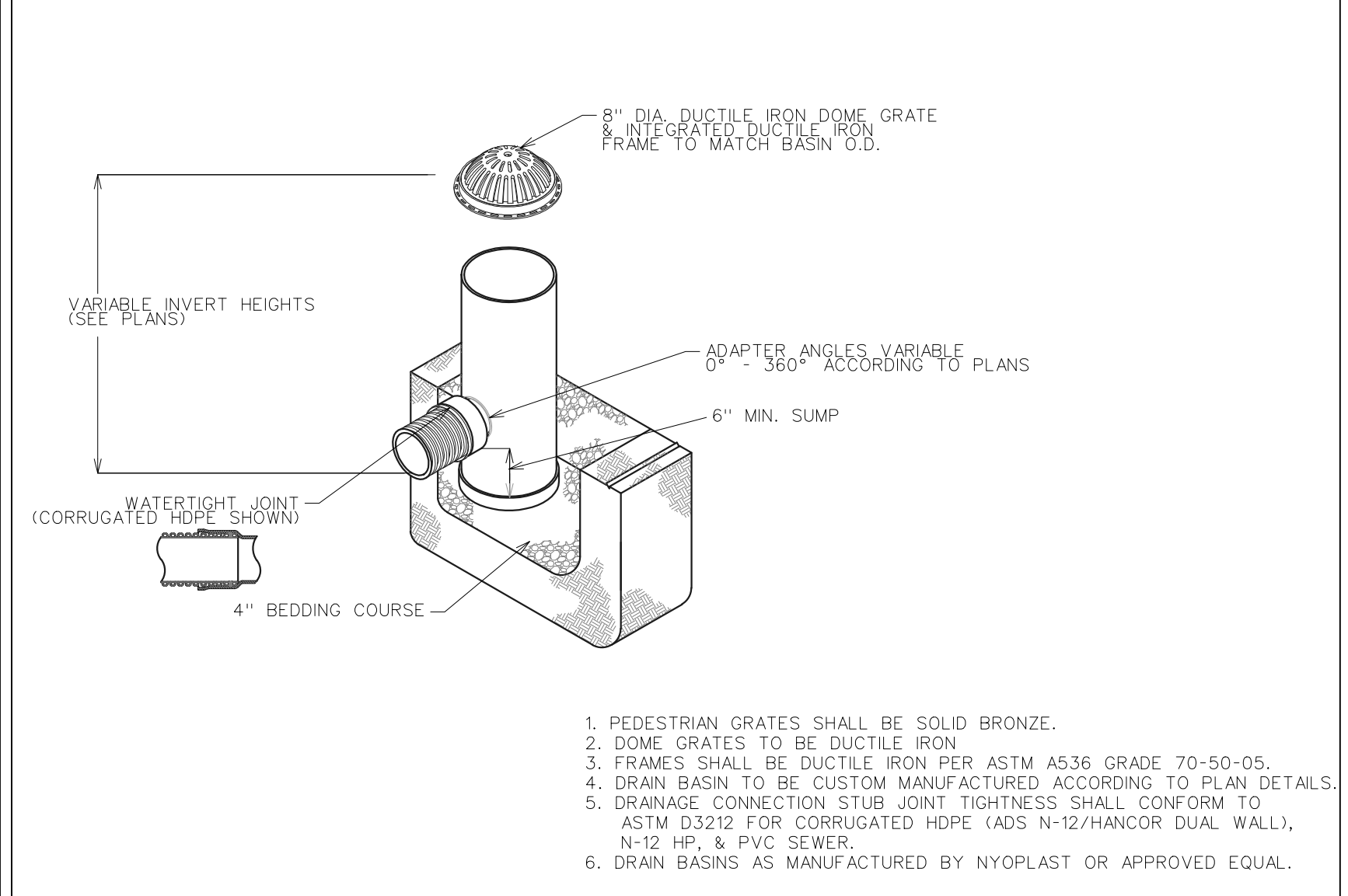
2.1 SOIL MATERIALS (SEE SPECIFICATION 312010 FOR COMPLETE SOIL MATERIAL AND EARTHWORK INFORMATION)
A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.
B. SATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS GM, GP, GM, SM, AND SP ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, GC, CL, ML, CL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS.
1. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
2. UNSATISFACTORY MATERIALS ALSO INCLUDE MATERIALS BELOW STRUCTURES AND/OR FOUNDATIONS DETERMINED BY OWNER'S REPRESENTATIVES TO BE UNSATISFACTORY BEARING MATERIALS.
D. SUBBASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; MEETING MYSDOT SPECIFICATION FOR NYS DOT ITEM 304.11 SUBBASE COURSE TYPE 1. THE USE OF RECYCLED MATERIAL FROM ANY OFF-SITE SOURCE WILL NOT BE PERMITTED AND RECYCLED MATERIAL FROM ON-SITE DEMOLITION MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.
E. STRUCTURAL FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940, WITH AT LEAST 90 PERCENT PASSING A 1/2" (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.
F. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940, EXCEPT WITH 100 PERCENT PASSING A 1/4" (6.3-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36-MM) SIEVE.
G. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL, ASTM D 448, COARSE-AGGREGATE GRADING SIZE 57, WITH 100 PERCENT PASSING A 1/4" (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36-MM) SIEVE.
H. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67, WITH 100 PERCENT PASSING A 1" (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 4 (4.75-MM) SIEVE.
I. TRAP ROCK: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE ASTM D 448; COARSE-AGGREGATE GRADING SIZE 1, WITH 100 PERCENT PASSING A 4-INCH (100-MM) SIEVE AND 0 TO 15 PERCENT PASSING A 1/2" (37.5-MM) SIEVE.
J. SAND: ASTM C 33; FINE AGGREGATE.
K. TOPSOIL: SEE PLANTING MEDIA PREPARATION AND PLACEMENT SPECIFICATION.
L. RECYCLED IMPORT MATERIAL NOT PERMITTED ON-SITE WITHOUT WRITTEN APPROVAL BY TOWN OF CORTLANDT.



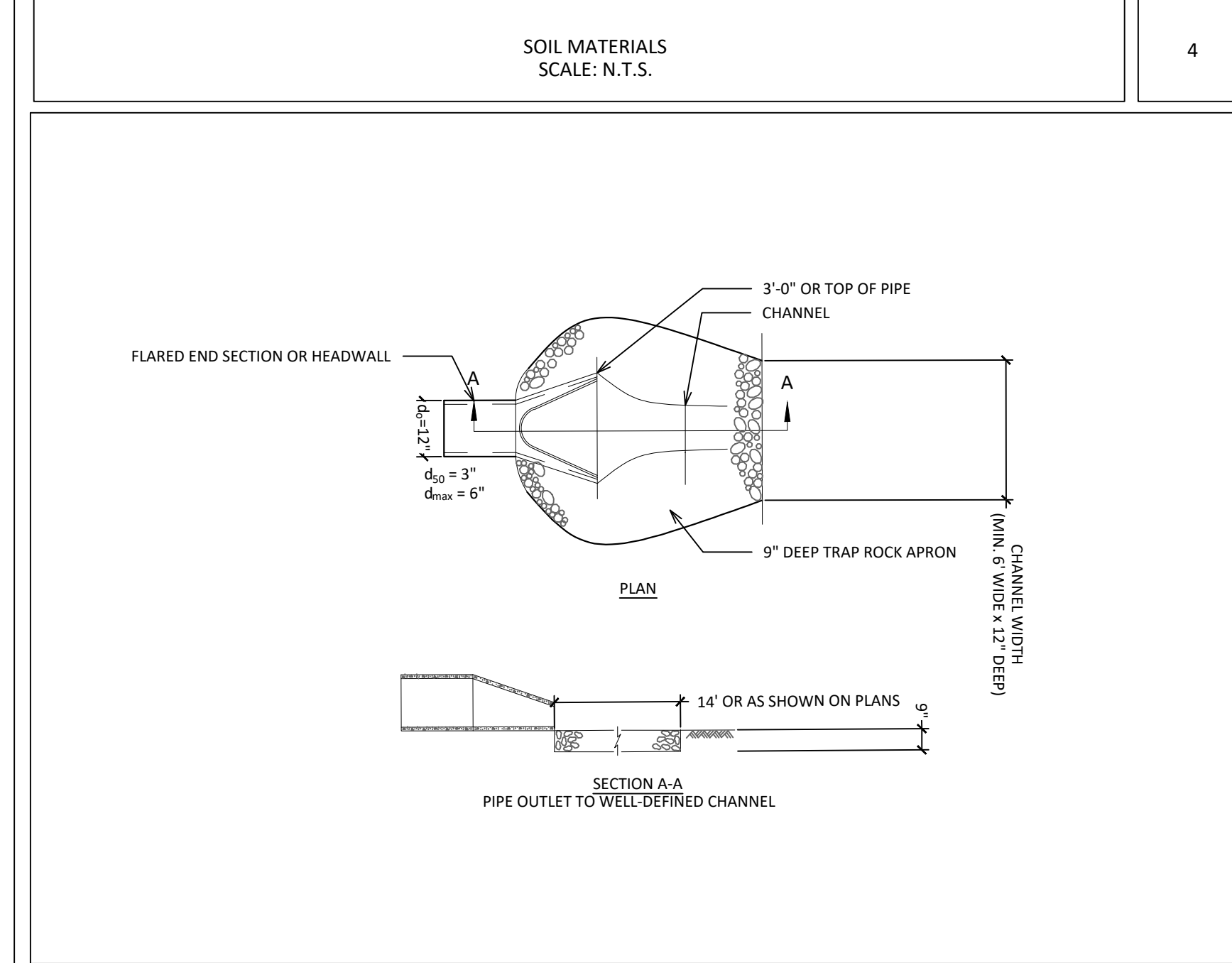
RAIN GARDEN SCALE: N.T.S. 5



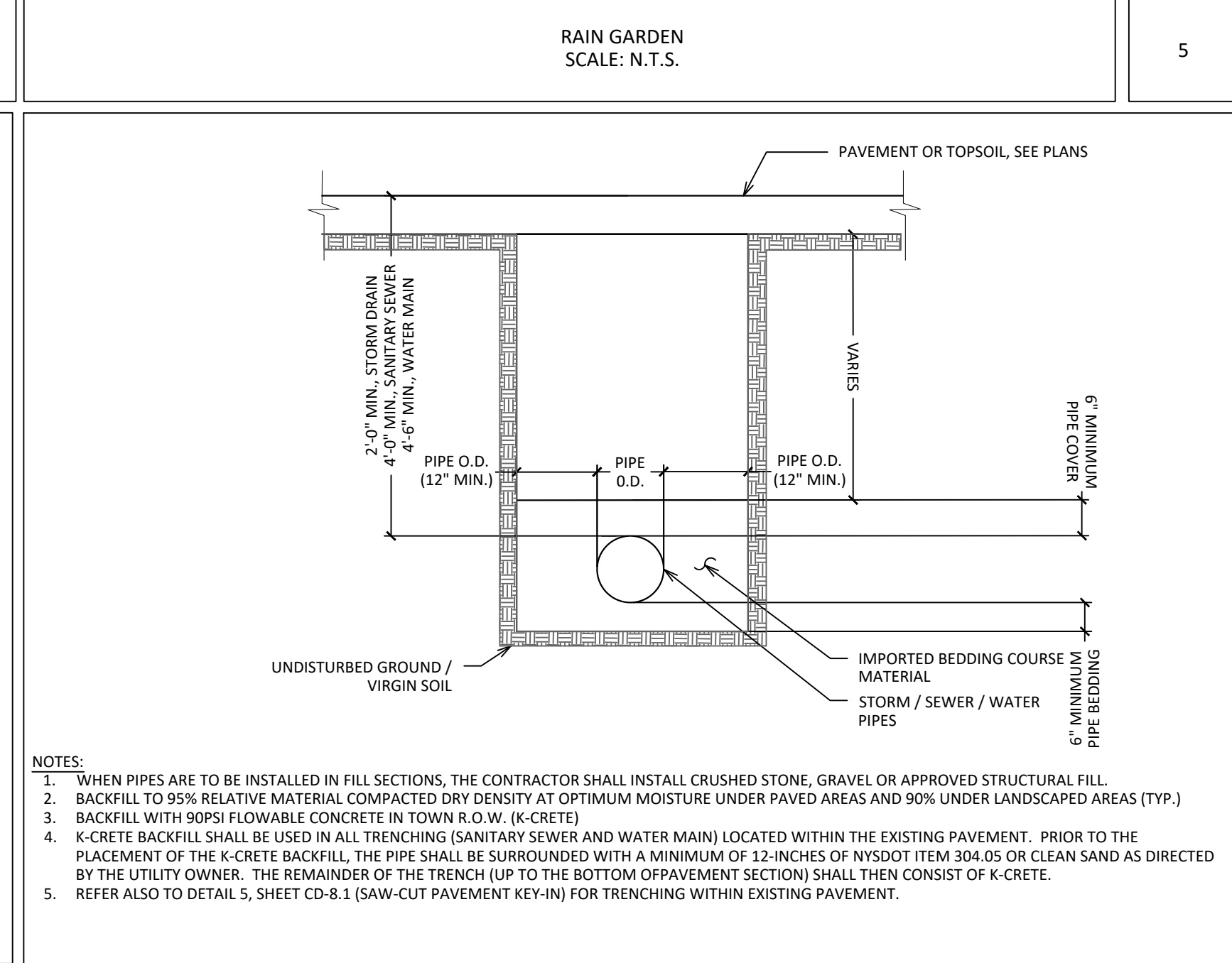
INFILTRATION BASIN SCALE: N.T.S. 6



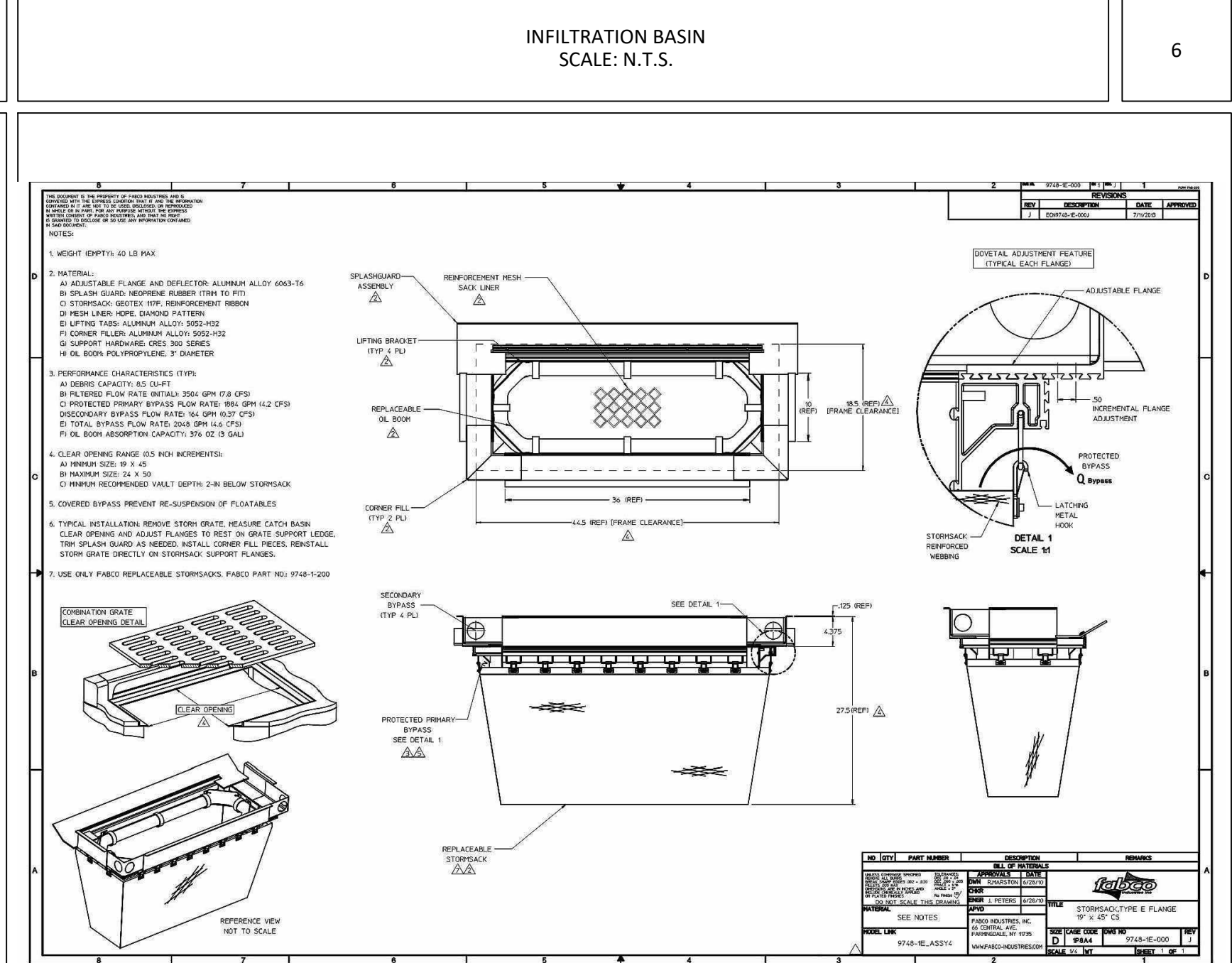
OUTLET CONTROL STRUCTURE SCALE: N.T.S. 7



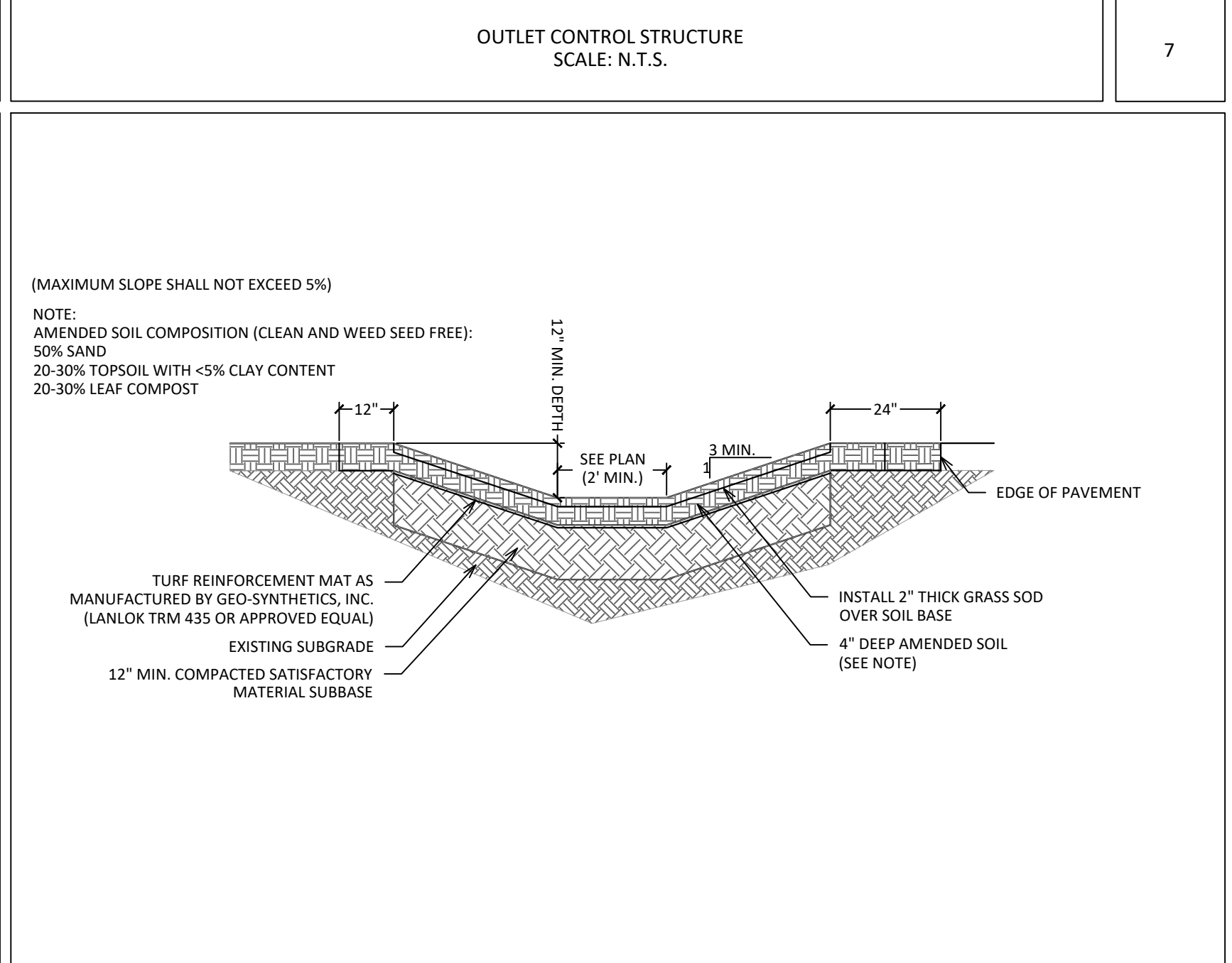
END SECTION ENERGY DISSIPATOR SCALE: N.T.S. 8



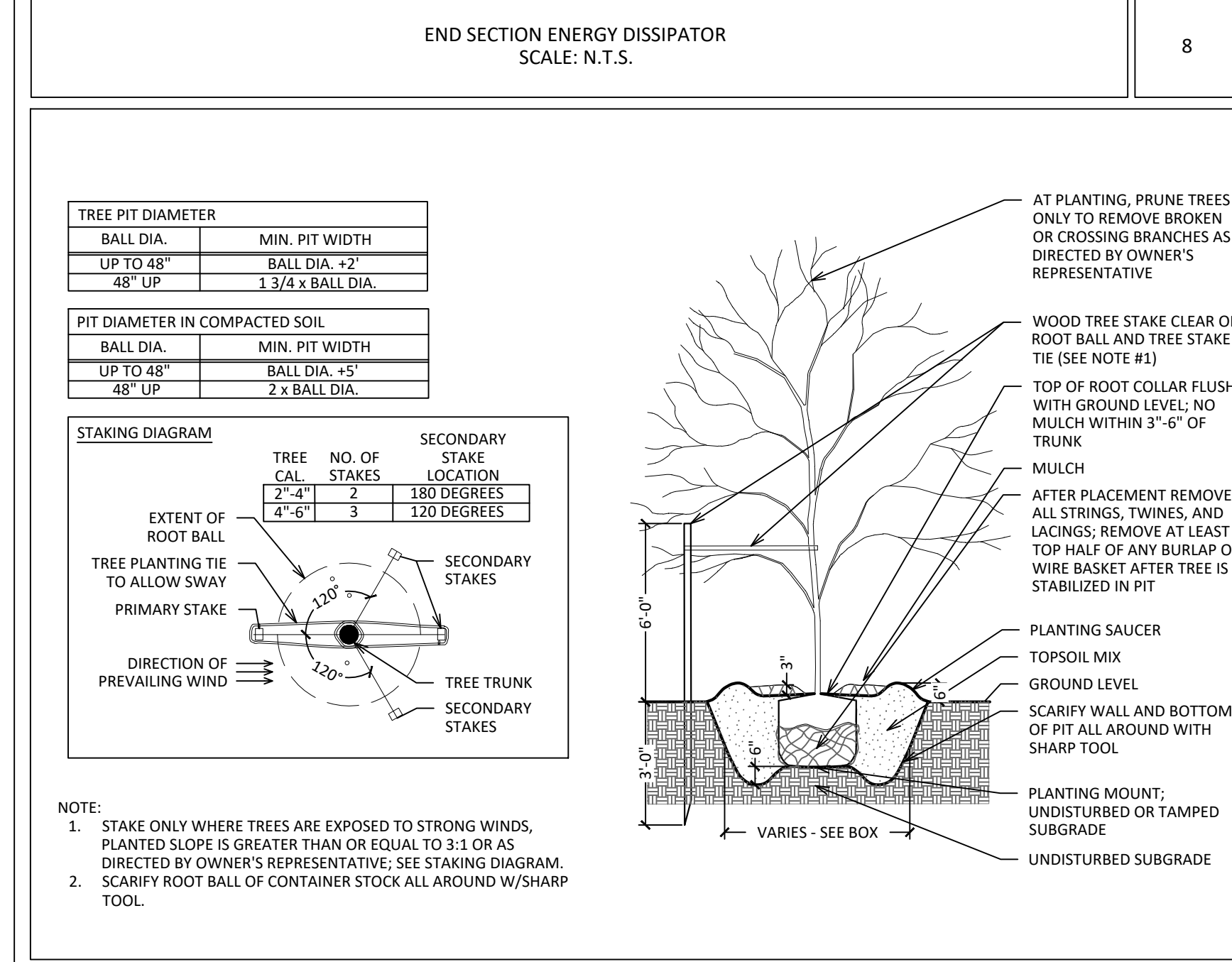
TRENCH DETAIL (STORM / SEWER / WATER) SCALE: N.T.S. 9



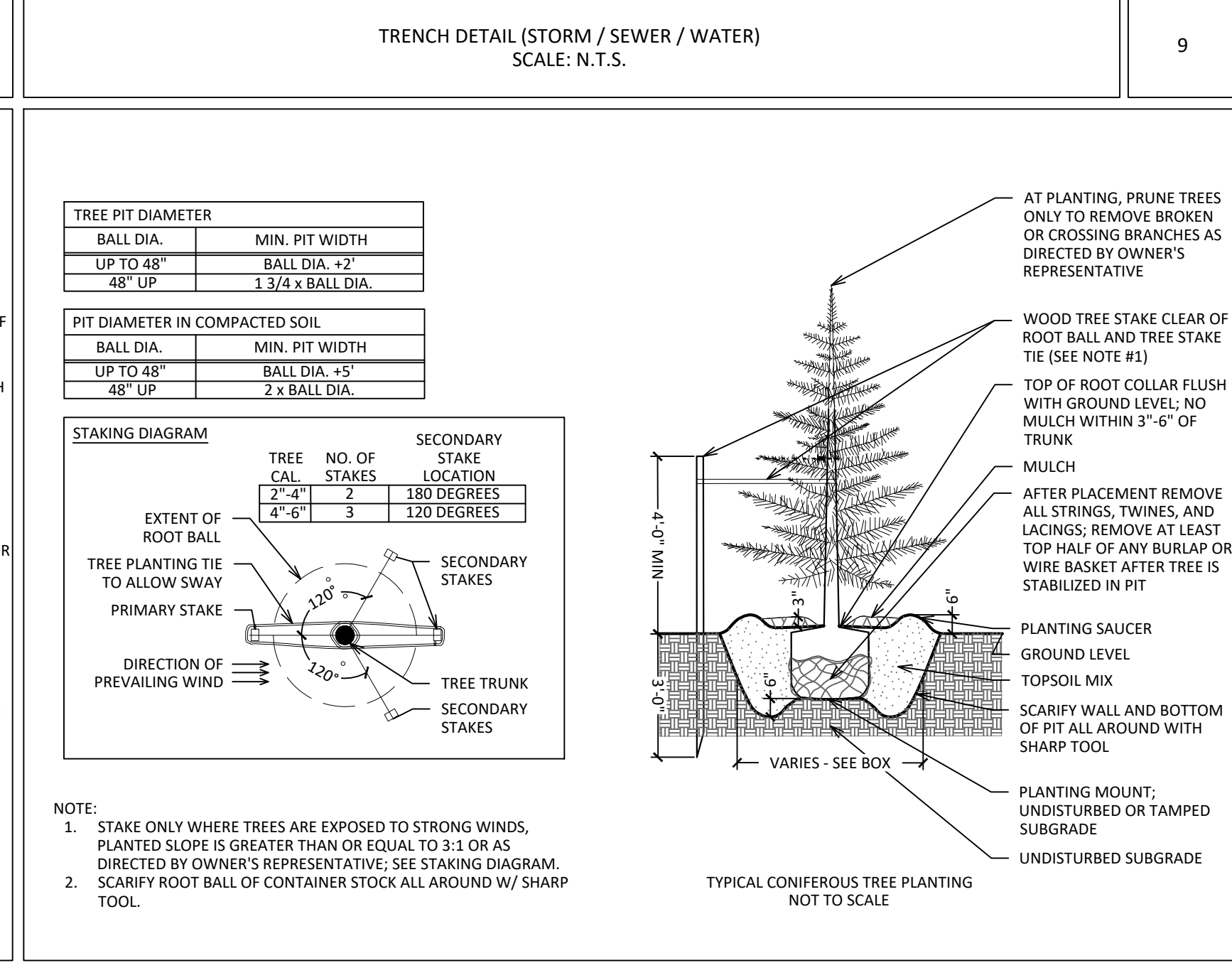
CATCH BASIN INSERT SCALE: N.T.S. 10



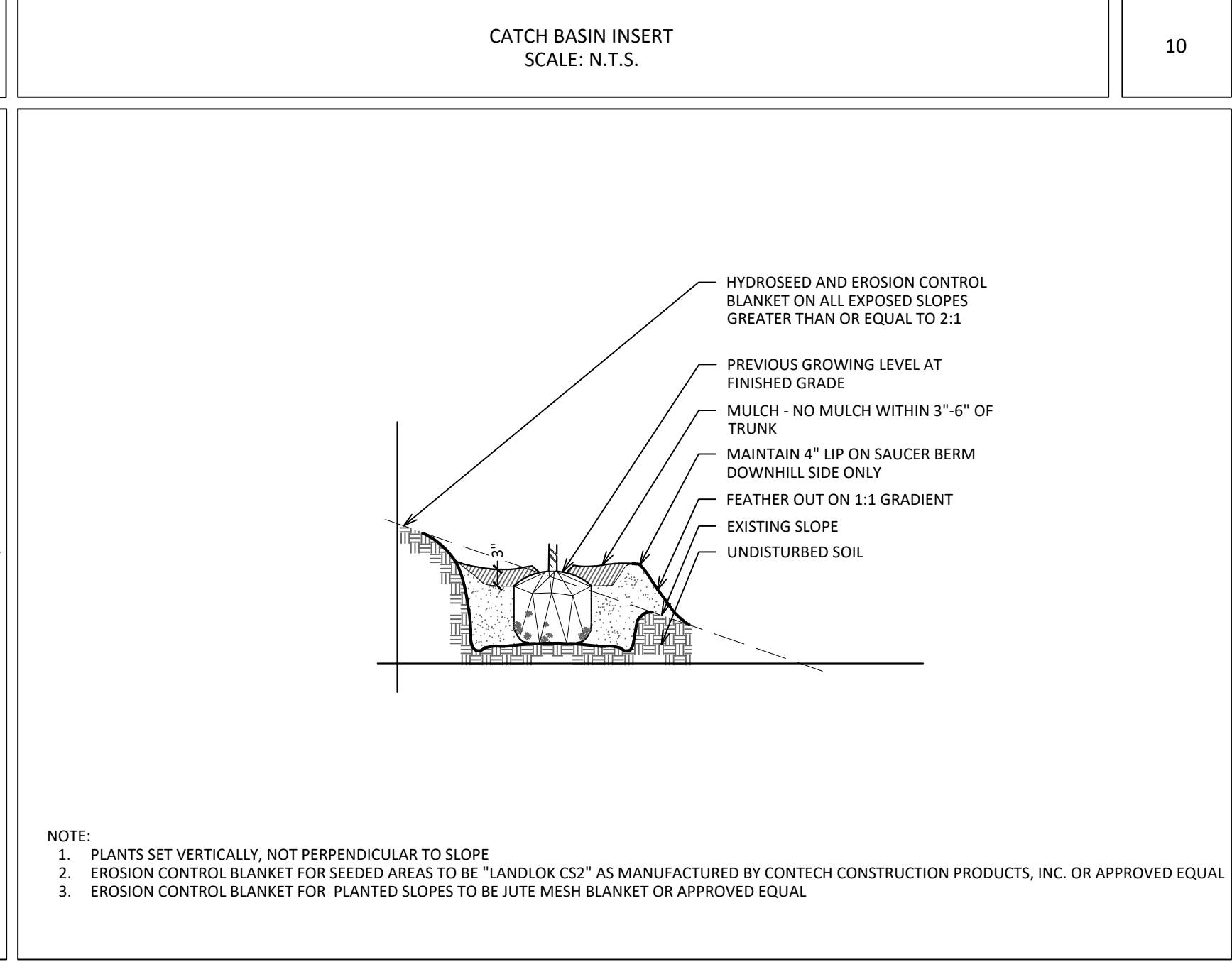
GRASS SWALE SCALE: N.T.S. 11



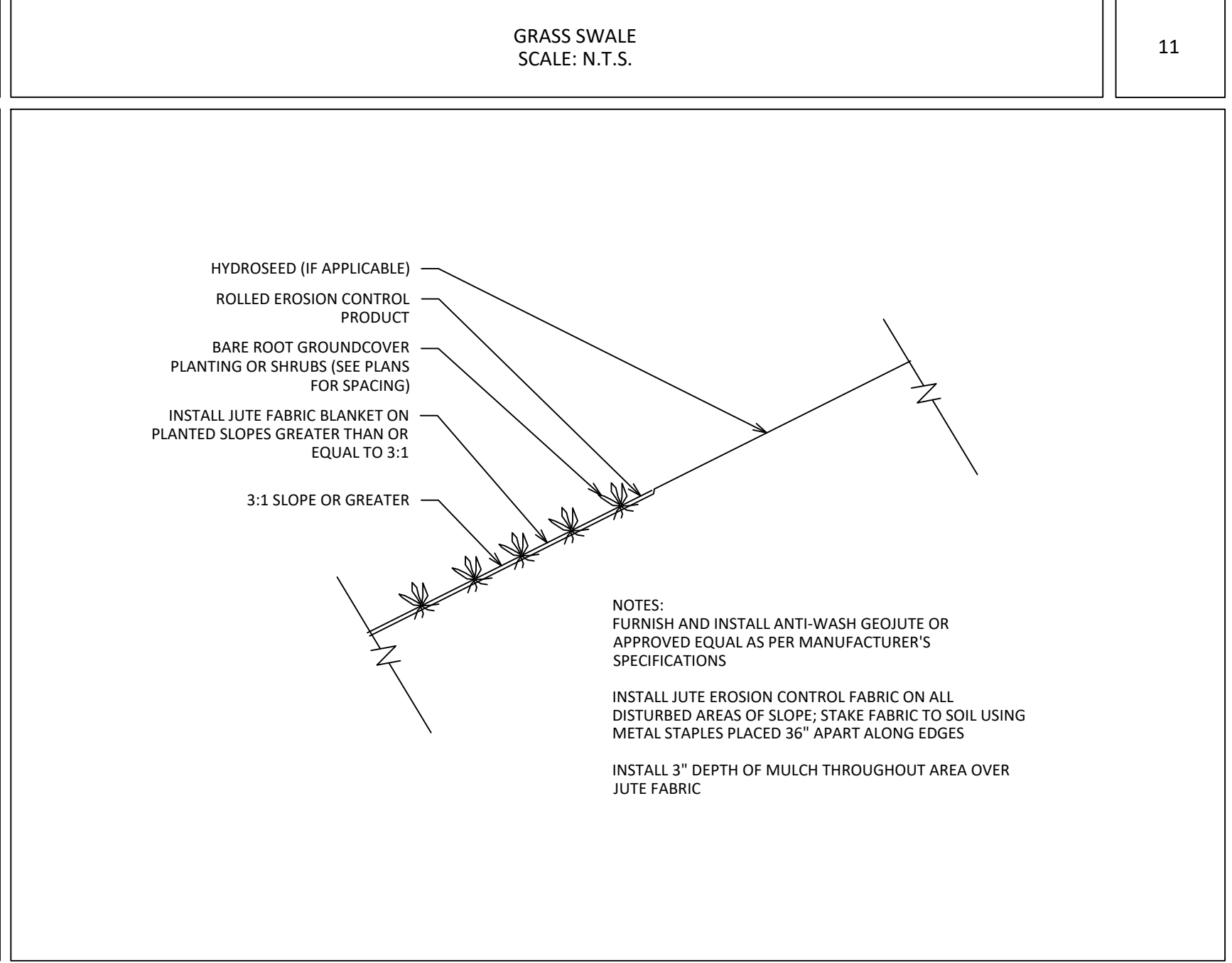
DECIDUOUS TREE AND SHRUB PLANTING SCALE: N.T.S. 12



EVERGREEN TREE PLANTING SCALE: N.T.S. 13



SLOPE PLANTING SCALE: N.T.S. 14



SLOPE STABILIZATION SCALE: N.T.S. 15

SHRUB OAK INTERNATIONAL SCHOOL

Town of Yorktown, New York

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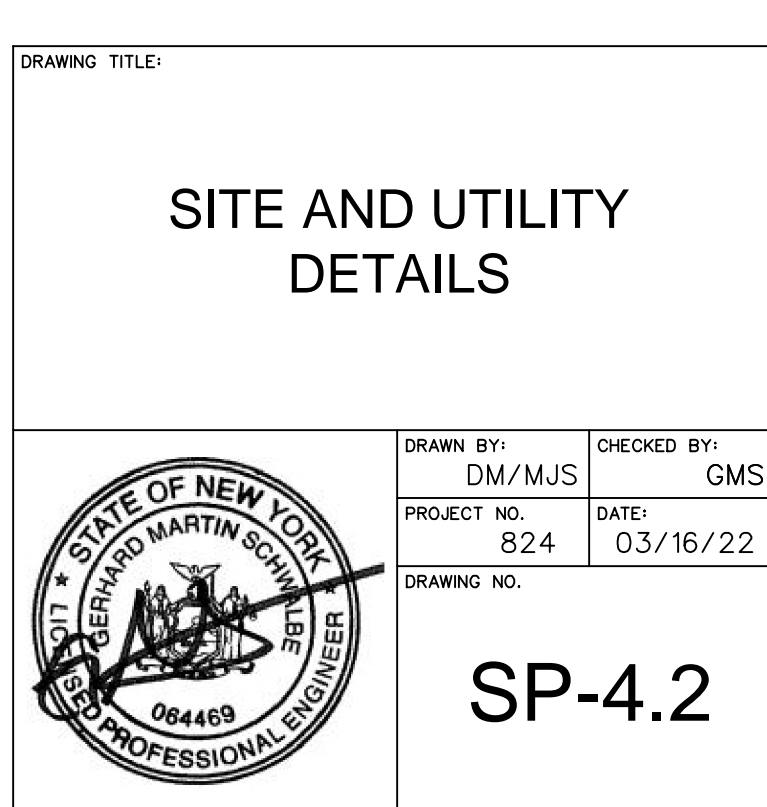
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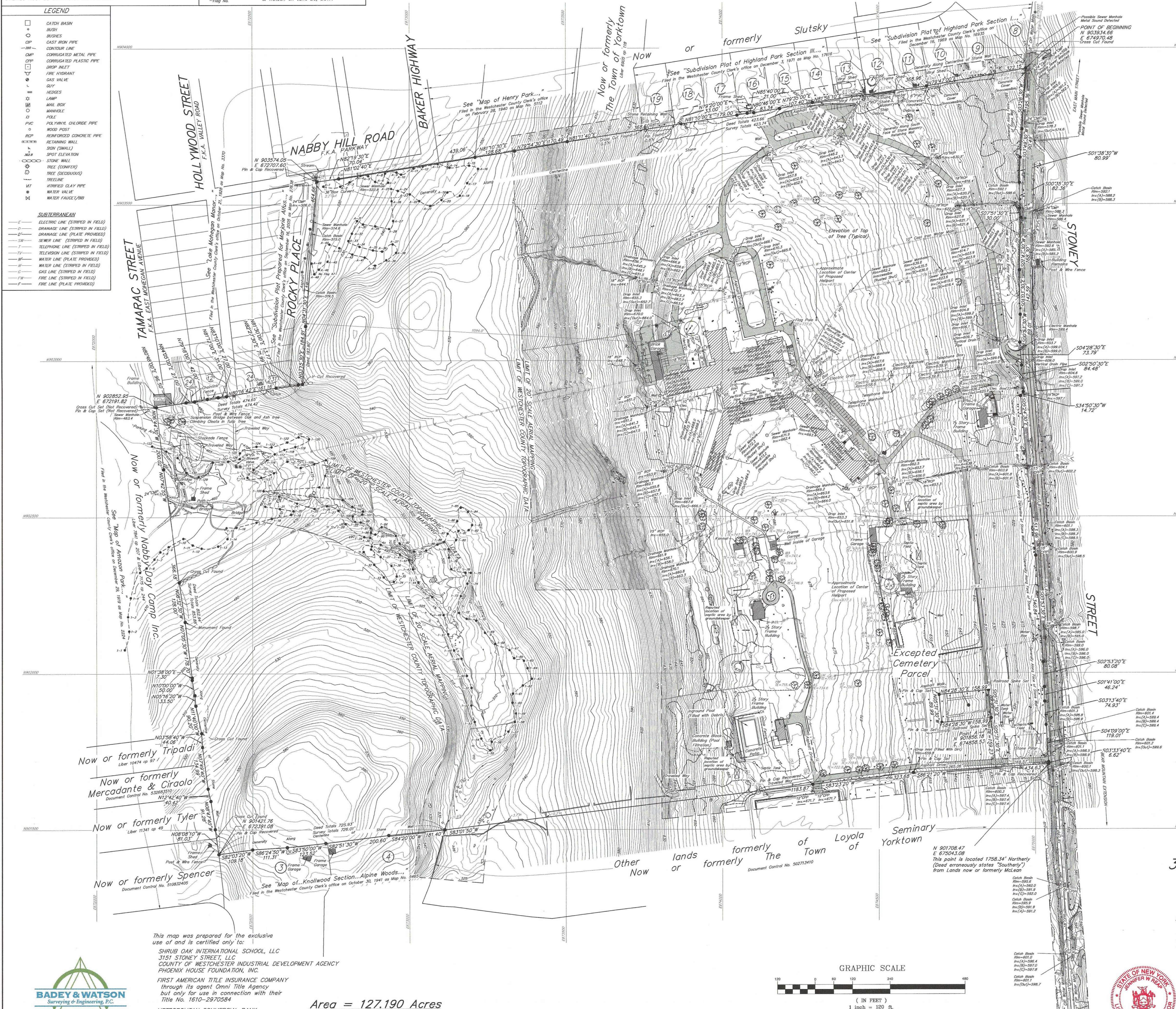
NEW YORK STATE INDUSTRIAL CODE 753 REQUIRES EXCAVATORS TO CALL THE DIG SAFELY NEW YORK ORGANIZATION (DIAL 811) AT LEAST 2, BUT NO MORE THAN 10 WORKING DAYS PRIOR TO AN EXCAVATION. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

Wetland boundary flags as set by Steven Marino of Vm Miller Associates, Inc. during April 2017, and located by Bodey & Watson on June 26, 2017.

- LEGEND
CATCH BASIN
BRUSH
BUSHES
CAST IRON PIPE
CONTOUR LINE
CORRUGATED METAL PIPE
CORRUGATED PLASTIC PIPE
DRAINAGE LINE
FIRE HYDRANT
GAS VALVE
GUY
HEDGES
LAMP
MAIL BOX
MANHOLE
POLE
POLYETHYLENE GLYCOL PIPE
WOOD POST
REINFORCED CONCRETE PIPE
RETAINING WALL
SIGN (SMALL)
SPOT ELEVATION
STONE WALL
TREE (CONIFER)
TREE (DECIDUOUS)
TRENCH
TRENCHED CLAY PIPE
WATER VALVE
WATER VALVE/BOX

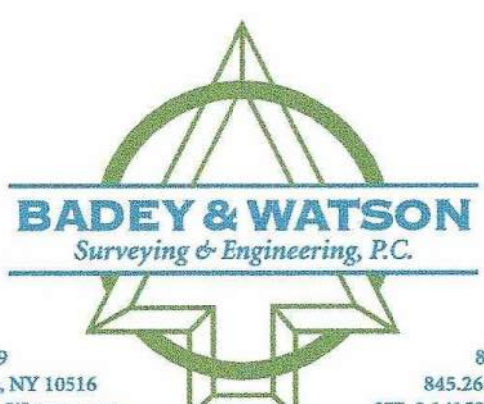
- SUBTERNEAN
ELECTRIC LINE (STRIPPED IN FIELD)
DRAINAGE LINE (STRIPPED IN FIELD)
DRAINAGE LINE (PLATE PROVIDED)
SEWER LINE (STRIPPED IN FIELD)
TELEPHONE LINE (STRIPPED IN FIELD)
TELEVISION LINE (STRIPPED IN FIELD)
WATER LINE (PLATE PROVIDED)
WATER LINE (STRIPPED IN FIELD)
GAS LINE (STRIPPED IN FIELD)
FIRE LINE (STRIPPED IN FIELD)
FIRE LINE (PLATE PROVIDED)

TREE LEGEND table with columns for SPECIES and KEYS. Includes species like AL ALNUTRIS, AN ASPEN, AS ASP, etc.



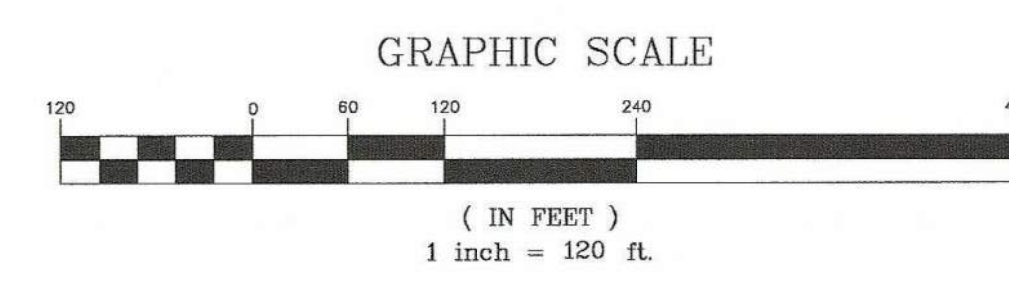
Notes section containing 12 numbered survey notes detailing methodology, data sources, and disclaimers.

Vertical text on the left margin: Drawing Name: LS23271_R12_104, Layout: SHEET, Checked by: G.W. Spell checked by: FT, Drawn by: DAP/FT, On: 12-14-16, T.M.: 26.5-1-4 & 26.6-1-2



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Area = 127.190 Acres which excludes 0.329 acres in Cemetery Exception



SHEET 1 SURVEY OF PROPERTY PREPARED FOR 3151 STONEY STREET, LLC SITUATE IN THE TOWN OF YORKTOWN WESTCHESTER COUNTY NEW YORK

SCALE 1 in. = 120 ft. DECEMBER 14, 2016 We hereby certify that the survey shown hereon was completed by us on December 14, 2016 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Brought to date on August 30, 2017. Revised on April 9, 2018. See Note 12.

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