

PROJECT NAME: 80 SOUTH BROADWAY

CIVIL ENGINEER: DOMINICK R.PILLA ASSOCIATES PC

ISSUED: PLANNING BOARD SUBMISSION

DATE: 01/12/2026

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		REVISION #
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PROPERTY INFORMATION:

ADDRESS: 80 SOUTH BROADWAY, NYACK, NY 10560
 BLOCK: 1
 LOT: 39
 LOT AREA: 12,001 SQFT
 0.28 ACRES

SCOPE OF WORK:

INSTALLATION OF NEW STORMWATER MANAGEMENT IN CONJUNCTION WITH APPLICATION FOR CONSTRUCTION OF NEW MIXED USE BUILDING. SYSTEM IS TO CONSIST OF A GREEN ROOF WITH EMERGENCY OVERFLOW TO AN EXISTING DOUBLE CATCH BASIN IN SOUTH BROADWAY.

LEGEND	
SECTION #	SECTION SYMBOL
XX SHT #	DETAIL # SHEET #
SECTION OR DETAIL # XX SHT #	PLAN, SECTION, OR DETAIL TITLE SYMBOL IF SHOWN POINT TO SHEET WHERE SECTION OR DETAIL WAS TAKEN
XXX +	ELEVATION SYMBOL

CONSTRUCTION NOTES

- ANY EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE PUBLIC RECORDS, PRIVATE RECORDS AS SUPPLIED BY THE OWNER, OR DATA OBTAINED VERBALLY FROM OWNERS OR OFFICIALS FAMILIAR WITH THE PROJECT SITE. NEITHER THE OWNER NOR THE ENGINEER GUARANTEES ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR IMPROPER LOCATIONS ON THE CONSTRUCTION PLANS. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE DRAWINGS MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL INVERT ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF EITHER (1) PREEEXISTING SUBSURFACE CONDITIONS DIFFERENT FROM THOSE INDICATED IN THE PLANS, OR (2) PREEEXISTING UNKNOWN SUBSURFACE CONDITIONS OF AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORIGINALLY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN THE CHARACTER OF THE WORK PROVIDED FOR IN THE CONTRACT. THE CONTRACTOR AND/OR OWNER SHALL MAKE NO CLAIMS TO THE ENGINEER FOR RECOMPENSATION FOR EXTRA WORK RESULTING FROM CHANGED CONDITIONS UNLESS THE ENGINEER HAS APPROVED THE WORK IN WRITING.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVED CITY ORDINANCES AND SHALL POST SUCH DOCUMENTS AT VISIBLE LOCATIONS AND MAINTAIN UPDATED DOCUMENTATION ACCORDINGLY.
- CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATIONS OF ALL UTILITIES AND SHALL NOT BEGIN EXCAVATION UNTIL ALL KNOWN UNDERGROUND FACILITIES IN THE VICINITY OF THE PROPOSED WORK HAVE BEEN LOCATED AND MARKED. IF THE UTILITY IS NOT A SUBSCRIBER OF THE UTILITIES UNDERGROUND LOCATION CENTER, THEN THE CONTRACTOR SHALL GIVE NOTICE TO THAT UTILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF ALL INFORMATION PROVIDED BY UTILITY PURVYORS, AND CITY OR STATE RECORDS RELATED TO THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO THESE FACILITIES AND SHALL RESTORE ALL UTILITIES AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOTIFY ALL UTILITY SERVICES FOR TEMPORARY SHUT OFF AS REQUIRED. CONTRACTOR SHALL MAINTAIN AND PROTECT SERVICES AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

- NO PUBLIC WAYS OR WALKS MAY BE OBSTRUCTED WITHOUT THE WRITTEN PERMISSION OF GOVERNING AUTHORITIES AND OF THE OWNER, WHERE ROUTES ARE PERMITTED TO BE CLOSED, PROVIDE ALTERNATE ROUTES AND SIGNAGE IF REQUIRED.

- WET DEBRIS WITH WATER AS NECESSARY TO LIMIT DUST TO LOWEST PRACTICAL LEVEL. DO NOT WET TO THE EXTENT OF FLOODING, CONTAMINATED RUNOFF, OR ICING.

- ANY PORTIONS OF PAVEMENT TO BE REMOVED MUST BE SEPARATED BY MAKING A NEAT VERTICAL SAW CUT ALONG THE BOUNDARIES OF THE AREA TO BE REMOVED. MAKE CUTS AT CLOSEST PAVING JOINT.

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT, AND SERVICES TO PROPERLY EXECUTE THE DEMOLITION AND REMOVAL WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS

- ALL DEMOLITION WORK SHALL BE PERFORMED WITH MINIMUM DAMAGE TO THE EXISTING WORK TO REMAIN. IT SHALL BE RECOGNIZED THAT THE UTMOST CARE BE TAKEN WHEN PERFORMING THE DEMOLITION WORK. PROVIDE BARRICADES, BARRIERS, AND SHORING WHERE REQUIRED TO PROTECT THE PUBLIC, PERSONNEL, CONSTRUCTION, AND VEGETATION TO REMAIN. COMPLY WITH ALL STATE AND LOCAL AGENCY REQUIREMENTS.

- PROVISIONS SHALL BE MADE TO ALLEVIATE THE SPREAD OF DEBRIS, DIRT, AND DUST TO THE ADJACENT PROPERTIES. THE PROPERTY SHALL BE KEPT AS CLEAN AS POSSIBLE AT ALL TIMES. MAINTAIN HAULING ROUTES CLEAN AND FREE OF ANY DEBRIS RESULTING FROM DEMOLITION WORK ON THIS PROJECT. ANY HAZARDOUS MATERIAL REMOVAL, SUCH AS ASBESTOS REMOVAL, SHALL BE PERFORMED PRIOR TO ANY DEMOLITION ACTIVITY. THE HAZARDOUS MATERIAL REMOVAL SHALL BE PERFORMED BY A LICENSED ABATEMENT COMPANY.

- THE REFUSE RESULTING FROM ANY CLEARING AND GRUBBING AND ALL DEBRIS AND MATERIALS FROM ANY STRUCTURES TO BE DEMOLISHED SHALL BE DISPOSED OF BY THE CONTRACTOR IN A MANNER CONSISTENT WITH ALL GOVERNMENT REGULATIONS. IN NO CASE SHALL REFUSE MATERIAL BE LEFT ON THE PROJECT SITE, PUSHED ONTO ABUTTING PRIVATE PROPERTIES, OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT SITE. DEBRIS SHALL NOT BE DEPOSITED IN ANY STREAM, LAKE, WETLAND, BODY OF WATER, OR IN ANY STREET OR ALLEY, OR UPON ANY PRIVATE PROPERTY EXCEPT BY WRITTEN CONSENT OF THE PRIVATE PROPERTY OWNER. NO RECLAIMED LUMBER OR MATERIALS SHALL BE RE-USED EXCEPT AS SPECIFICALLY APPROVED BY THE ARCHITECT OR OWNER.

- WHERE DEMOLITION AND CUTTING WORK HAS OCCURRED OR WHERE EXISTING SURFACES, MATERIALS, OR OTHER ITEMS HAVE BEEN DAMAGED OR DISTURBED AS A RESULT OF THE CONTRACTED WORK, THE SAID SURFACES AND AREAS SHALL BE CAREFULLY CLOSED UP, PATCHED, REPAIRED, FINISHED, OR RESTORED AS REQUIRED TO BE CONTOGUITO TO EXISTING SURROUNDING SURFACES.

- ALL MECHANICAL, ELECTRICAL, AND PLUMBING DEMOLITION, INCLUDING GAS LINE REMOVAL IS TO BE PERFORMED BY A CONTRACTOR OR SUB-CONTRACTOR LICENSED IN THE PARTICULAR TRADE.

STORM WATER SYSTEM CLEANING AND MAINTENANCE:

STORM WATER SYSTEM, INCLUDING ANY ROOF GUTTERS AND UNDERGROUND PIPING, SHOULD BE CLEANED OF LEAVES, SAND, DIRT, SEDIMENT, TRASH AND OTHER DEBRIS BY HAND OR BY VACUUM TRUCK. THE SYSTEM IS TO BE EVALUATED, CLEANED AND MAINTAINED AT LEAST TWO TIMES PER YEAR. SURFACE GRATES AND INTERIOR Sumps SHOULD BE MAINTAINED TO FUNCTION AS ORIGINALLY DESIGNED. SEE MAINTENANCE PLAN ON FILE WITH BOTH THE PROPERTY OWNER AND THE LOCAL BUILDING DEPARTMENT FOR MORE DETAILS.

GENERAL NOTES

UNLESS OTHERWISE NOTED OR SHOWN ON THE CIVIL DRAWINGS, THE FOLLOWING REQUIREMENTS, TOGETHER WITH THE PROJECT PLANS, SPECIFICATIONS AND GEOTECHNICAL REPORT APPLY TO THE STRUCTURES IN THIS CONTRACT.

- CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.

- THE CIVIL DOCUMENTS SHALL BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, AND MEP CONTRACT DOCUMENTS AS WELL AS ANY OTHER TRADES. IF A CONFLICT EXISTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AND OBTAIN CLARIFICATION PRIOR TO BIDDING AND PROCEEDING WITH WORK.

PROJECT ADDRESS: 80 SOUTH BROADWAY, NYACK, NY 10560

CIVIL PLANS

DRPILLA
CONSULTING ENGINEERS
- DOMINICK R. PILLA ASSOCIATES -

845.727.7793 212.224.9520
143 Main Street 5 Columbus Circle, 11th Fl
Nyack, NY, 10560 New York, NY, 10019
drpilla.com

ELECTRONICALLY OR OTHERWISE.

EXCAVATION, BACKFILL AND DEWATERING

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND OSHA REGULATIONS. DO NOT EXCAVATE WITHIN ONE FOOT OF THE ANGLE OF REPOSE OF ANY SOIL BEARING FOUNDATION UNLESS THE FOUNDATION IS PROPERLY PROTECTED AGAINST SETTLEMENT.
- DO NOT BACKFILL AGAINST WALLS UNTIL 7 DAYS AFTER THE WALLS ARE BRACED BY THE STRUCTURE OR ARE TEMPORARILY BRACED. DO NOT BACKFILL CANTILEVERED RETAINING WALLS UNTIL CONCRETE IS 7 DAYS OLD. DO NOT BACKFILL UNTIL AFTER COMPLETION AND INSPECTION OF ANY WATERPROOFING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER IN A MANNER THAT DOES NOT INCONVENIENCE OR DAMAGE THE WORK.

CODES AND SPECIFICATIONS

THE DESIGN SHOWN ON THESE DRAWINGS IS BASED ON THE FOLLOWING CODES, SPECIFICATIONS AND STANDARDS:

- "BUILDING CODE OF NEW YORK", 2020.
- NYS STORMWATER MANAGEMENT DESIGN MANUAL (JULY 31, 2024 VERSION)

SHOP DRAWINGS AND OTHER SUBMITTALS

- INCOMPLETE SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
- ON FIRST SUBMITTAL, CLEARLY FLAG AND CLOUD ALL DIFFERENCES FROM THE CONTRACT DOCUMENTS. ON RE-SUBMITTALS, FLAG AND CLOUD ALL CHANGES AND ADDITIONS TO PREVIOUS SUBMITTAL. ONLY CLOUDED ITEMS WILL BE REVIEWED.
- A DELEGATED ENGINEER IS DEFINED AS A NEW YORK STATE LICENSED ENGINEER WHO SPECIALIZES IN AND UNDERTAKES THE DESIGN OF CIVIL COMPONENTS OR CIVIL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT AND IS AN EMPLOYEE OR OFFICER OF, OR CONSULTANT TO, THE CONTRACTOR OR FABRICATOR RESPONSIBLE FOR THE SUBMITTAL. THE DELEGATED ENGINEER SHALL SIGN, SEAL AND DATE THE SUBMITTAL, INCLUDING CALCULATIONS AND DRAWINGS. SEE SPECIFICATIONS FOR MORE SPECIFIC CRITERIA.
- THE TRADE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITES, FOR TOLERANCES, CLEARANCES, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS.
- THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL REVIEW AND APPROVE SUBMITTALS AND SHALL SIGN AND DATE EACH DRAWING PRIOR TO SUBMITTING TO THE ARCHITECT. THIS APPROVAL IS TO CONFIRM THAT THE SUBMITTAL IS COMPLETE, COMPLIES WITH THE SUBMITTAL REQUIREMENTS AND IS COORDINATED WITH FIELD DIMENSIONS, OTHER TRADES, ERECTION SEQUENCING AND CONSTRUCTABILITY.
- THE CIVIL ENGINEER REVIEWS SUBMITTALS TO CONFIRM THAT THE SUBMITTAL IS IN GENERAL CONFORMANCE WITH THE DESIGN CONCEPT PRESENTED IN THE CONTRACT DOCUMENTS. QUANTITIES AND DIMENSIONS ARE NOT CHECKED. NOTATIONS ON SUBMITTALS DO NOT AUTHORIZE CHANGES TO THE CONTRACT SUM. CHECKING OF THE SUBMITTAL BY THE CIVIL ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DEVIATIONS FROM THE CONTRACT DOCUMENTS AND FROM ERRORS OR OMISSIONS IN THE SUBMITTAL.
- IN ADDITION TO THE ABOVE, THE CIVIL ENGINEER'S REVIEW OF DELEGATED ENGINEER SUBMITTALS IS LIMITED TO VERIFYING THAT THE SPECIFIED CIVIL SUBMITTAL HAS BEEN FURNISHED, SIGNED AND SEALED BY THE DELEGATED ENGINEER AND THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND USED THE SPECIFIED CIVIL CRITERIA. NO DETAILED CHECK OF CALCULATIONS WILL BE MADE. THE DELEGATED ENGINEER IS SOLELY RESPONSIBLE FOR HIS/HER DESIGN, INCLUDING BUT NOT LIMITED TO THE ACCURACY OF HIS/HER CALCULATIONS AND COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.
- CAD FILES OF CIVIL DRAWINGS MAY BE USED AS AN AID IN PREPARING SHOP DRAWINGS ONLY UPON THE CONTRACTOR SIGNING AN AGREEMENT, WHEN CAD FILES OR COPIES OF THE CIVIL DRAWINGS ARE MADE AVAILABLE, IT IS UNDER THE FOLLOWING CONDITIONS:
 - ALL INFORMATION CONTAINED IN THE CAD FILES OR COPIES OF THE CIVIL DRAWINGS ARE INSTRUMENTS OF SERVICE OF THE ARCHITECT/ENGINEER AND SHALL NOT BE USED FOR OTHER PROJECTS, ADDITIONS TO THE PROJECT OR THE COMPLETION OF THE PROJECT BY OTHERS. CAD FILES AND COPIES OF THE CIVIL DRAWINGS REMAIN THE PROPERTY OF DOMINICK R. PILLA ASSOCIATES AND IN NO CASE SHALL THEIR TRANSFER BE CONSIDERED A SALE.
 - CAD FILES OR COPIES OF THE CIVIL DRAWINGS ARE NOT CONTRACT DOCUMENTS. IN THE EVENT OF A CONFLICT, THE CIVIL DRAWINGS SHALL GOVERN.
 - THE USE OF CAD FILES OR COPIES OF THE CIVIL DRAWINGS SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROPER CHECKING AND COORDINATION OF DIMENSIONS, DETAILS, SIZES AND QUANTITIES OF MATERIALS AS REQUIRED FOR THE PREPARATION OF COMPLETE AND ACCURATE SHOP DRAWINGS.
 - THE CONTRACTOR SHALL REVISE ALL REFERENCES TO CONTRACT DOCUMENT SHEET NUMBERS AND SECTION MARKS AND SHALL REMOVE INFORMATION THAT IS NOT REQUIRED FOR THEIR WORK FROM THE CAD FILES OR COPIES OF THE CIVIL DRAWINGS, INCLUDING THE TITLE BLOCK.
 - DIMENSIONS IN THE CAD FILES MAY NOT BE PRECISE AND, IN SOME CASES, HAVE BEEN INTENTIONALLY ALTERED FOR PRESENTATION PURPOSES. DO NOT SCALE DIMENSIONS

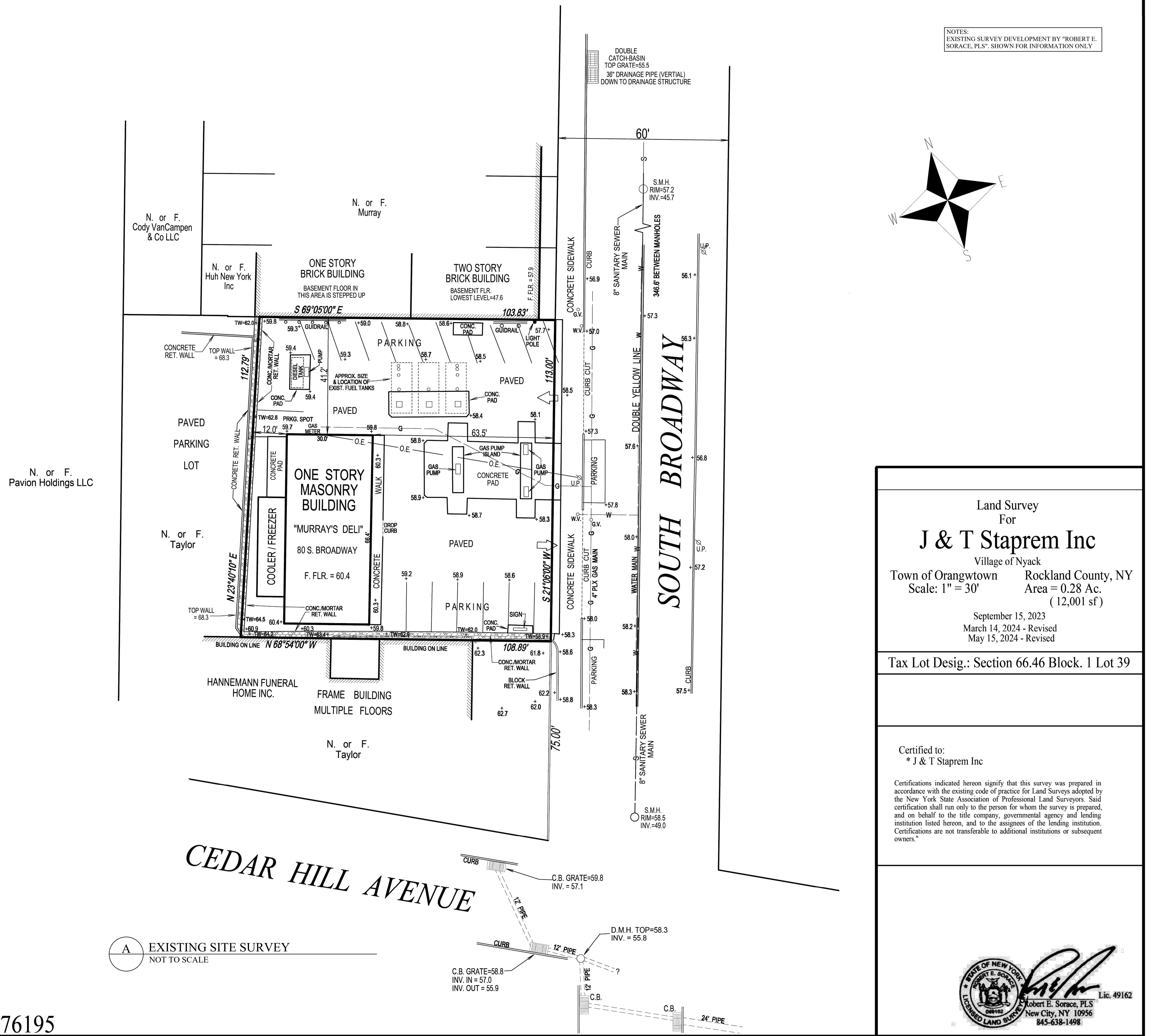
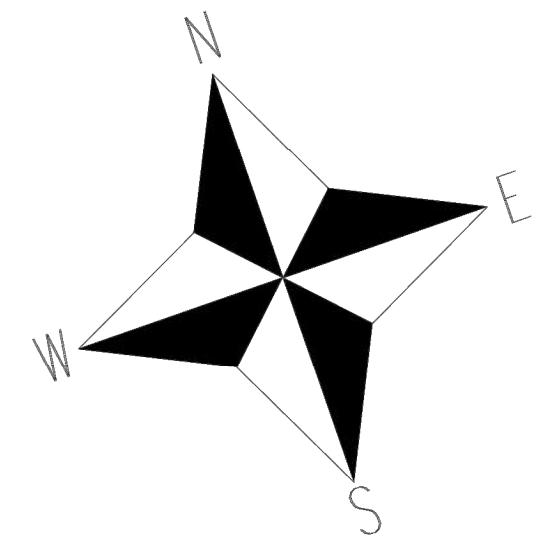
ABBREVIATION

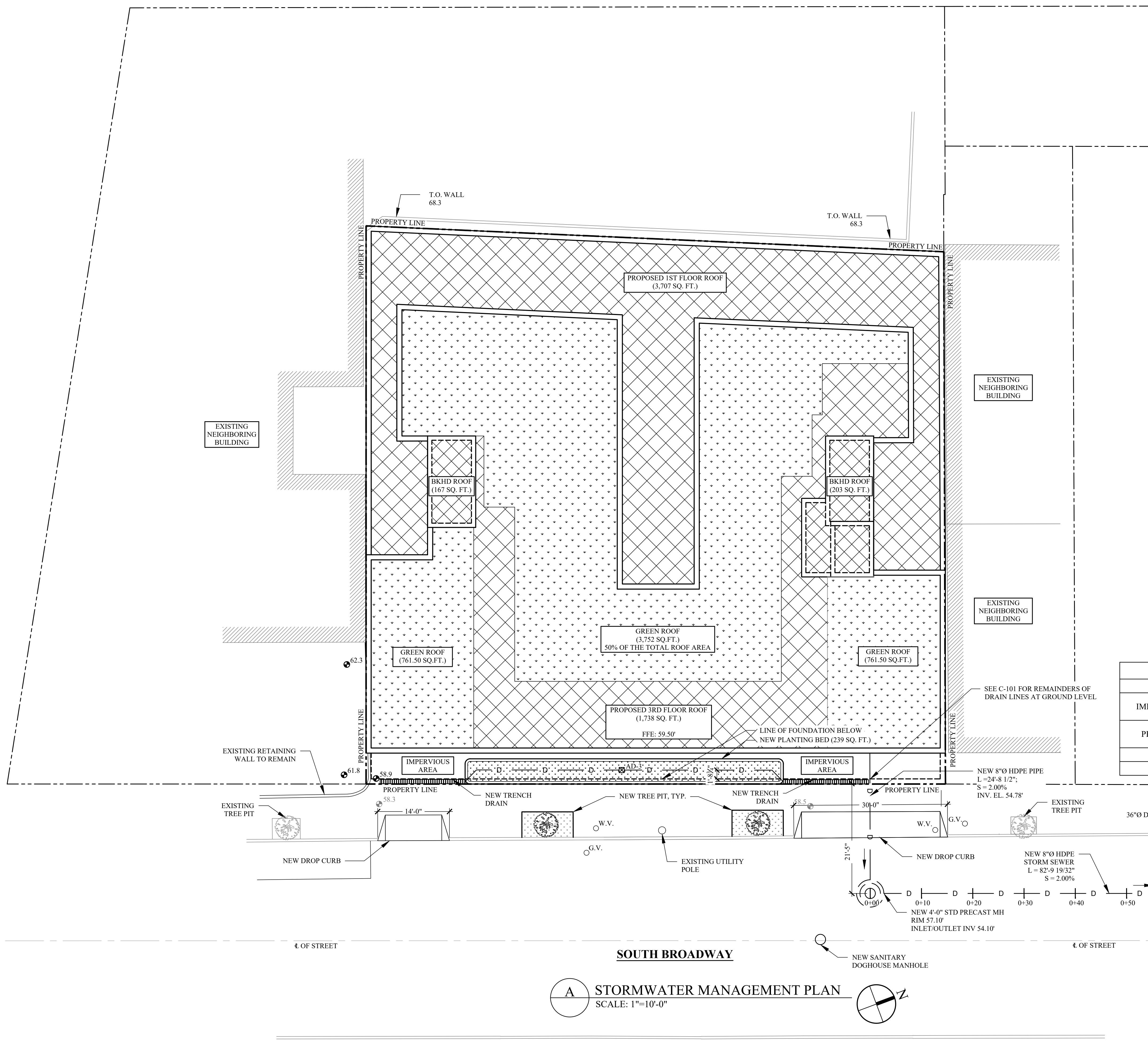
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AD	AREA DRAIN
B	BOTTOM REINFORCEMENT
BOC	BOTTOM OF CURB
BM	BEAM
BS	BOTH SIDES
BOW	BOTTOM OF WALL
BU	BUILT UP MEMBER
C	COMPRESSION FORCE IN KIPS
C/O	CLEAN OUT
CANT.	CANTILEVER
CB	CATCH BASIN
CL	CENTER LINE
CG	CENTER OF GRAVITY
COL	COLUMN
CONT	CONTINUOUS
COMP LAP	COMPRESSION REINF LAP SLICE
CP	COMPLRYR PENETRATION ERLF
DB	FISMRYRT OF REINFORCEMENT BAR
DEL	DELTA OR CHANGE IN ELEVATION
(E)	EXISTING CONSTRUCTION
EF	EACH FACE
EL	ELEVATION
EW	EACH WAY
F	FINISH SURFACE
GB	GRADE BEAM
H	HORIZONTAL REINFORCEMENT
H	HORIZONTAL FORCE IN KIPS
J1J2	NEW CODE FORMED STEEL JOISTS
LAP	FULL TENSION CAPACITY LAP SPLICING
LD	TENSION DEVELOPMENT LENGTH FOR REINFORCING BARS
LDC	COMPRESSION SPlice LENGTH FOR REINFORCE BARS
LLBB	LONG LEGS BACK-TO-BACK
LW	LIGHTWEIGHT CONCRETE
M	BENDING MOMENT IN FOOT-KIPS
MC	MOMENT CONNECTION SHOWN ON DRAWING
MIN	MINIMUM
(N)	NEW CONSTRUCTION
N	BEARING BOLTS/THREADS INCLUDED IN SHEAR PLANE
NTS	NOT TO SCALE
OC	ON CENTER
PC	PILE CAP
PL	PLATE
PP	PARTIAL PENETRATION WELD
PEOP	PROPERTY LINE
SAD	SEE ARCHITECTURAL DRAWINGS/DETAILS
SU/S2	SLAB ON DECK TYPE
SC	SLIP CRITICAL BOLT
SD	SLOT DRAIN
SIM	SIMILAR
T	TENSION FORCE IN KIPS
T	THICKNESS
T	TOP REINFORCEMENT
TBC	TO BE CONFIRMED
TGL	THEORETICAL GRADE LINE
TOC	TOP OF CURB
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNO, UON	UNLESS OTHERWISE NOTED
M	VERTICAL REINFORCEMENT
V	VERTICAL BEAM END REACTION IN KIPS
VIF	VERIFY IN FIELD
WP	WORKPOINT
WWF	WELDED WIRE FABRIC

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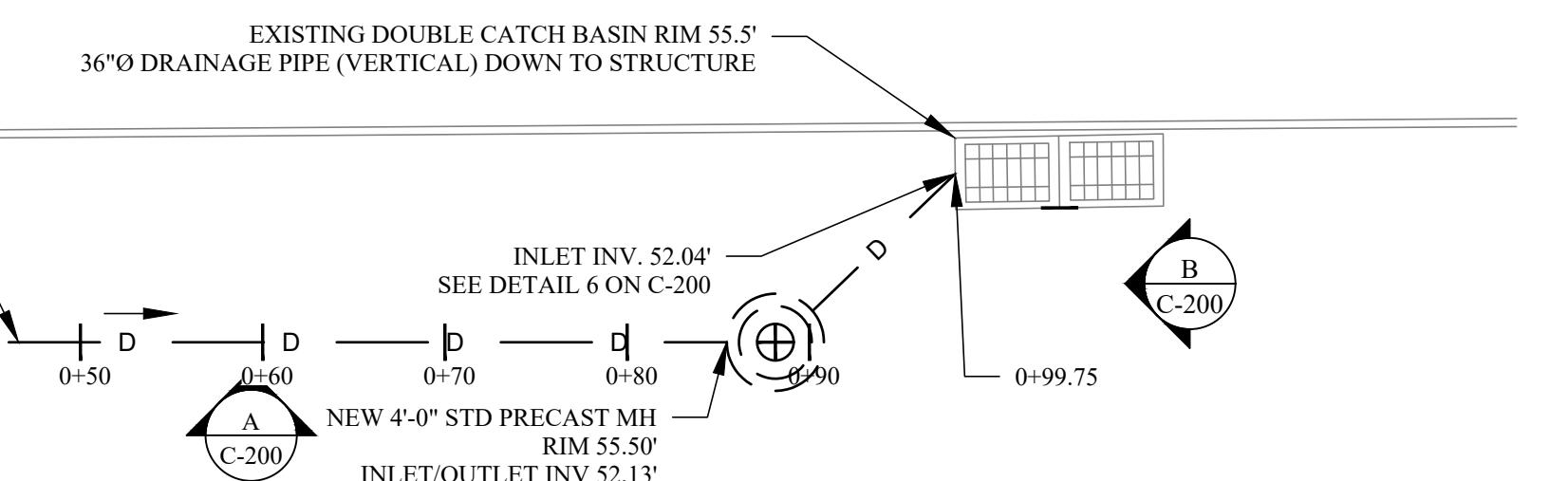
PROJECT
80 S BROADWAY
NYACK, NY
TITLE SHEET AND GENERAL NOTES
SEAL AND SIGNATURE:
<img alt="Seal of the State of New York" data-bbox="900 7

NOTES:
EXISTING SURVEY DEVELOPMENT BY "ROBERT E.
SORACE, PLS". SHOWN FOR INFORMATION ONLY





SUBCATCHMENT AREAS					
IMPERVIOUS	AREAS (SQFT)	EXISTING	PROPOSED	INCREASE	DECREASE
	ROOF AREA	1,984.00	5,815.00	3,831.00	-
PERVIOUS	PAVED	10,017.00	672.00	-	9,345.00
	GREEN ROOF	0.00	5,275.00	5,275.00	-
	PLANTERS	0.00	239.00	239.00	-
	TOTAL	12,001.00	12,001.00	-	-
OVERALL DECREASE IN IMPERVIOUS AREA (SQFT)					
5,514.00					



DOMINICK R. PILLA, P.E., R.A.
 NY P.E. 074213-1 NY R.A. 027028-1

ISIPPLANNING BOARD SUBMISSION
 DATE: 01/12/2026
 PROJECT NO.: 22-143
 DRAWN/CHK BY: JB/DT
 SCALE: AS NOTED
 DWG NO.: C-100.00

C-100.00

LEGEND	
	PROPERTY LINE
	EXISTING ROOF AREA
	PROPOSED ROOF AREA
	EXIST. IMPERVIOUS AREA
	PROP. GRASS AREA/GREEN ROOF
	EXIST. RETAINING WALL
	PROP. SILT FENCE
	PROP. AREA OF DISTURBANCE
	PROPOSED DROP INLET PROTECTION
	PROPOSED CURB CUT

GENERAL NOTES
1. ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIRS TO UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED
4. AREA OF DISTURBANCE = 12,001 SQFT

INFORMATION SHOWN IS BASED ON A SURVEY PROVIDED BY ROBERT E. SORACE, PLS DATED 05.15.2024.

REVISIONS:
NO. DATE DESCRIPTION

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PROJECT
80 S BROADWAY
NYACK, NY

SOIL EROSION AND SEDIMENT
CONTROL PLAN

SEAL AND SIGNATURE:

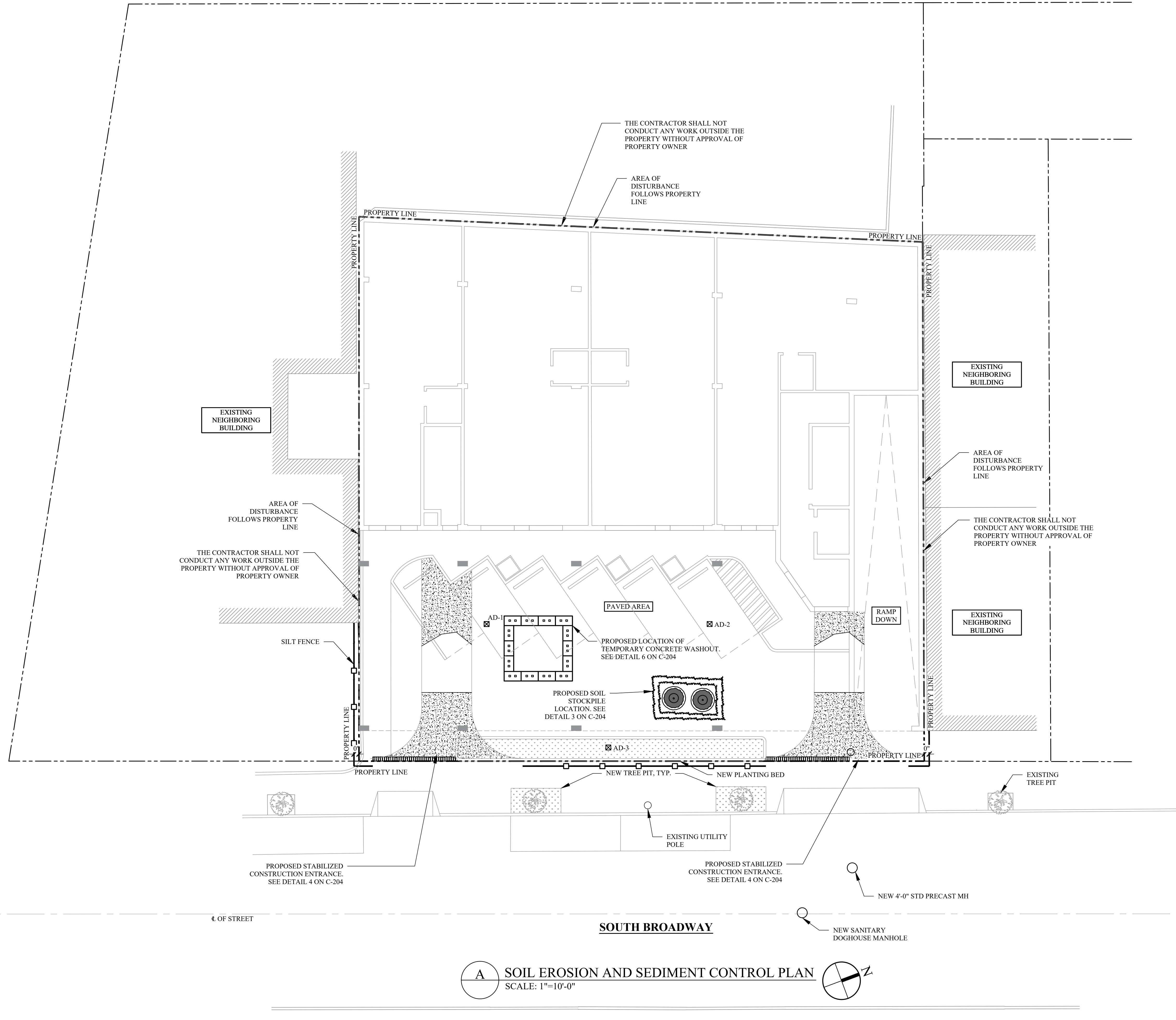


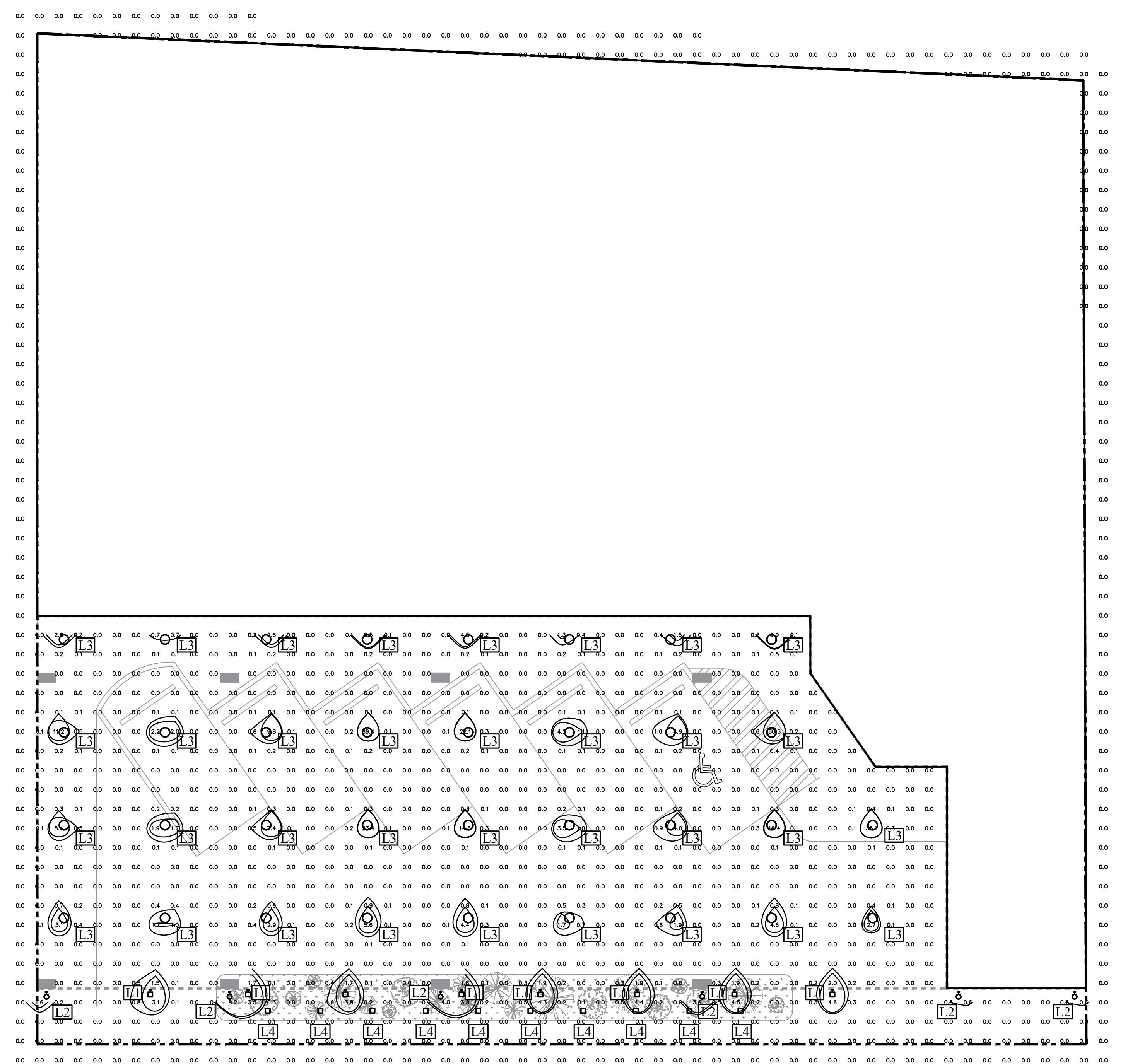
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NY P.E. 074213-1 NY R.A. 027028-1

ISUPPLIANT BOARD SUBMISSION
DATE: 01/12/2026
PROJECT NO.: 22-143
DRAWN/CHK BY: JB/DT
SCALE: AS NOTED
DWG NO.: C-103

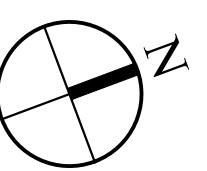
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C-100 STORMWATER
MANAGEMENT PLAN | 6 OF 13



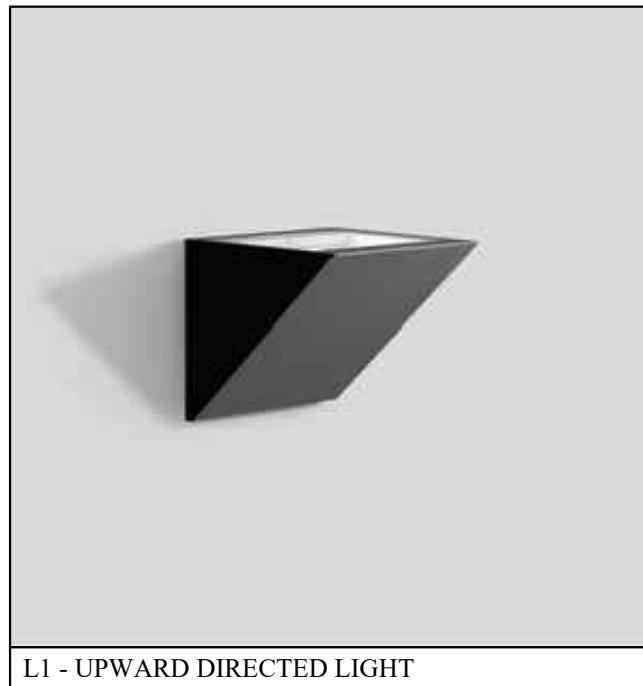


A PHOTOMETRIC PLAN
SCALE: 1/8"=1'-0"



EXTERIOR LIGHTING SCHEDULE						
SYMBOL	TAG	MANUFACTURER	MODEL #	DESCRIPTION	DIMENSIONS (INCHES)	MOUNTING HEIGHT
○-□	L1	BEGA	24 436	20.2 W 2694 lm	WALL WASHER 6-1/2 X 6-5/8 X 7-1/4	18'-2" (ABOVE SIDEWALK/FLOOR)
○	L2	BEGA	66 519	25.0 W 2465 lm	WALL MOUNTED 6 X 21-5/8 X 7-7/8	13'-8" (ABOVE SIDEWALK/FLOOR)
○	L3	BEGA	24 245	16.8 W 2117 lm	RECESSED CEILING LIGHT 5-3/4 X 7/8	16'-0" (MOUNTED ON ENTRY CANOPY CEILING)
■	L4	BEGA	99 856	16.5 W 1838 lm	BOLLARD 7-1/2 X 7-1/4	2'-8" (ABOVE GRADE)

PHOTOMETRIC SCHEDULE			
FOOT-CANDLES		FC RATIO	
MAXIMUM	50.5	MIN TO MAX	0
MINIMUM	0	MAX TO MIN	50.5/0
AVERAGE	0.3	AVERAGE TO MIN	0.3/0



REVISIONS:
NO. DATE DESCRIPTION

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DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT
80 S BROADWAY
NYACK, NY

PHOTOMETRIC PLAN

SEAL AND SIGNATURE:



DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE PLANNING BOARD SUBMISSION

DATE: 01/12/2026

PROJECT NO.: 22-143

DRAWN/CHK BY: JB/DT

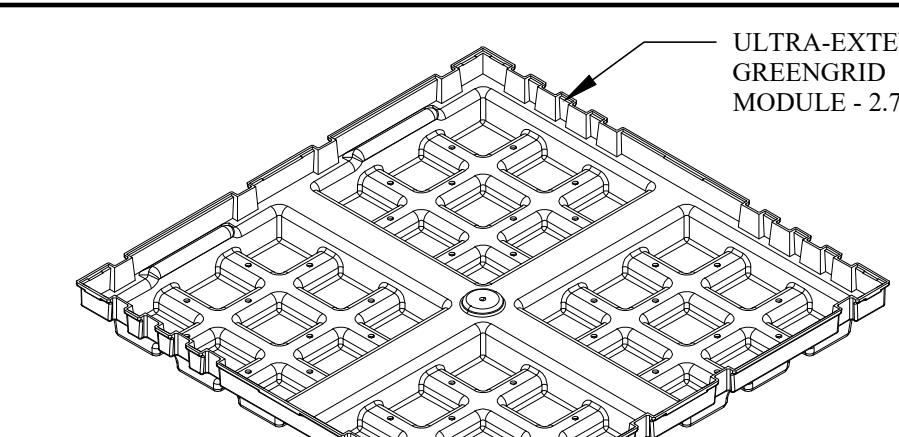
SCALE: AS NOTED

DWG NO.: C-104.00

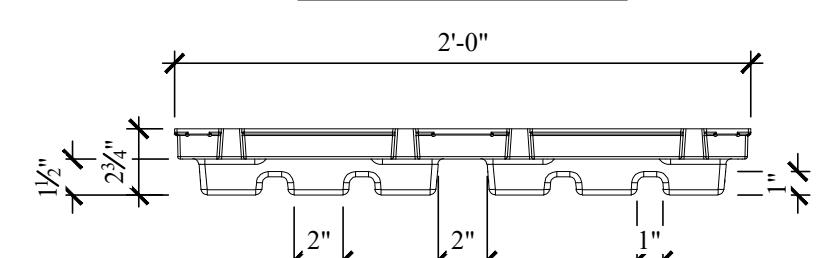
C-104. PHOTOMETRIC PLAN

7 OF 13

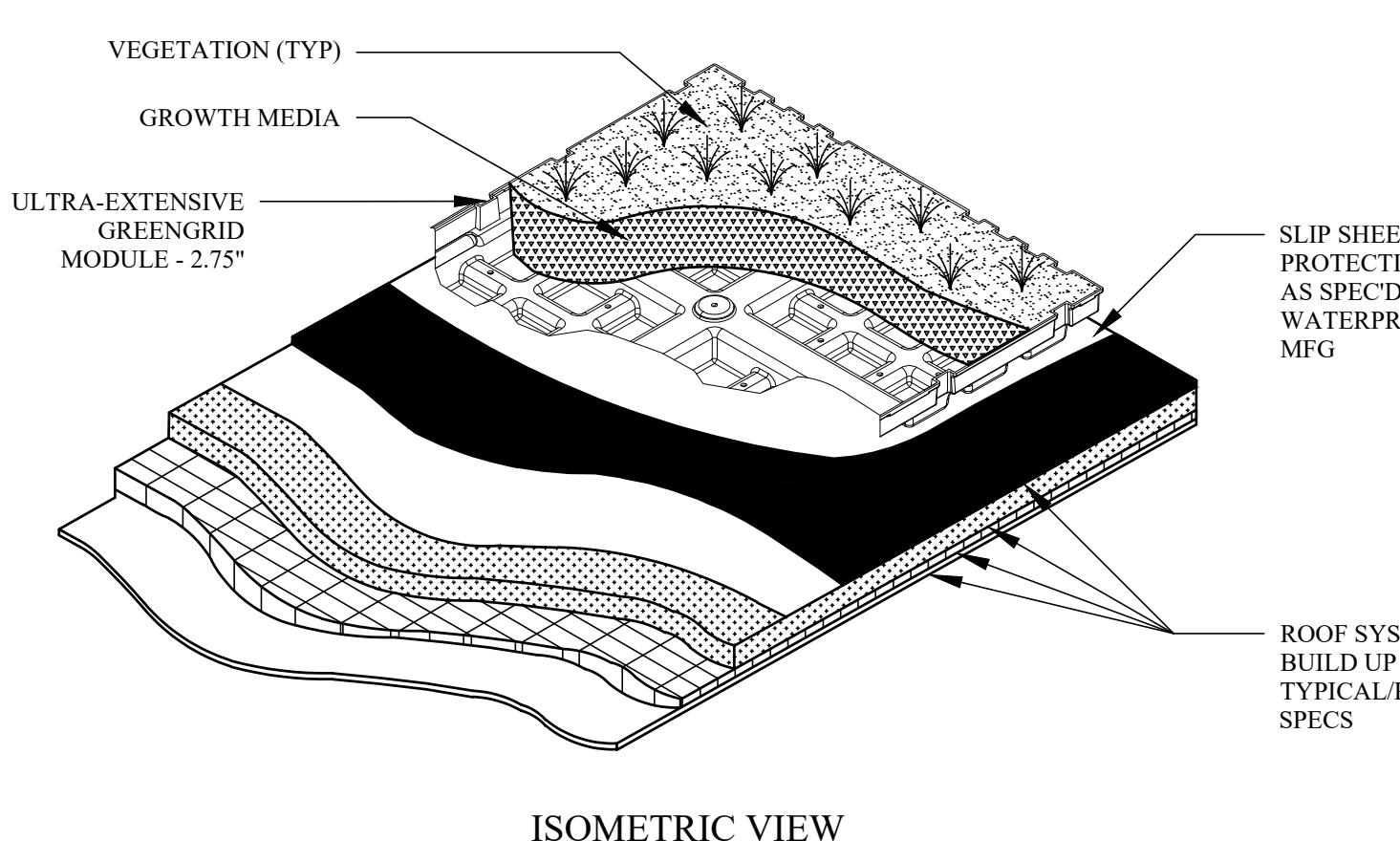
C-104.00



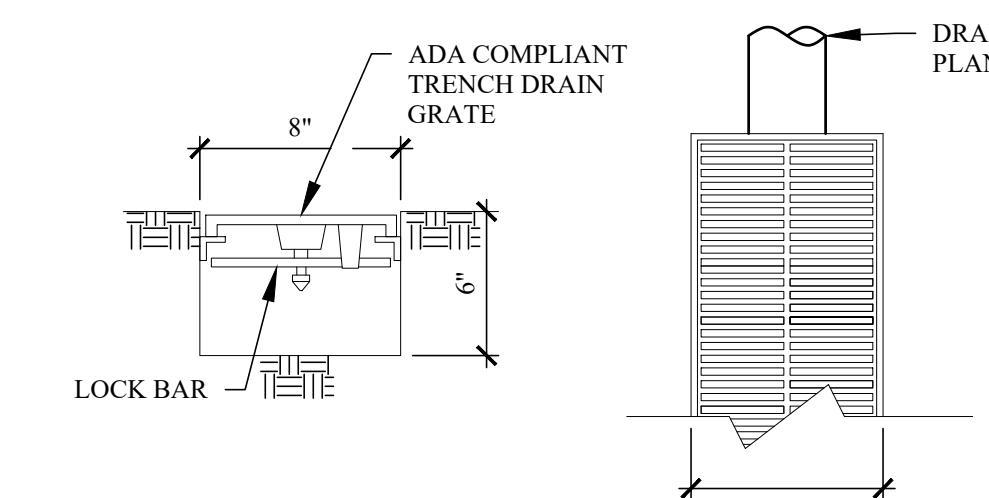
ISOMETRIC VIEW



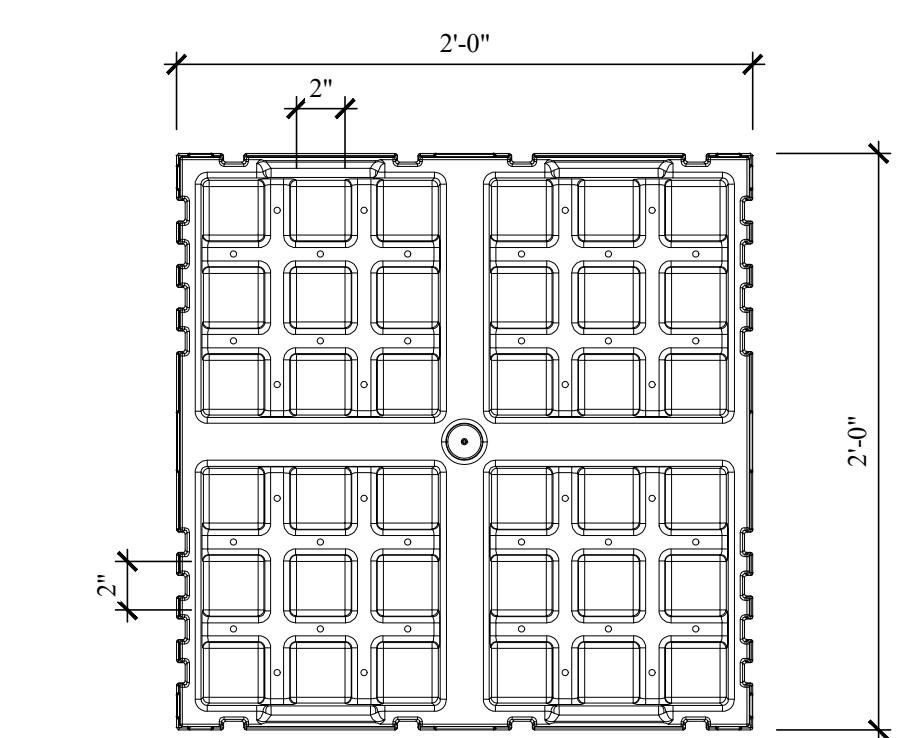
ELEVATION VIEW



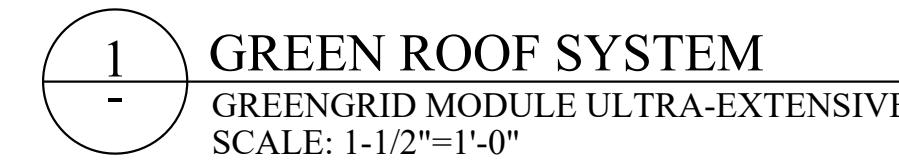
ISOMETRIC VIEW



4 - TYP. TRENCH DRAIN
SCALE: 1-1/2" = 1'-0"

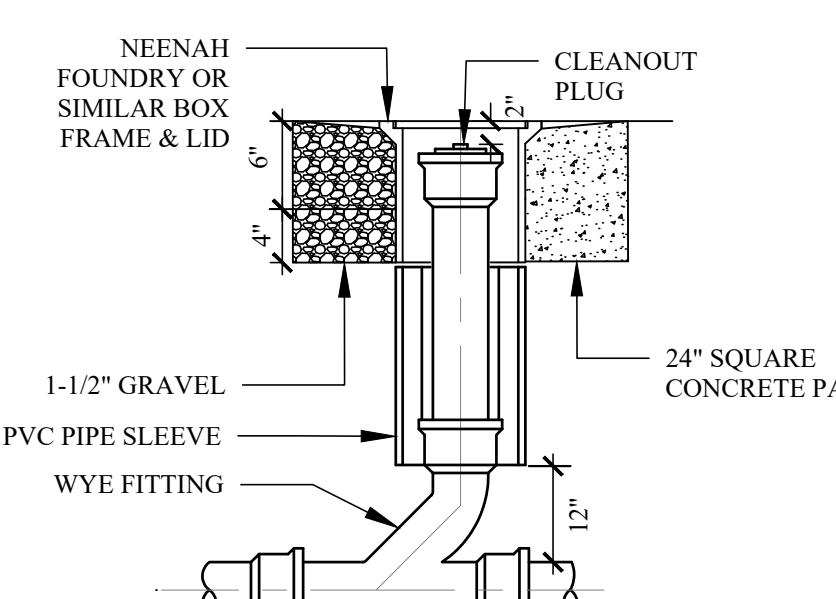


PLAN VIEW



1 - GREEN ROOF SYSTEM

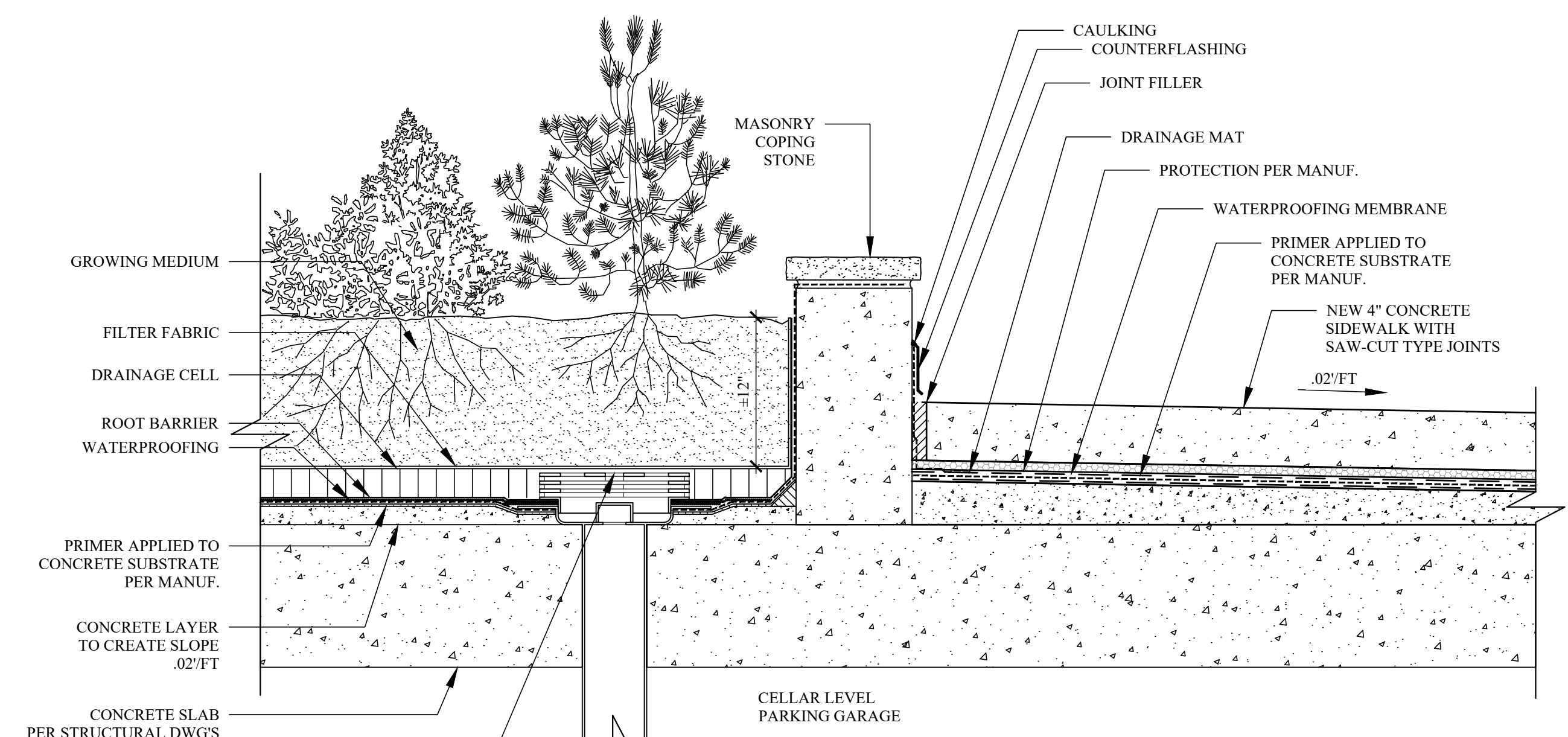
GREENGRID MODULE ULTRA-EXTENSIVE
SCALE: 1-1/2" = 1'-0"



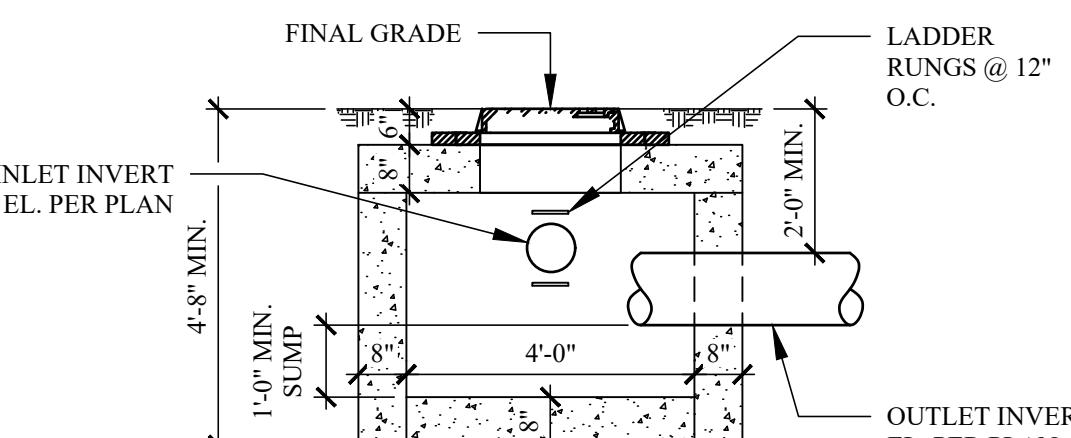
3 - TYP. CLEANOUT DETAIL
SCALE: 1/2" = 1'-0"

2 - GREEN ROOF TERRACE ASSEMBLY
GREENGRID MODULE ULTRA-EXTENSIVE
SCALE: 1-1/2" = 1'-0"

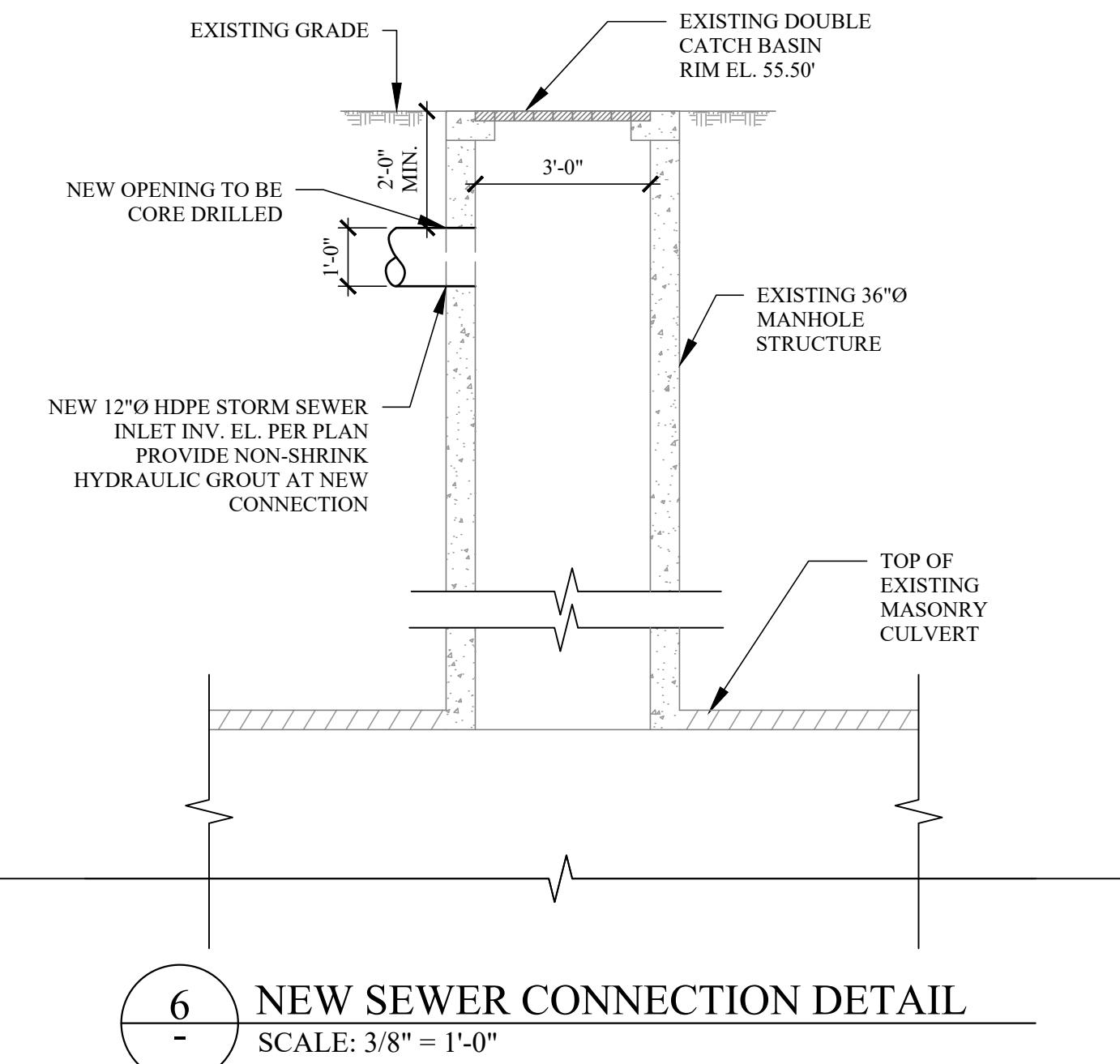
NOTES:
1. PER THE GREENGRID GREEN ROOF MANUFACTURER, THIS SYSTEM WILL WORK WELL WITH SUCCULENT GROUND COVERS LIKE SEDUM, ANF WATER-CONSERVING ACCENT PLANTS.



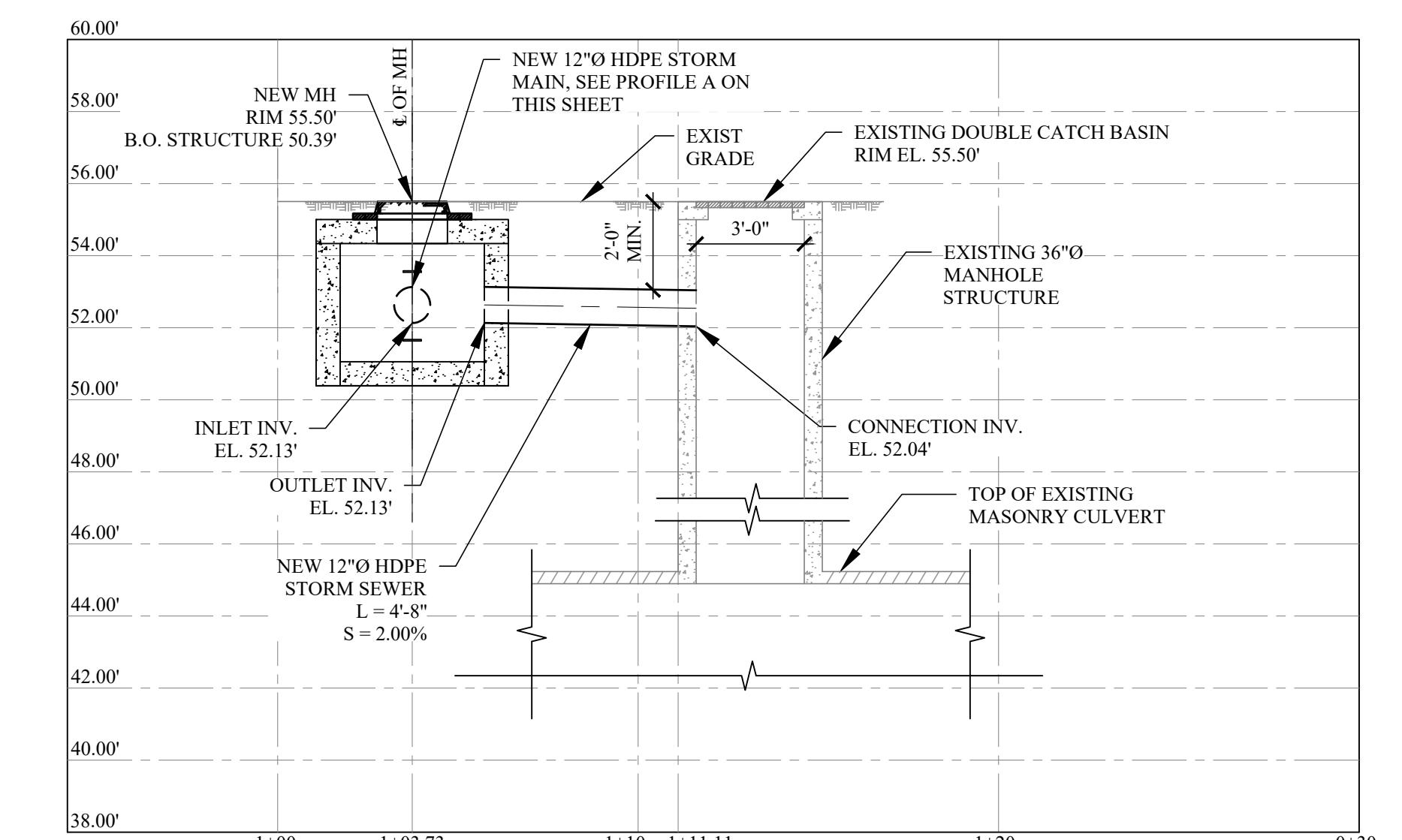
C - PLANTER BOX DETAIL
C-105 SCALE: 1-1/2" = 1'-0"



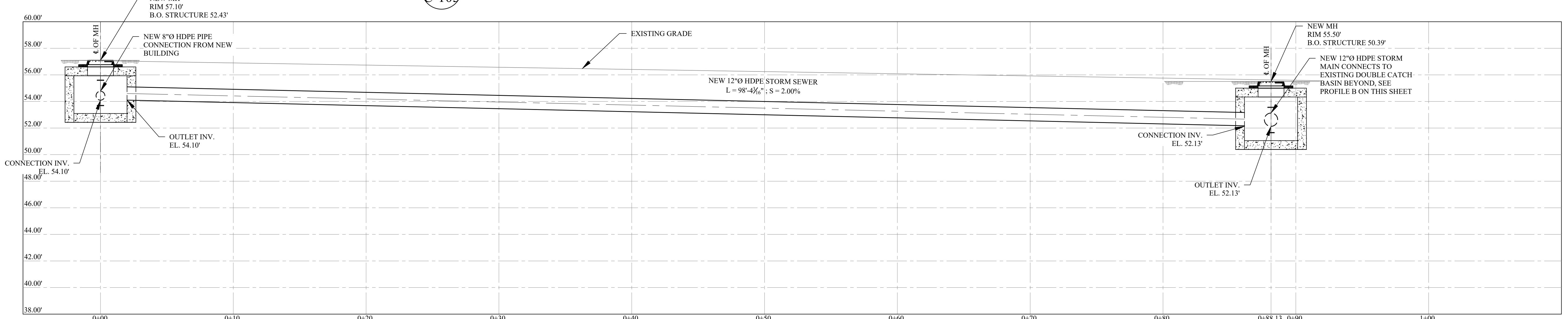
5 - STANDARD MANHOLE DETAIL
NOT TO SCALE



6 - NEW SEWER CONNECTION DETAIL
SCALE: 3/8" = 1'-0"



B - NEW STORM SEWER PROFILE
C-100 SCALE: 1/4" = 1'-0"



A - NEW STORM SEWER PROFILE
C-100 SCALE: 1/4" = 1'-0"

REVISIONS:
NO. DATE DESCRIPTION

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PROJECT: 80 S BROADWAY
NYACK, NY

STORMWATER MANAGEMENT
DETAILS

SEAL AND SIGNATURE:



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PROJECT NO.: 22-143

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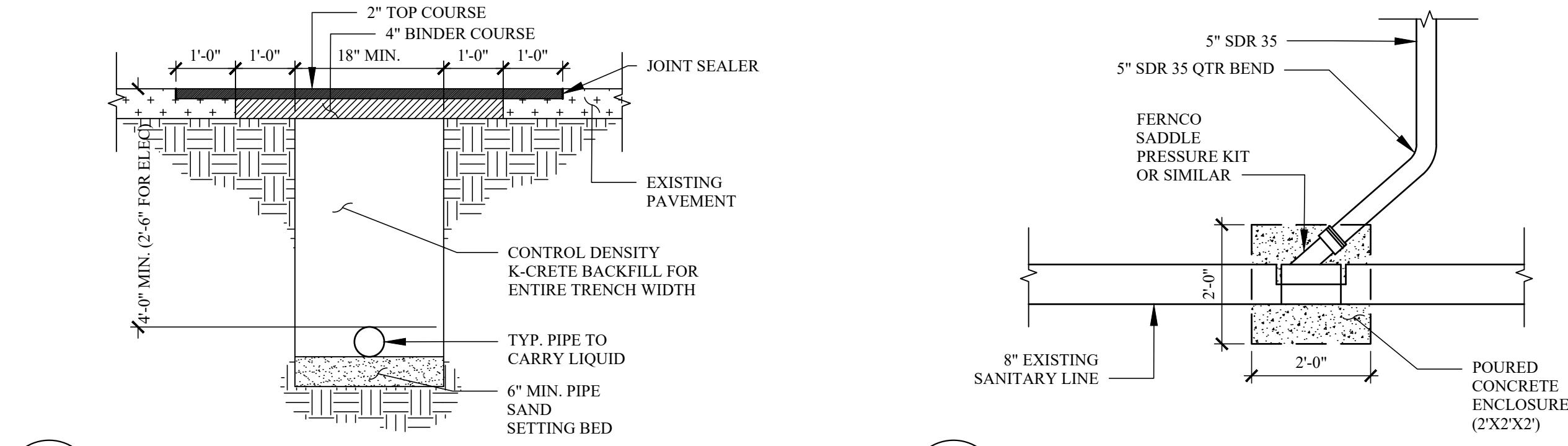
SCALE: AS NOTED

DWG NO.: C-200.00

22-143 C-200 STORMWATER
MANAGEMENT DETAILS

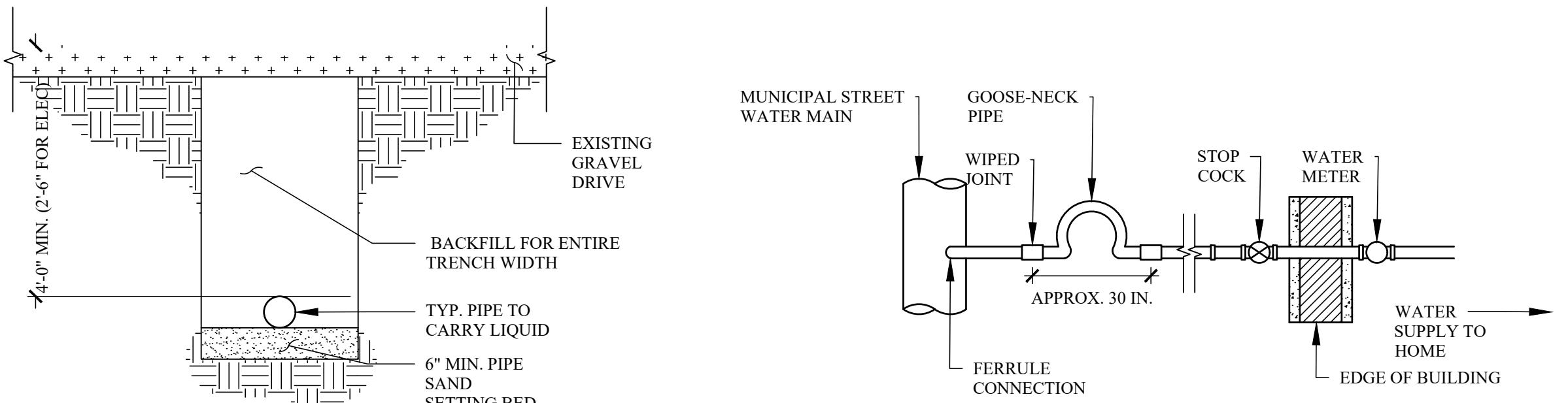
9 OF 13

C-200.00



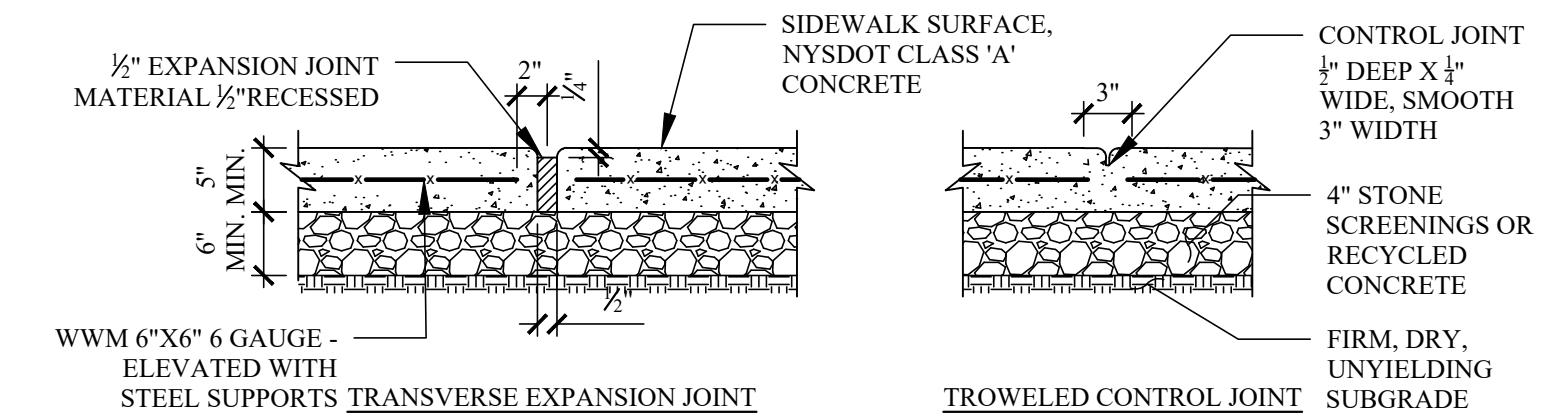
1A TYP. UTILITY TRENCH DETAIL AT ROAD
SCALE: 1/2"=1'-0"

2 SANITARY LINE CONNECTION DETAIL
SCALE: 1/2"=1'-0"



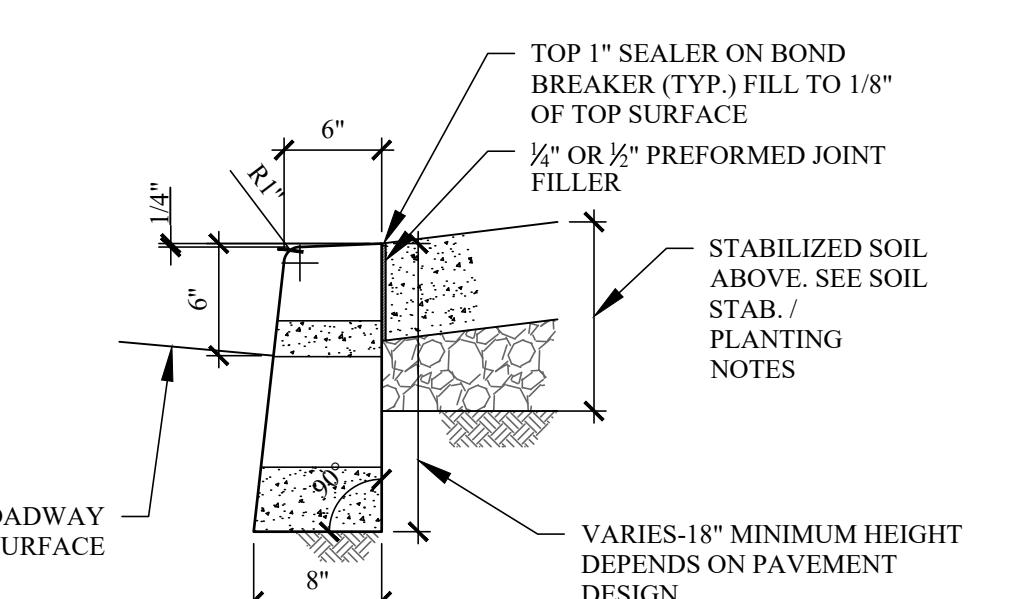
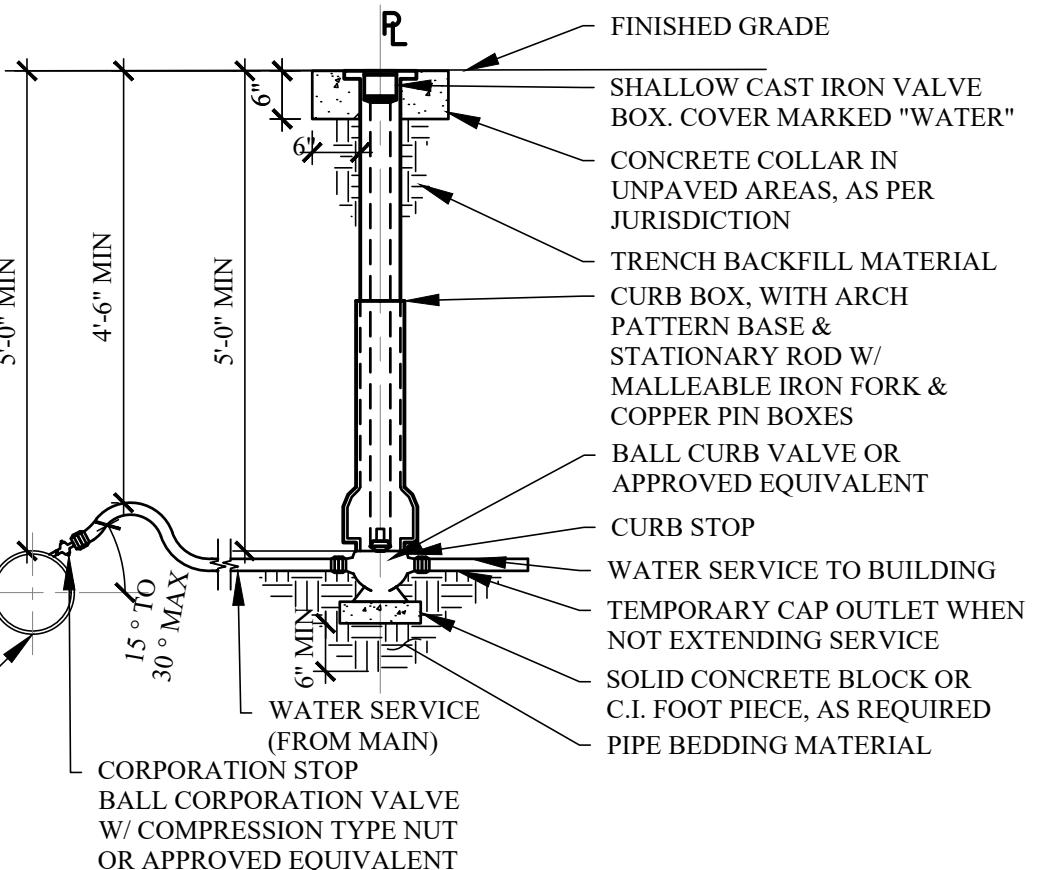
3 WATER LINE CONNECTION DETAIL
NOT TO SCALE

NOTES:
1. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE MAINTAINED IN ACCORDANCE W REGULATORY AGENCY.

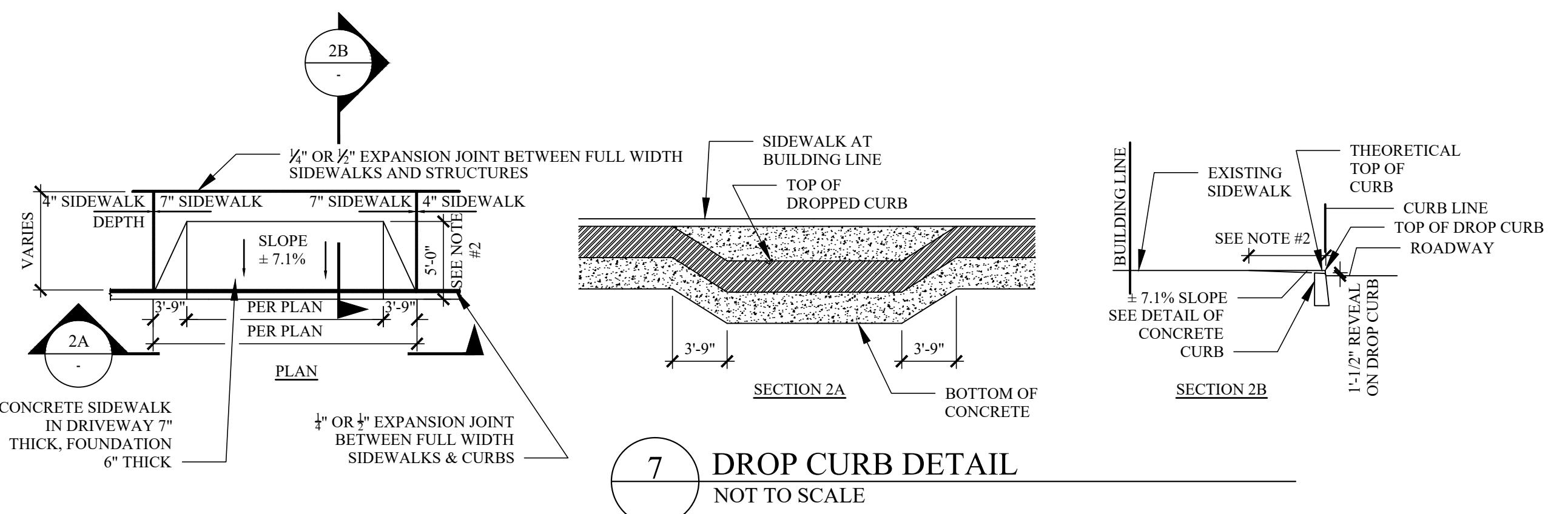


NOTE:
1. 5' CONTROL JOINT SPACING, 15' MAX EXPANSION JOINT SPACING
2. IF ANY PORTION OF A SIDEWALK PANEL IS DISTURBED, THE ENTIRE PANEL NEEDS TO BE REPLACED

5 CONCRETE SIDEWALK
SEE DOT STD H-1045
SCALE: 1"=1'-0"

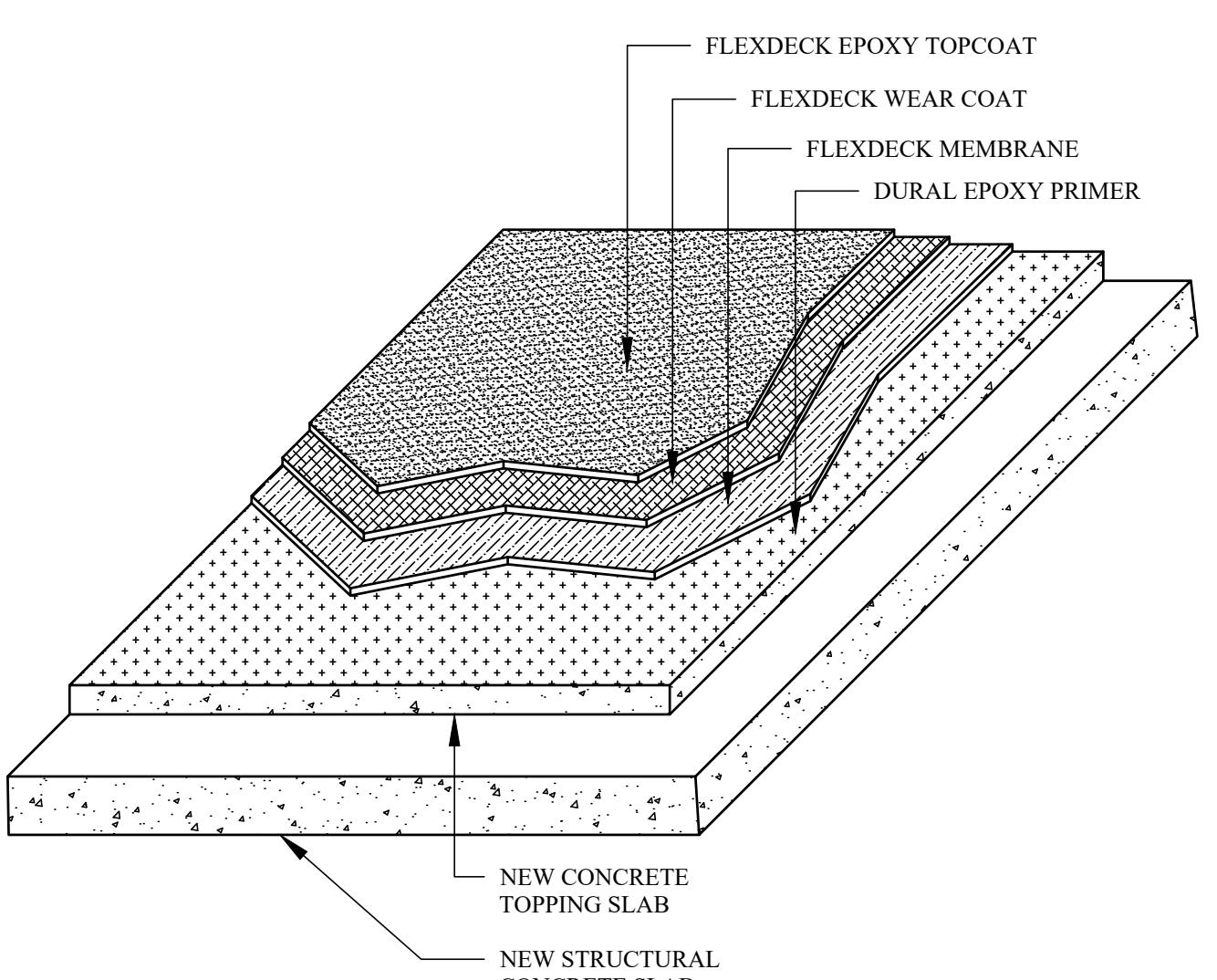
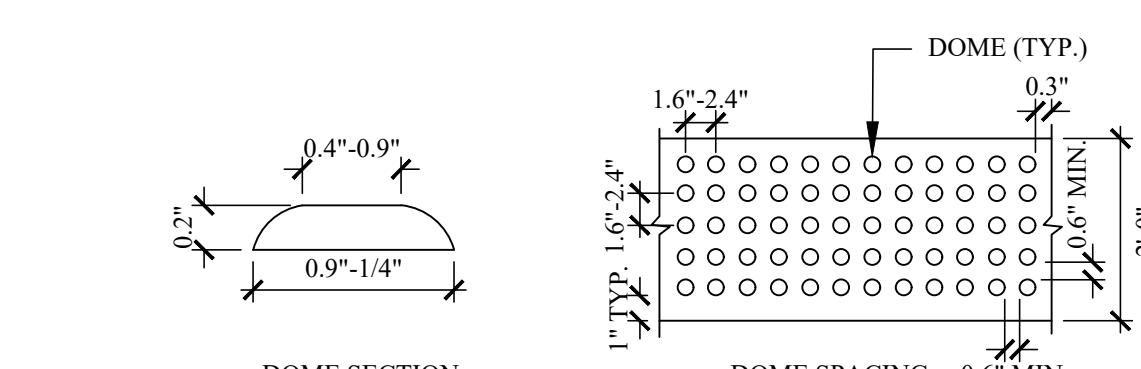


NOTE:
1. USE ONLY NYSDOT CLASS 'A' CONCRETE
2. EXPANSION JOINTS ARE TO BE SPACED NO GREATER THAN 10'-0" APART



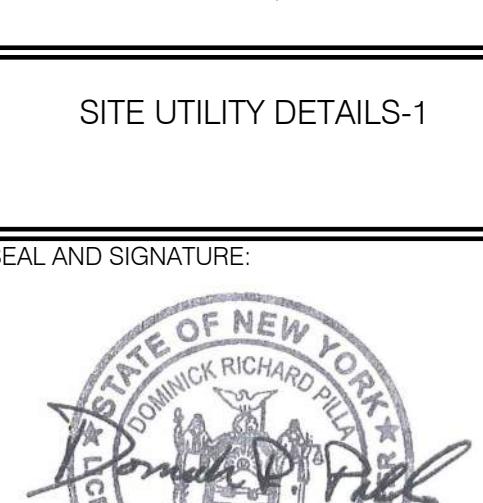
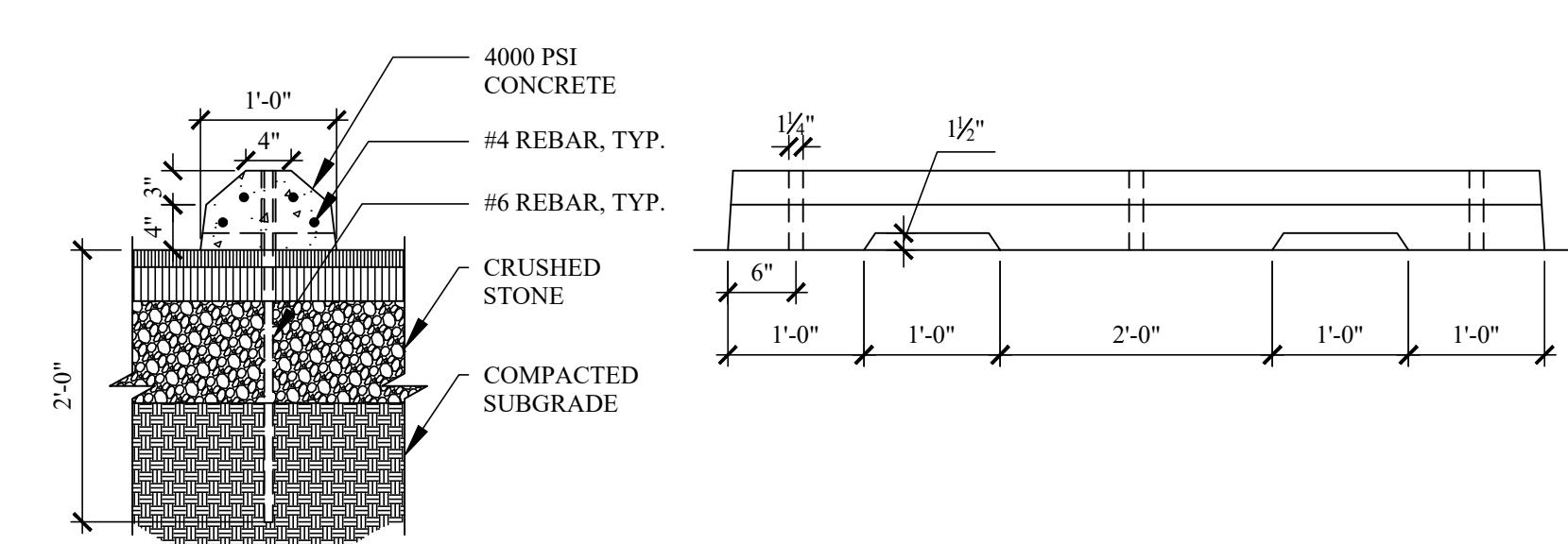
8 DOT DETAIL-8
DETECTABLE WARNING DOME SIZING
NOT TO SCALE

NOTE: THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING FIELD (THE DOMES AND THE ENTIRE 2'-0" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY



REPAIR PROCEDURE:

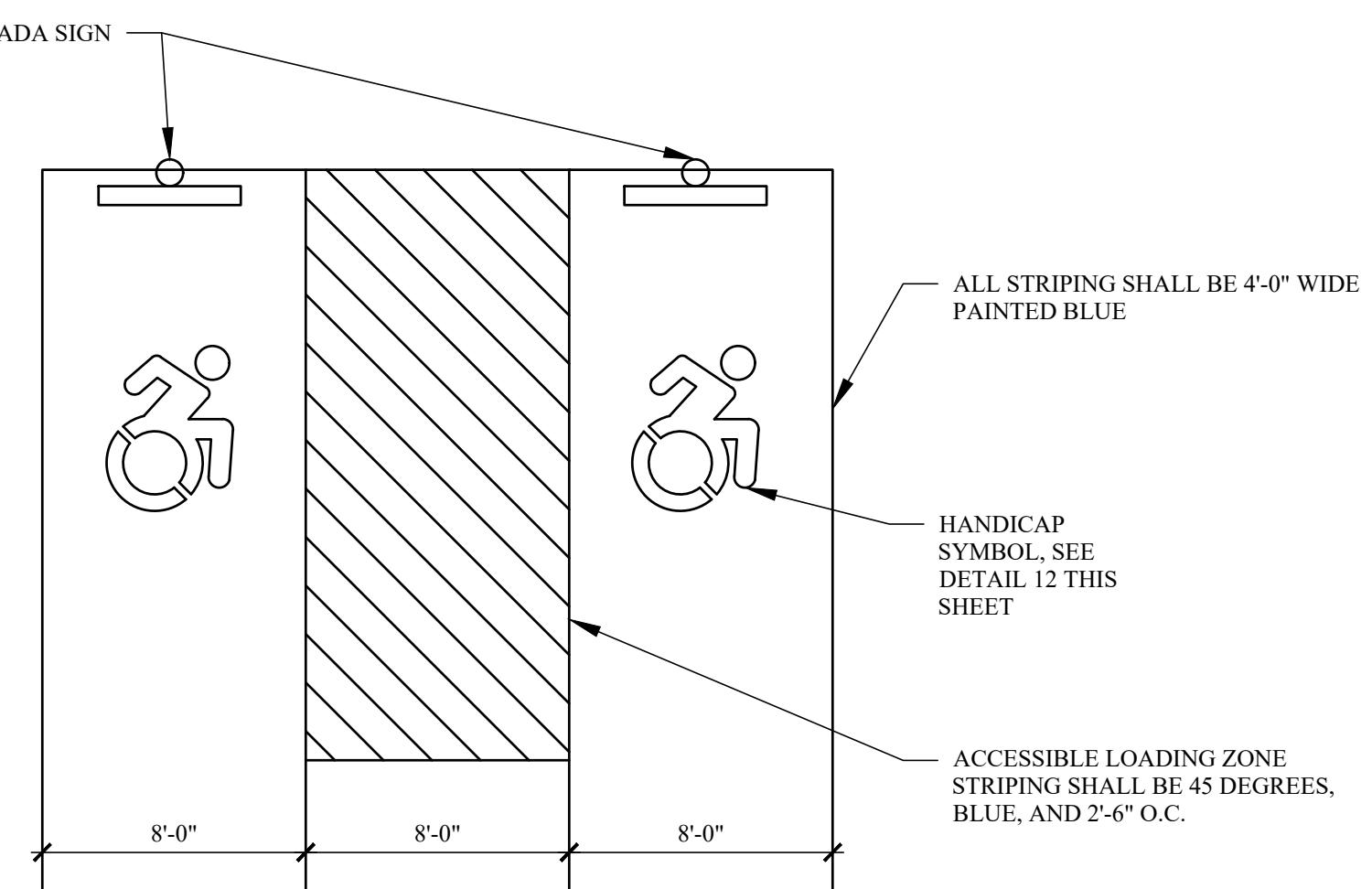
1. AFTER THE NEW CONCRETE TOPPING HAVE PROPERLY CURED AND AT LEAST 28 DAYS OLD, SHOTBLAST CLEAN HORIZONTAL SURFACES AND SANDBLAST CLEAN VERTICAL SURFACES SCHEDULED TO RECEIVE TRAFFIC BEARING WATERPROOFING MEMBRANE. OIL STAINS, PAINT, AND OTHER CONTAMINANTS SHALL BE REMOVED AS RECOMMENDED BY THE SYSTEM MANUFACTURER.
2. ALL CRACKS GREAT THAN 1/8" SHALL BE ROUTED AND SEALED.
3. ALL CRACKS LESS THAN 1/8" SHALL BE PREPARED AS PER MANUFACTURER'S RECOMMENDED PROCEDURE AND SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
4. ALL CONSTRUCTION JOINTS SHALL BE ROUTED AND SEALED.
5. ALL COVE JOINTS SHALL BE INSTALLED BEFORE MEMBRANE INSTALLATION.
6. THE SYSTEM MANUFACTURER AND COATING APPLICATOR SHALL PERFORM THE FOLLOWING TO ASSURE SYSTEM PERFORMANCE:
 1. VERIFY MOISTURE CONTENT OF EXISTING CONCRETE AND NEW CONCRETE REPAIR AREAS.
 2. PERFORM ADHESION TESTING ON EXISTING CONCRETE AND NEW CONCRETE REPAIR AREAS TO VERIFY COMPLIANCE WITH SYSTEM PERFORMANCE. DECK PREPARATION SHALL BE PER SPECIFICATION IN ALL TEST AREAS.
7. THE SYSTEM MANUFACTURER AND COATING APPLICATOR SHALL SUBMIT A JOINT LETTER STATING THAT THE ABOVE TESTING WAS PERFORMED, THAT THE SURFACE PREPARATION IS ACCEPTABLE, AND THAT THE SYSTEM WILL PERFORM PER SPECIFICATION, AS APPLIED ON CONCRETE SLAB.
8. APPLY CONCRETE PRIMER PER MANUFACTURER'S RECOMMENDATIONS.
9. DETAIL CRACKS WITH BASE COATS AS PER MANUFACTURER'S RECOMMENDED PROCEDURE.
10. APPLY BASE COAT TO THE SPECIFIED THICKNESS.
11. APPLY THE REINFORCED WATERPROOFING SYSTEM TO THE SPECIFIED THICKNESS. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AND CONTRACT SPECIFICATIONS.



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DWG NO.: DWG #1044

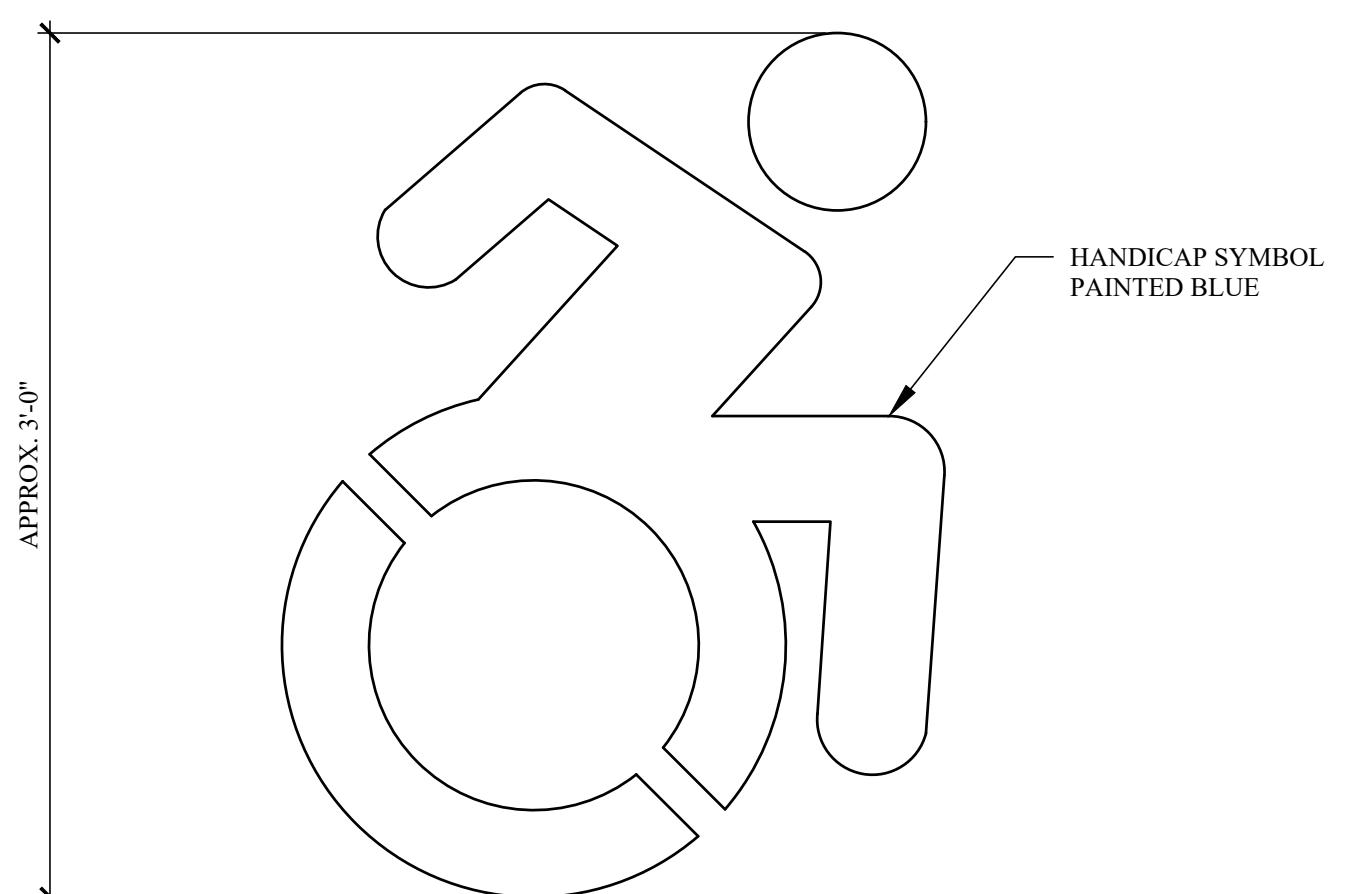
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11 TYPICAL ADA VAN AND CAR PARKING DETAIL

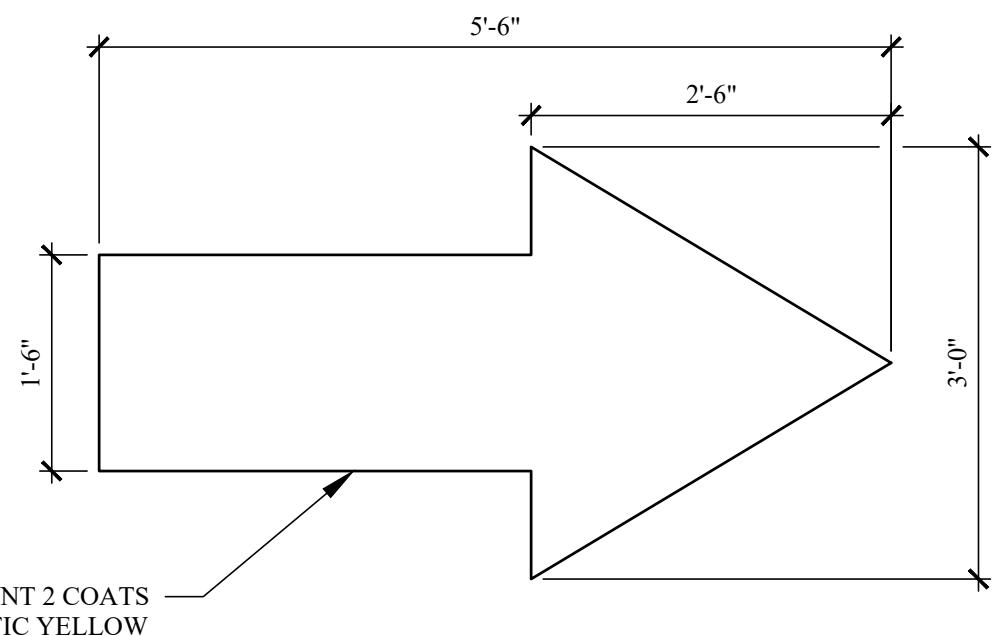
SCALE: 3/16" = 1'-0"

NOTES:
1. ALL STRIPING AND SYMBOLS SHALL BE BLUE AND 4" WIDE.
2. FINISHED GRADES SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.



12 HANDICAP SYMBOL FOR PARKING STALL

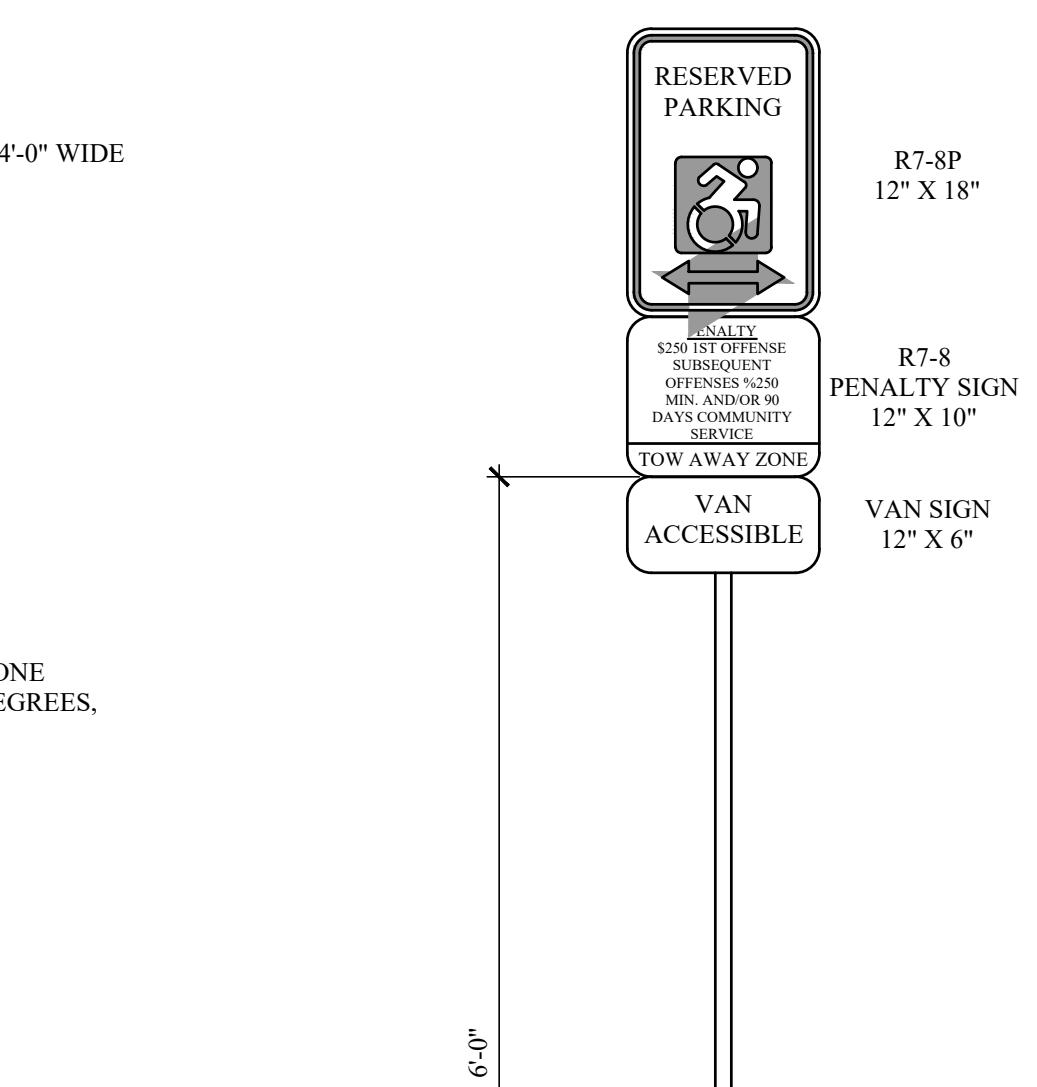
NOT TO SCALE



14 PAVEMENT DIRECTIONAL ARROW

SCALE: 3/4" = 1'-0"

NOTES:
1. PROVIDE YELLOW PAINTED DIRECTIONAL ARROW AT ALL LOCATIONS INDICATED ON ARCHITECTURAL SITE PLAN.

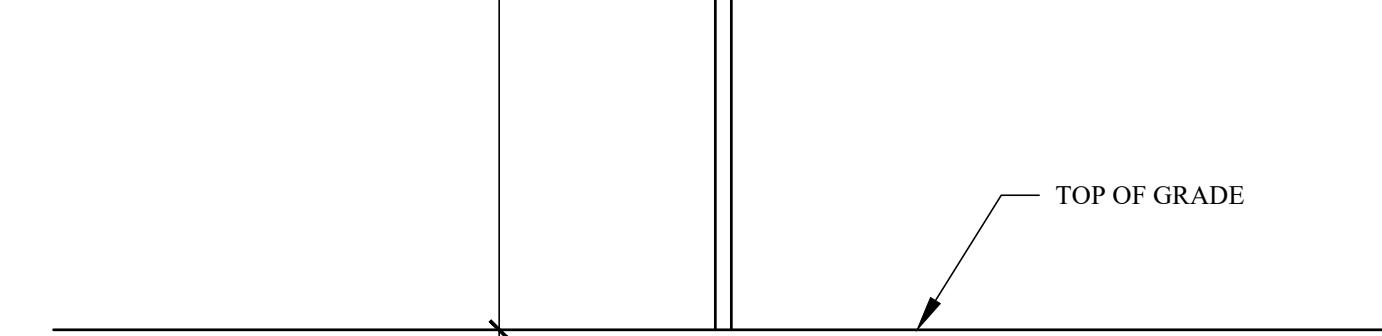


R7-8P
12" X 18"

R7-8
12" X 10"

VAN
ACCESSIBLE

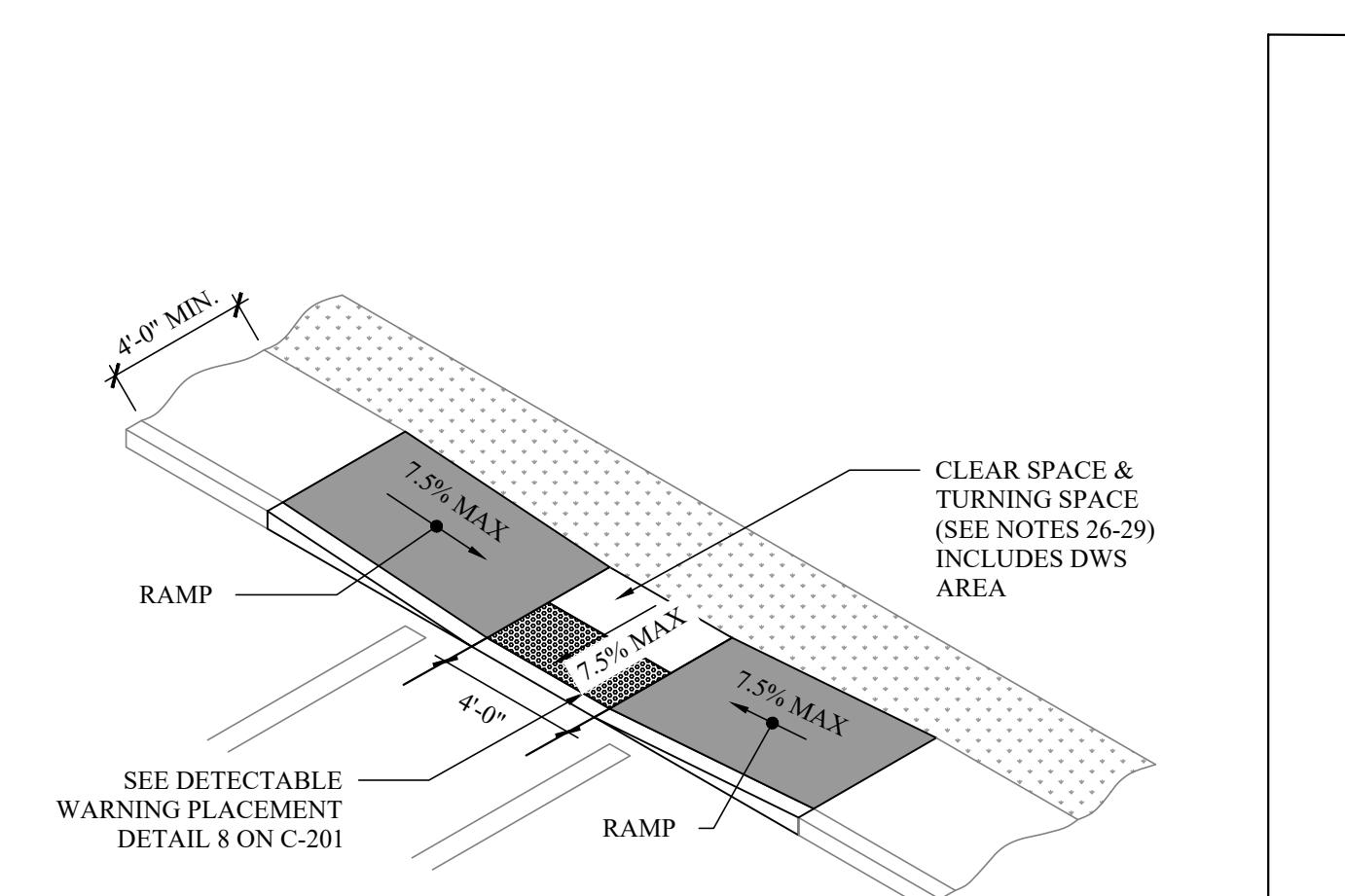
VAN
SIGN
12" X 6"



13 TYPICAL HANDICAP SIGN DETAIL

NOT TO SCALE

NOTES:
1. THE BOTTOM OF THE R7-8 SIGN SHALL BE MOUNTED APPROXIMATELY 60 INCHES ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN THE SIGN IS PARALLEL TO THE SIDEWALK AND APPROXIMATELY 72 INCHES ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK.
2. THE R7-8 SIGN SHALL BE CENTERED AND MOUNTED AT THE HEAD OF EACH PARKING SPACE.
3. THE SIGNS SHOULD HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND. THE SIGN SHALL ALSO DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NORMALLY BLUE).
4. EACH ACCESSIBLE PARKING SPACE SHALL ALSO BE MARKED WITH A BLACK LEGEND AND BORDER ON A WHITE BACKGROUND (DIMENSIONS AND COLORS AS PER NEW YORK DEPARTMENT OF TRANSPORTATION), BENEATH THE R7-8P SIGN.



17 CURB RAMP CONFIGURATION

TYPE 9 MID BLOCK CROSSING OR T-INTERSECTION
NOT TO SCALE

NOTES:
1. SEE NYSDOT SHEET U.S. CUSTOMARY STANDARD SHEET 608-01 (SHEET 6 OF 12).
2. TURNING SPACE AND CLEAR SPACE NOTES TAKEN FROM NYSDOT SHEET U.S. CUSTOMARY STANDARD SHEET 608-01 (SHEET 1 OF 12).

TURNING SPACE AND CLEAR SPACE NOTES

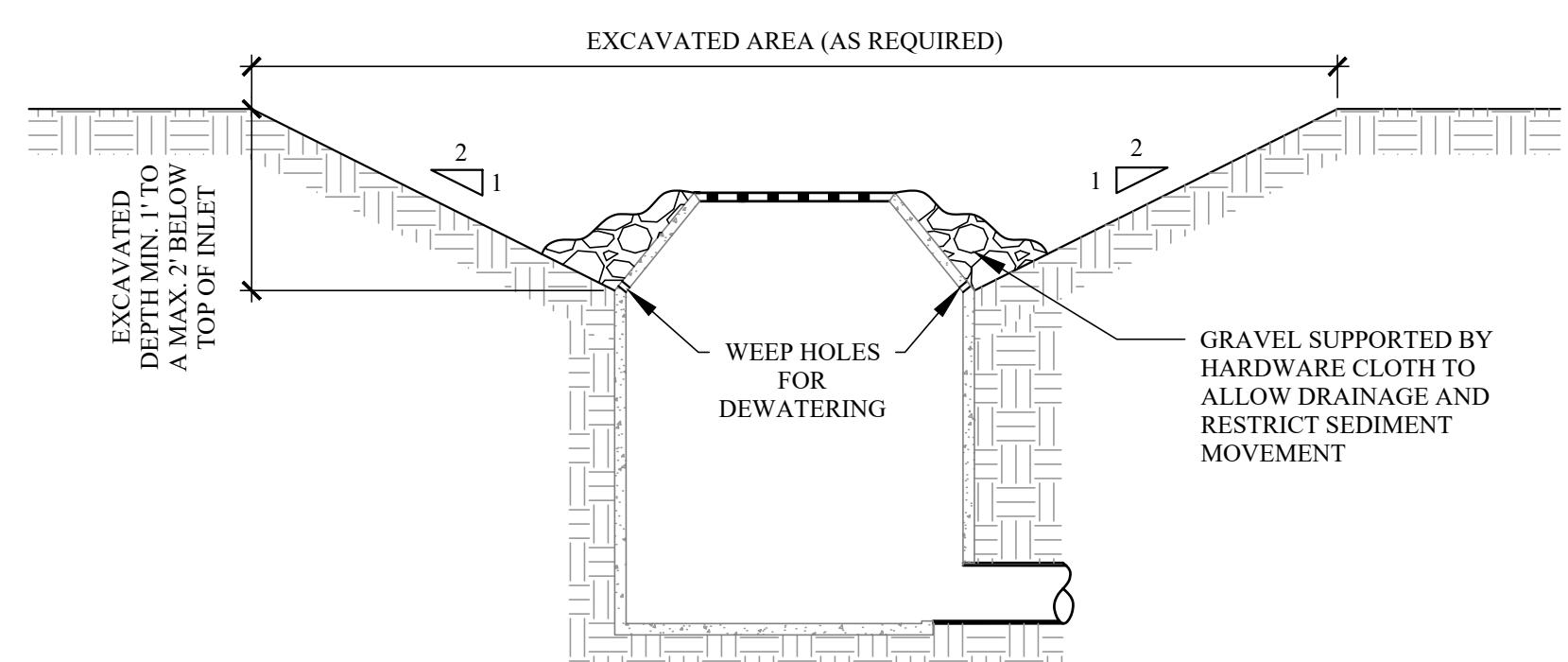
26. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF CURB RAMP, AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.

27. WHERE THERE ARE NO VERTICAL CONSTRAINTS AT THE BACK OF SIDEWALK, E.G., VERTICAL CURBS, BUILDINGS, FENCES, THE TURNING SPACE DIMENSIONS SHALL BE 4'-0" X 4'-0" MINIMUM. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4'-0" X 5'-0" MINIMUM. THE 5'-0" DIMENSION SHALL BE IN THE DIRECTION OF THE RAMP RUN.

28. TURNING SPACES SHALL NOT BE DESIGNED WITH A SLOPE GREATER THAN 1.5% IN ANY DIRECTION, WHILE PROVIDING POSITIVE DRAINAGE. THE MAXIMUM SLOPE FOR WORK ACCEPTANCE IS 2.0%. THE FOLLOWING EXCEPTIONS ARE ALLOWED:

A. WHERE PEDESTRIAN STREET CROSSINGS ARE PROVIDED AT INTERSECTIONS WHERE THERE IS NO YIELD OR STOP CONTROL OR WHERE THERE IS A TRAFFIC SIGNAL THAT IS DESIGNATED FOR THE GREEN PHASE, AND AT MIDBLOCK CROSSINGS, THE CROSS-SLOPE OF THE TURNING SPACE SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE. WHEN A RAMP EXISTS BETWEEN THE TURNING SPACE AND THE CURB, THE CROSS SLOPE OF THE TURNING SPACE SHOULD BE LESS STEEP THAN THE ROADWAY GRADE AND AS FLAT AS PRACTICABLE WHEREVER POSSIBLE.

29. BELOW THE BOTTOM GRADE BREAK OF A CURB RAMP, A CLEAR SPACE OF 4'-0" X 4'-0" MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN CROSSWALK, AND OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. THE CLEAR SPACE MAY OVERLAP TURNING SPACES, DETECTABLE WARNING SURFACES, AND DROP CURBS.



NOTES:
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.
5. MAXIMUM DRAINAGE AREA = 1 ACRE

18 DROP INLET PROTECTION

SCALE: 1/2" = 1'-0"

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PROJECT
80 S BROADWAY
NYACK, NY

SITE UTILITY DETAILS-2

SEAL AND SIGNATURE:



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PROJECT NO.: 22-143

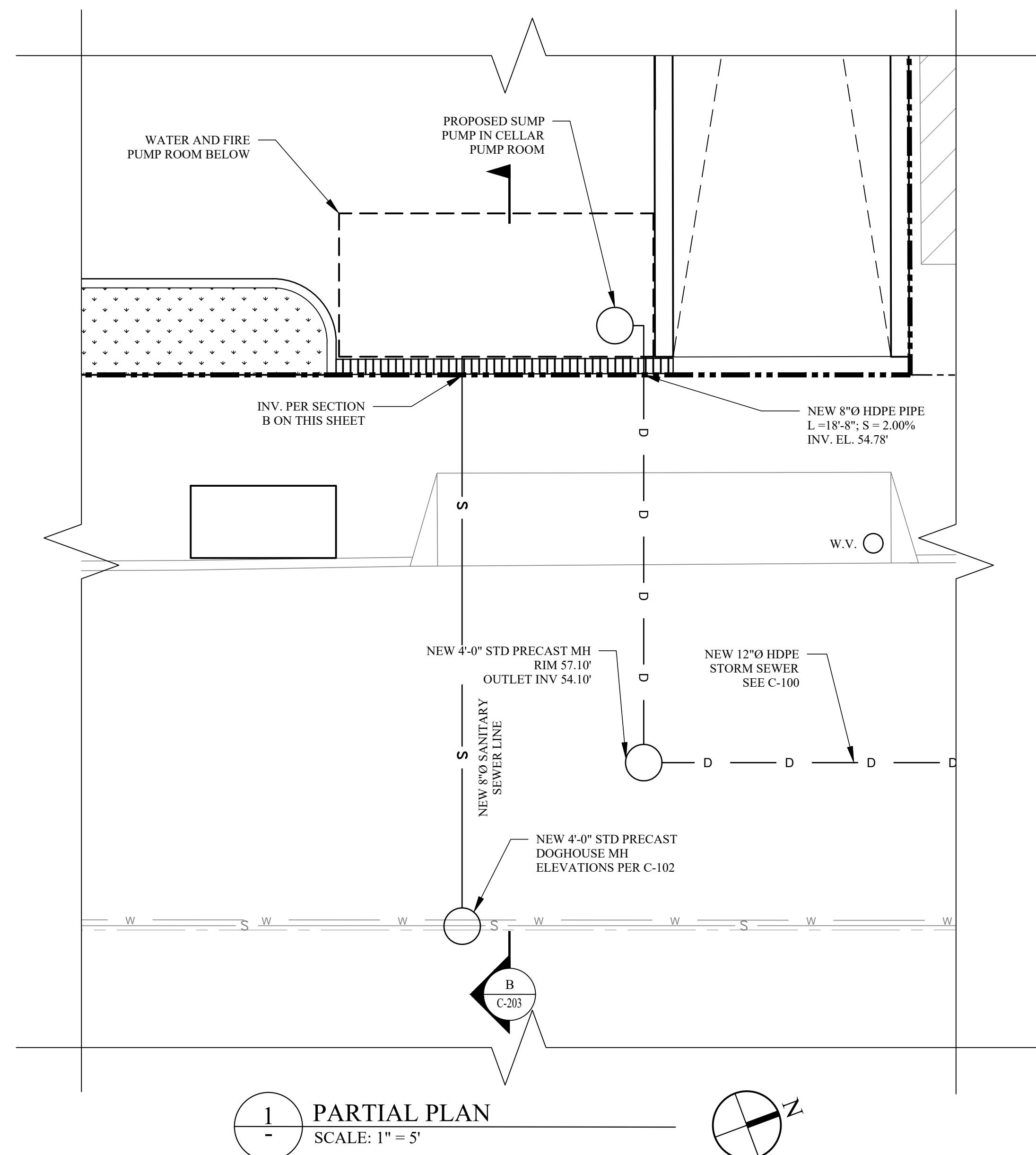
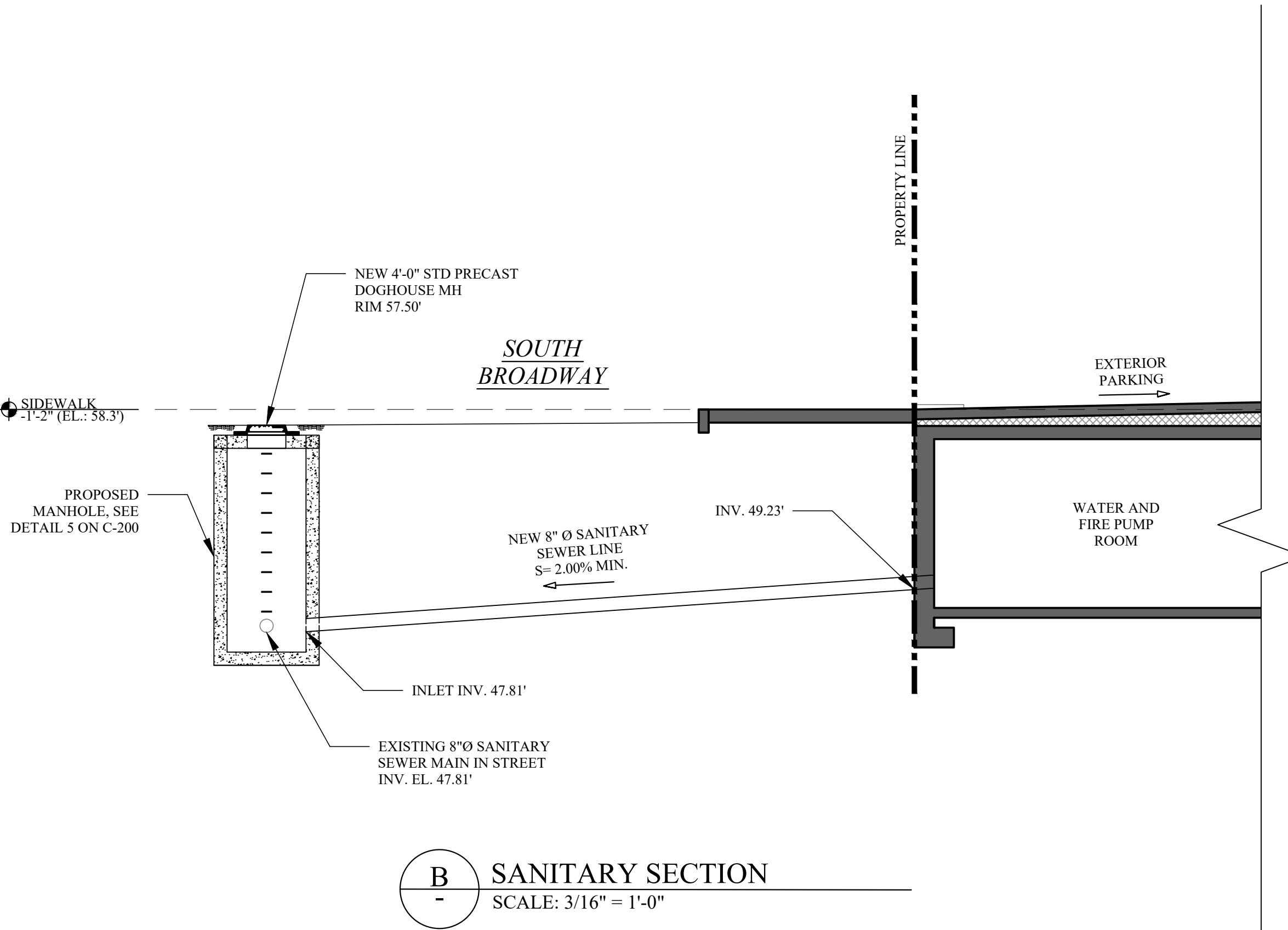
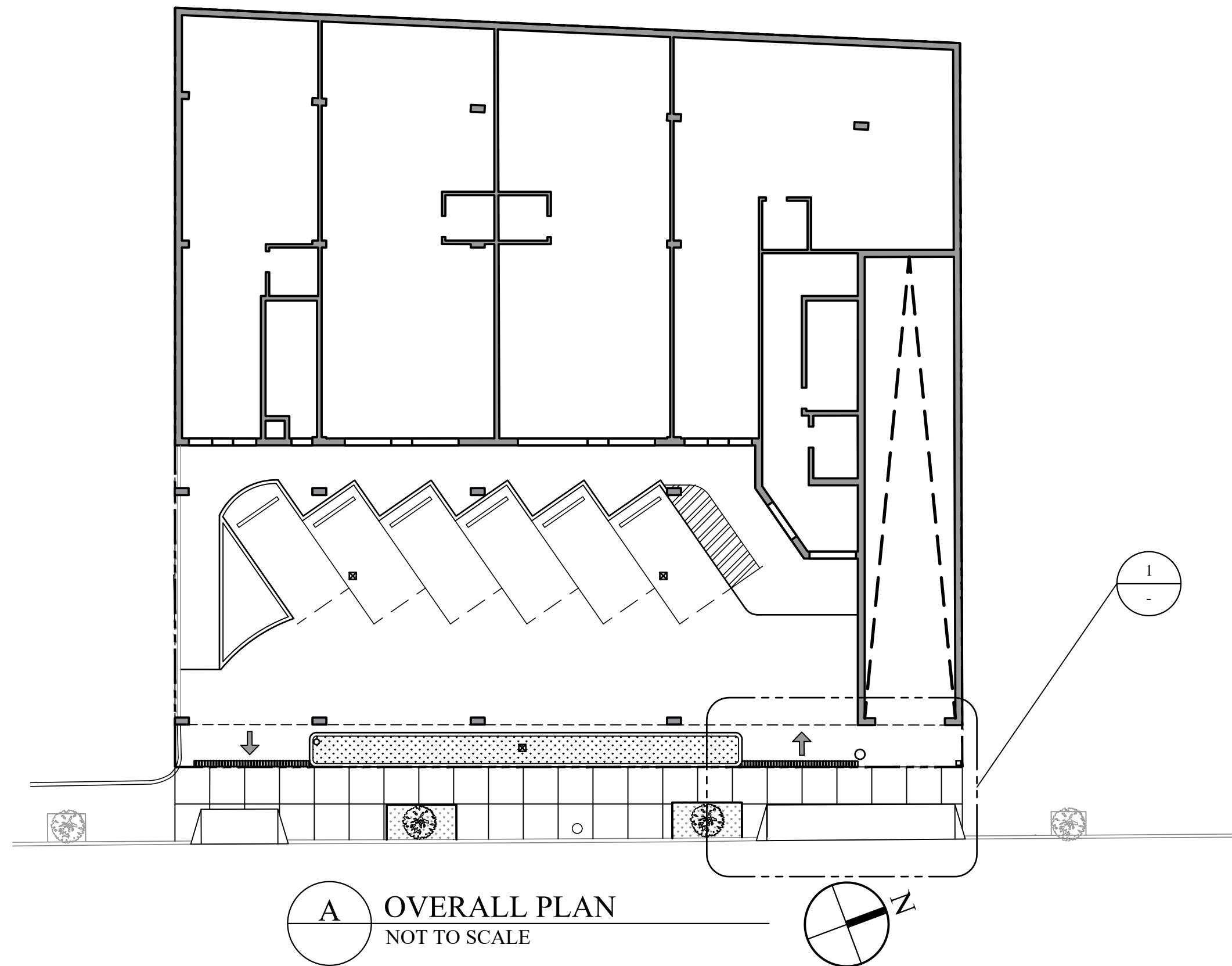
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C-203 SITE UTILITY DETAILS-3 | 11 OF 13



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SITE UTILITY DETAILS-3

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