

# PROJECT NAME: 80 SOUTH BROADWAY

CIVIL ENGINEER: DOMINICK R.PILLA ASSOCIATES PC

PROJECT ADDRESS: 80 SOUTH BROADWAY, NYACK, NY 10960

## ISSUED: PLANNING BOARD RESUBMISSION

# CIVIL PLANS

DATE: 02/10/2026

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### PROPERTY INFORMATION:

ADDRESS: 80 SOUTH BROADWAY, NYACK, NY 10960  
BLOCK: 1  
LOT: 39  
LOT AREA: 12,001 SOFT  
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 SYMBOL
	DETAIL REFERENCE SYMBOL
	PLAN, SECTION, OR DETAIL TITLE SYMBOL
	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 GUARANTEE 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) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING 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 PURVEYORS, 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 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 ADJUTING 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 CONTIGUOUS 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 VACUOR 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.

- THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS, DIMENSIONS, ELEVATIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS; USE ONLY PRINTED DIMENSIONS. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK. DO NOT CHANGE SIZE OR LOCATION OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE STRUCTURAL ENGINEER OF RECORD.
- CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE ARCHITECT WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.
- DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.

### 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

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.

### 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	COMPLY/R PENETRATION ERF
DB	FISMRYKT OF REINFORCEMENT BAR
DEL	DELTA OR CHANGE IN ELEVATION
(E)	EXISTING CONSTRUCTION
EF	EACH FACE
EL	ELEVATION
EW	EACH WAY
F	FINISHED SURFACE
GB	GRADE BEAM
H	HORIZONTAL REINFORCEMENT
H	HORIZONTAL FORCE IN KIPS
JLJ2	NEW CODE FORMED STEEL JOISTS
LAP	FULL TENSION CAPACITY LAP SPLICE
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
SI,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

**DRPILLA**  
CONSULTING ENGINEERS  
- DOMINICK R. PILLA ASSOCIATES -

846.727.7788 212.224.9520  
143 Main Street Nyack, NY, 10960 5 Columbus Circle, 11th Fl New York, NY, 10019  
drpilla.com

REVISIONS:		
NO.	DATE	DESCRIPTION

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

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PROJECT:  
80 S BROADWAY  
NYACK, NY

TITLE SHEET AND GENERAL NOTES

SEAL AND SIGNATURE:



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

PLANNING BOARD RESUBMISSION  
DATE: 02/10/2026  
PROJECT NO.: 22-143  
DRAWN/CHK BY: JB/DT  
SCALE: AS NOTED  
DWG NO.:

C-001.00

NO.	DATE	DESCRIPTION

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PROJECT:  
80 S BROADWAY  
NYACK, NY

EXISTING SITE SURVEY

SEAL AND SIGNATURE:

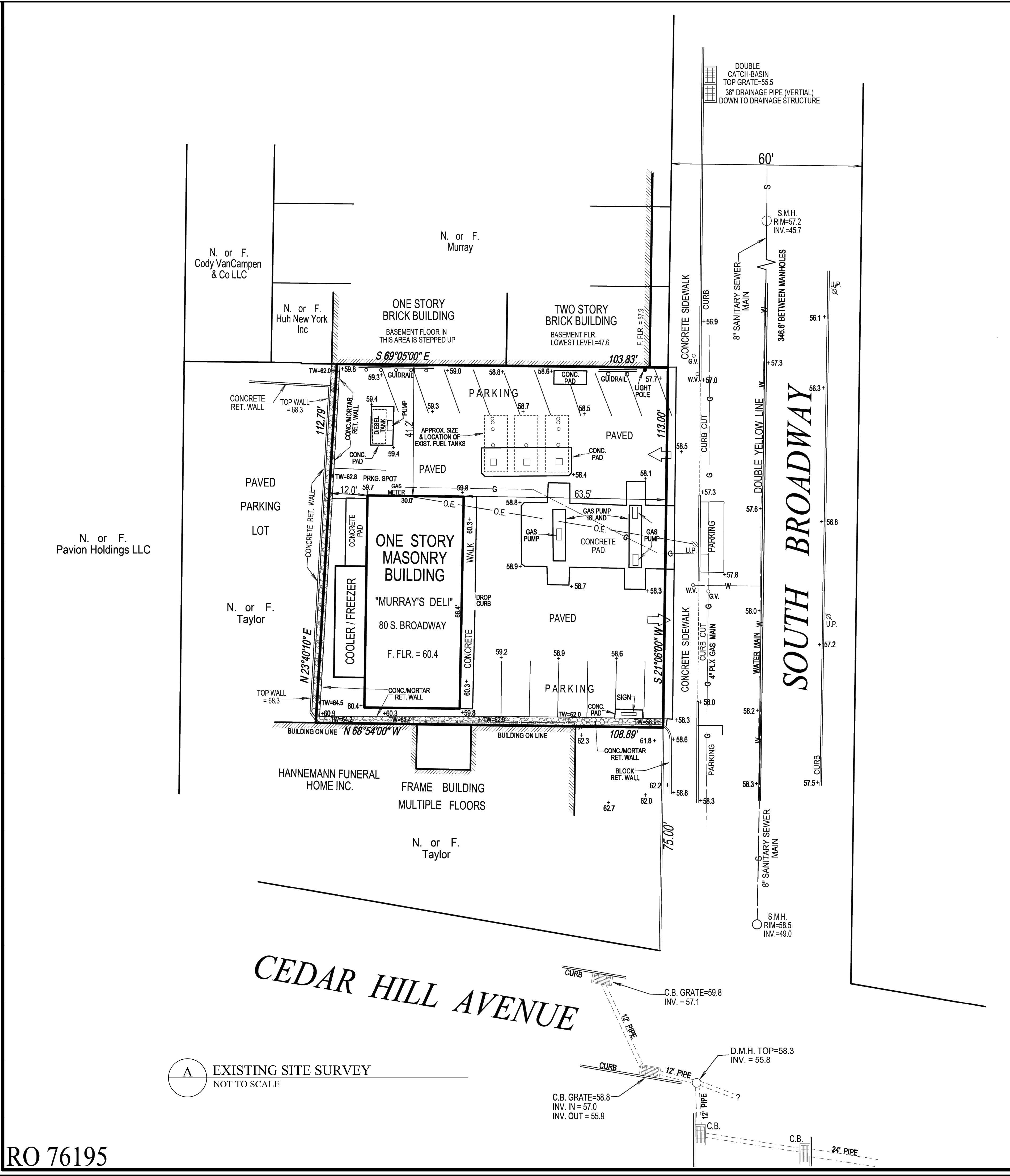
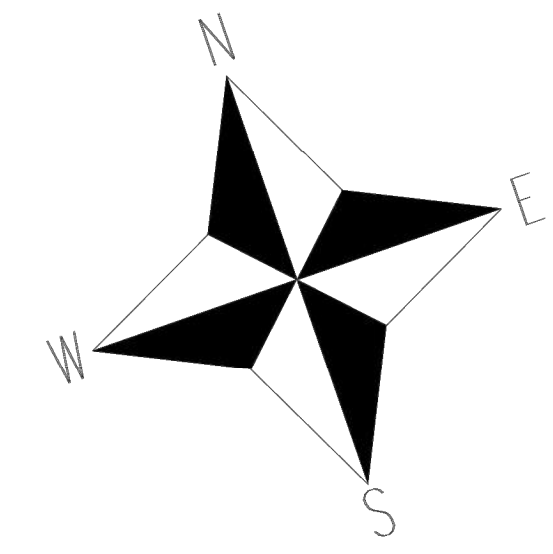


DOMINICK R. PILLA, P.E., R.A.  
NY P.E. 074213-1 NY R.A. 027028-1

BEARING BOARD RESUBMISSION  
DATE: 02/10/2026  
PROJECT NO.: 22-143  
DRAWN/CHK BY: JB/DT  
SCALE: AS NOTED  
DWG NO.:

C-002.00

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



RO 76195

Land Survey  
For  
**J & T Staprem Inc**  
Village of Nyack  
Town of Orangetown Rockland County, NY  
Scale: 1" = 30' Area = 0.28 Ac.  
(12,001 sf)  
September 15, 2023  
March 14, 2024 - Revised  
May 15, 2024 - Revised

Tax Lot Desig.: Section 66.46 Block. 1 Lot 39

Certified to:  
\* J & T Staprem Inc

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."



Robert E. Sorace, PLS  
New City, NY 10956  
845-638-1498

LEGEND	
	PROPERTY LINE
	EXISTING ROOF AREA
	PROPOSED ROOF AREA
	EXIST. IMPERVIOUS AREA
	PROP. GRASS AREA/GREEN ROOF
	EXIST. RETAINING WALL
	NEW STORMWATER DRAIN LINE
	NEW CURB
	NEW AREA DRAIN
	PROPOSED TRENCH DRAIN

- GENERAL NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH NEW YORK STATE REGULATIONS, CODES, AND OSHA STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL PERMITTING AND APPROVAL INSPECTIONS AS REQUIRED.
  - THE CONTRACTOR SHALL VERIFY ELEVATIONS AT CONNECTION POINTS OR ANY EXISTING UTILITY CROSSING PRIOR TO ORDERING STRUCTURES. REPORT ANY CONFLICTS TO THE ENGINEER.
  - PIPES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO BACKFILLING.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIRS TO UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
  - STORM SEWER CATCH BASINS, CURB INLETS MANHOLES AND ENDWALLS SHALL CONFORM TO NEW YORK STATE STANDARD CONSTRUCTION DRAWINGS.
  - ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
  - PROVIDE 2% MAXIMUM CROSS SLOPE ON ALL SIDEWALKS AND ADA PARKING AREAS.
  - ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.
  - THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR ANY EXISTING AND/OR PROPOSED SANITARY SEWER FACILITIES.
  - FIELD VERIFICATION OF THE EXISTING CATCH BASIN IS NEEDED PRIOR TO ANY WORK COMMENCING.

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

STORMWATER MANAGEMENT PLAN

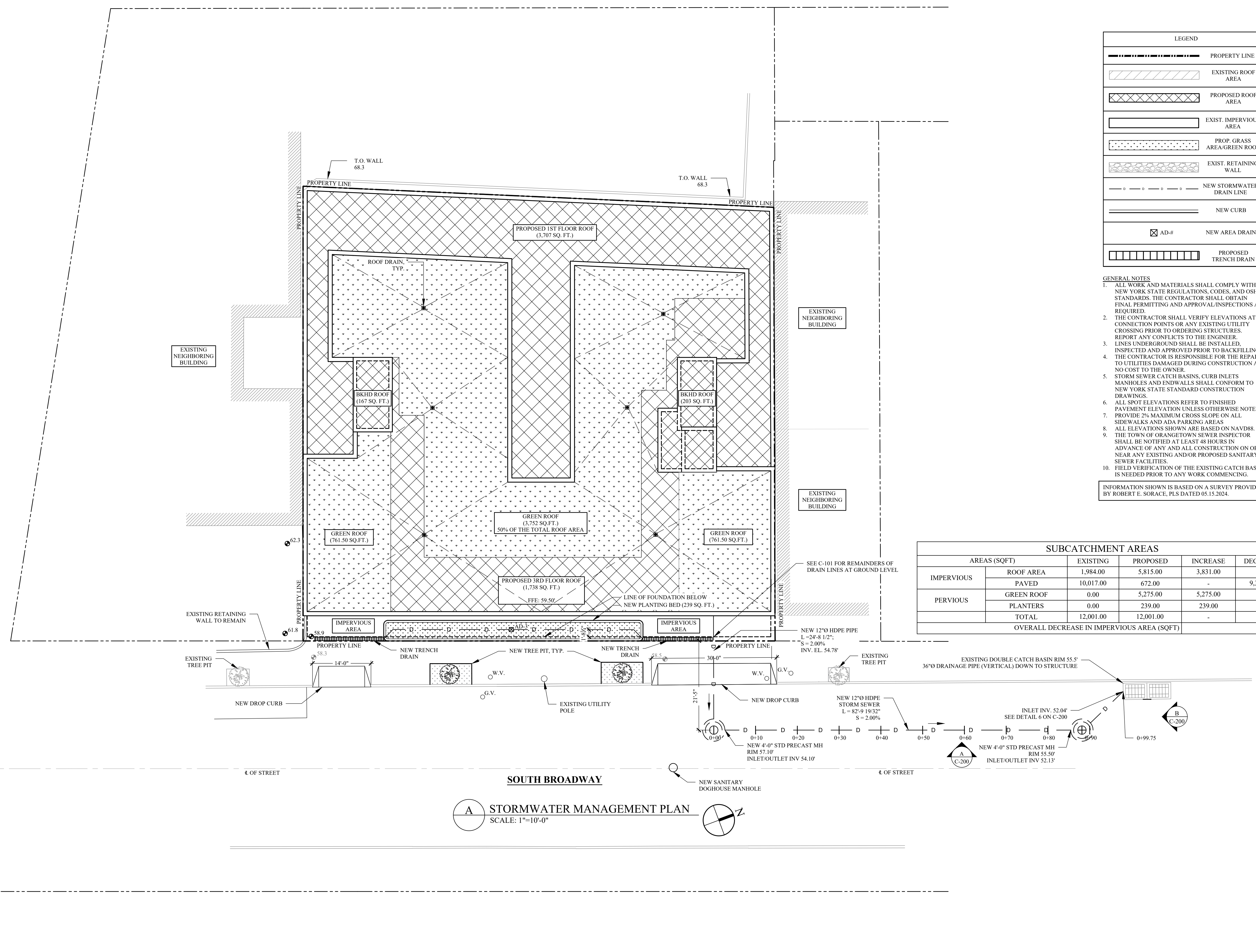
SEAL AND SIGNATURE:



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

BEANNING BOARD RESUBMISSION  
DATE: 02/10/2026  
PROJECT NO.: 22-143  
DRAWN/CHK BY: JB/DT  
SCALE: AS NOTED  
DWG NO.:

**C-100.00**



SUBCATCHMENT AREAS					
AREAS (SQFT)	EXISTING	PROPOSED	INCREASE	DECREASE	
					IMPERVIOUS
	PAVED	10,017.00	672.00	-	9,345.00
PERVIOUS	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

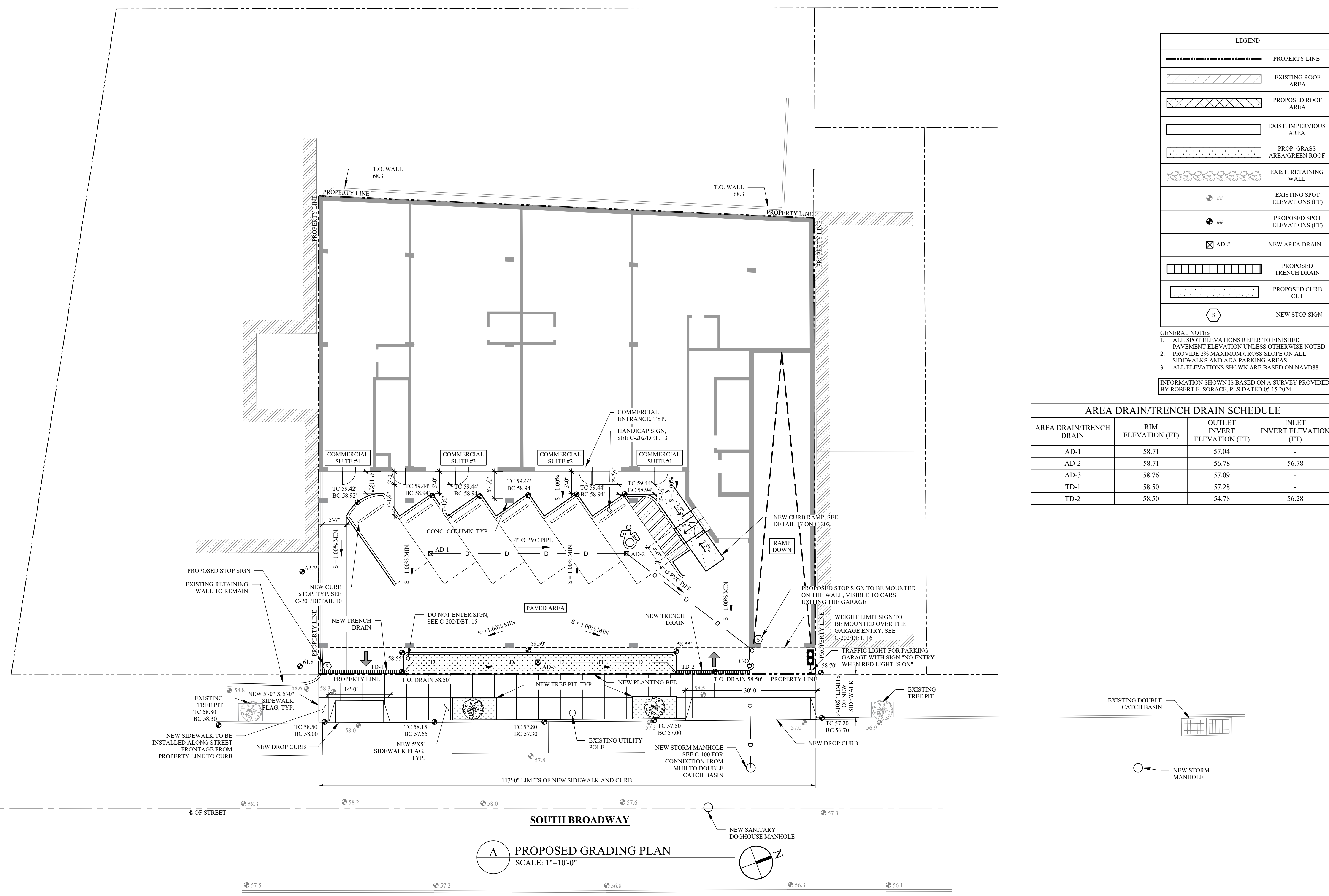
**A** STORMWATER MANAGEMENT PLAN  
SCALE: 1"=10'-0"

LEGEND	
	PROPERTY LINE
	EXISTING ROOF AREA
	PROPOSED ROOF AREA
	EXIST. IMPERVIOUS AREA
	PROP. GRASS AREA/GREEN ROOF
	EXIST. RETAINING WALL
	EXISTING SPOT ELEVATIONS (FT)
	PROPOSED SPOT ELEVATIONS (FT)
	NEW AREA DRAIN
	PROPOSED TRENCH DRAIN
	PROPOSED CURB CUT
	NEW STOP SIGN

- GENERAL NOTES
- ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED
  - PROVIDE 2% MAXIMUM CROSS SLOPE ON ALL SIDEWALKS AND ADA PARKING AREAS
  - ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.

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

AREA DRAIN/TRENCH DRAIN SCHEDULE			
AREA DRAIN/TRENCH DRAIN	RIM ELEVATION (FT)	OUTLET INVERT ELEVATION (FT)	INLET INVERT ELEVATION (FT)
AD-1	58.71	57.04	-
AD-2	58.71	56.78	56.78
AD-3	58.76	57.09	-
TD-1	58.50	57.28	-
TD-2	58.50	54.78	56.28



**A** PROPOSED GRADING PLAN  
SCALE: 1"=10'-0"

REVISIONS:		
NO.	DATE	DESCRIPTION

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PROJECT:  
**80 S BROADWAY**  
NYACK, NY

PROPOSED GRADING PLAN

SEAL AND SIGNATURE:



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

BEANNING BOARD RESUBMISSION  
DATE: 02/10/2026  
PROJECT NO.: 22-143  
DRAWN/CHK BY: JB/DT  
SCALE: AS NOTED  
DWG NO.:

**C-101.00**

LEGEND	
	PROPERTY LINE
	EXISTING ROOF AREA
	PROPOSED ROOF AREA
	EXIST. IMPERVIOUS AREA
	PROP. GRASS AREA/GREEN ROOF
	EXIST. RETAINING WALL
	PROPOSED SPOT ELEVATIONS (FT)
	NEW STORMWATER DRAIN LINE
	PROP. SANITARY SEWER LINE
	PROP. ELECTRIC LINE
	PROP. WATER LINE
	EXIST. STORMWATER DRAIN LINE
	EXIST. SANITARY SEWER LINE
	EXIST. ELECTRIC LINE
	EXIST. WATER LINE
	EXIST. UTILITY POLE
	PROPOSED CURB CUT

REVISIONS:		
NO.	DATE	DESCRIPTION

- GENERAL NOTES**
- ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.
  - THE CONTRACTOR SHALL VERIFY ELEVATIONS AT CONNECTION POINTS OR ANY EXISTING UTILITY CROSSING PRIOR TO ORDERING STRUCTURES. REPORT ANY CONFLICTS TO THE ENGINEER.
  - UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO BACKFILLING.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIRS TO UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
  - STORM SEWER CATCH BASINS, CURB INLETS MANHOLES AND END WALLS SHALL CONFORM TO NEW YORK DOT STANDARD CONSTRUCTION DRAWINGS.
  - ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
  - FIELD VERIFICATION OF THE EXISTING CATCH BASIN IS NEEDED PRIOR TO ANY WORK COMMENCING.

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PROJECT:  
**80 S BROADWAY**  
 NYACK, NY

SITE UTILITY PLAN

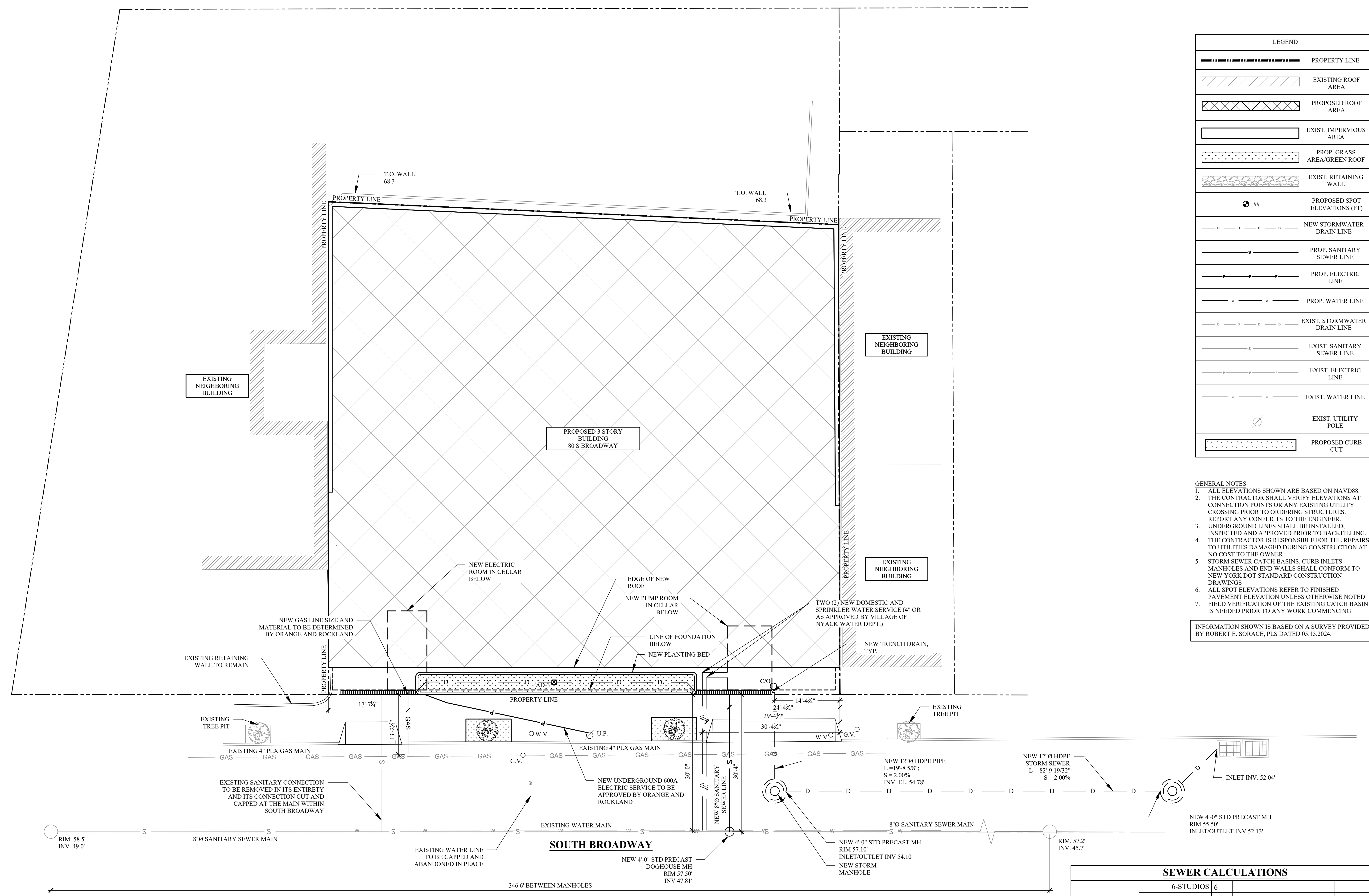
SEAL AND SIGNATURE:



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

BEARING BOARD RESUBMISSION  
 DATE: 02/10/2026  
 PROJECT NO.: 22-143  
 DRAWN/CHK BY: JB/DT  
 SCALE: AS NOTED  
 DWG NO.:

**C-102.00**

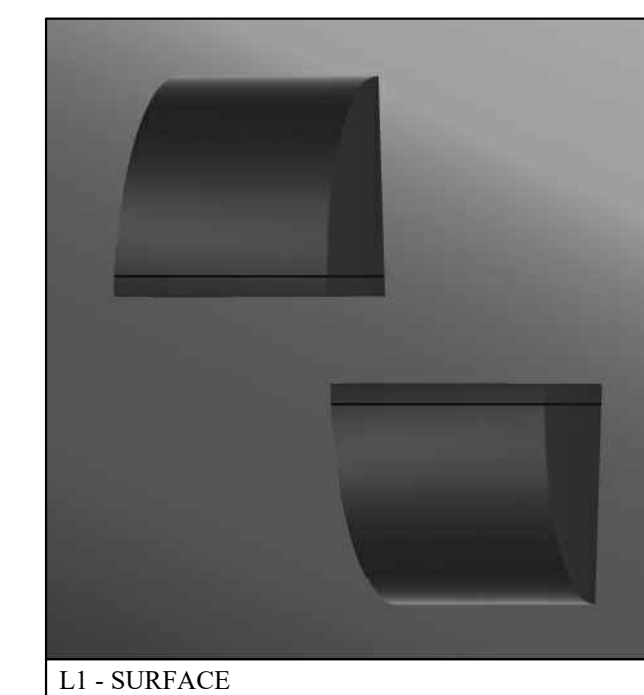
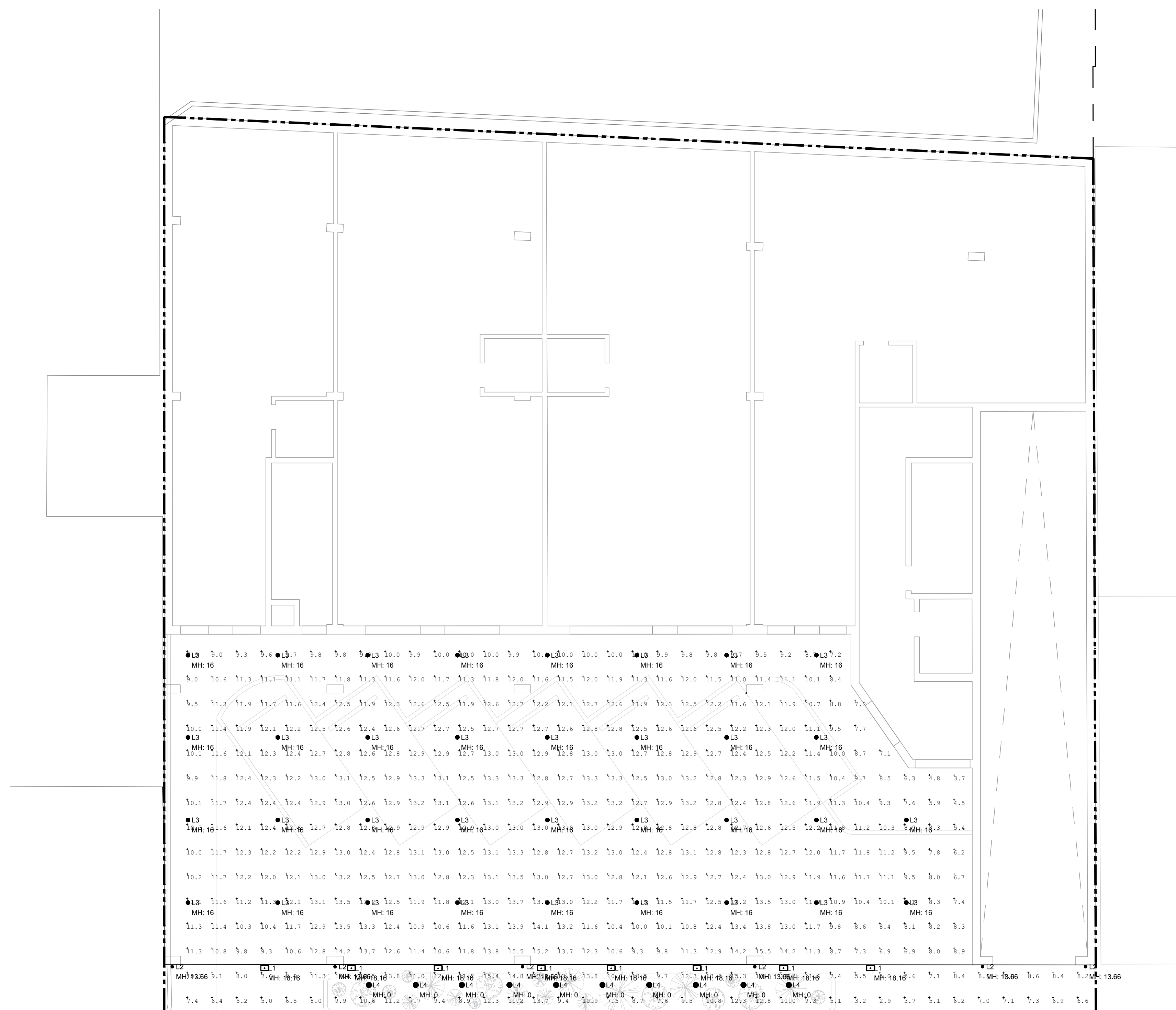


U.P. **A** SITE UTILITY PLAN  
 SCALE: 1"=10'

SEWER CALCULATIONS			
# OF BEDROOMS	6-STUDIOS	6	
	9-ONE BEDROOM	9	
	3-TWO BEDROOM	6	
	<b>TOTAL BEDROOMS</b>	<b>21</b>	
HYDRAULIC LOADING RATE		110	GALLONS/DAY/BEDROOM TABLE B-3*
Q = HYDRAULIC LOADING RATE X TOTAL BEDROOMS			
DAILY FLOW RATE, Q		2310	GALLONS/DAY

\*TABLE B-3 ON PAGE B-16 OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS





L1 - SURFACE



L2 - SURFACE DOWNLIGHT



L3 - RECESSED CEILING MOUNTED



L4 - STRAIGHT BOLLARD

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

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
CalcPht_1	Illuminance	Fc	11.28	17.1	2.9	3.89	5.90	Grid points 3' x 3'

Symbol	Qty	Label	Description	LLF	Arrangement	Luminaire Watts	Luminaire Lumens	Arrangement Watts	Arrangement Luminaire Lumens	Mounting Height
⊖	8	L1	UQU-31343-M-W30	0.900	Single	37	4670	37	4670	18.16
⊙	6	L2	UMV-30002-EW-8030	0.900	Single	20	1957	20	1957	13.66
⊙	34	L3	UMO-80012-VW-W30	0.900	Single	21	1726	21	1726	16
⊙	10	L4	ULW-10874-W30	0.900	Single	27.9	448	27.9	448	0

NO.	DATE	DESCRIPTION

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PROJECT:  
**80 S BROADWAY**  
NYACK, NY

PHOTOMETRIC PLAN

SEAL AND SIGNATURE:



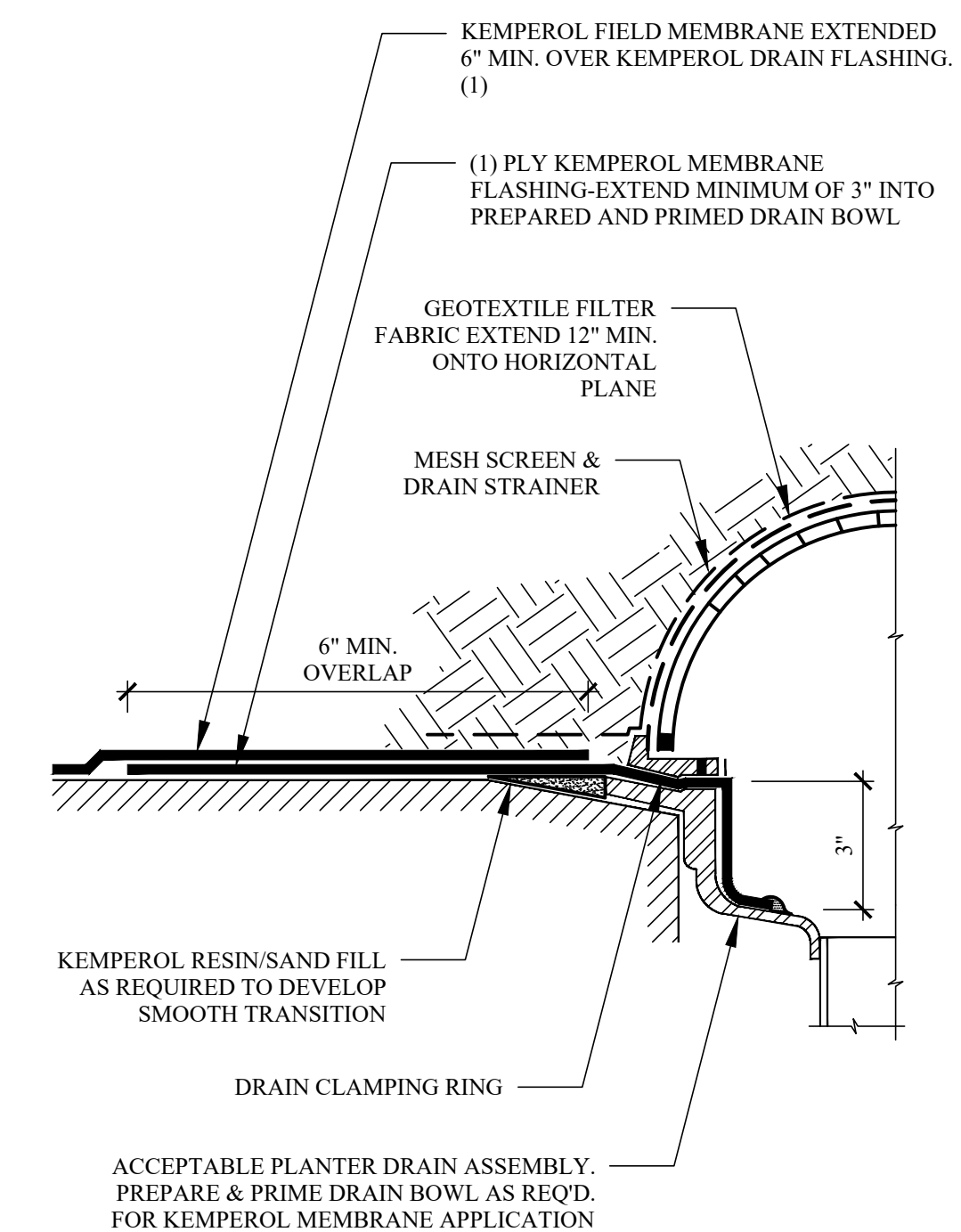
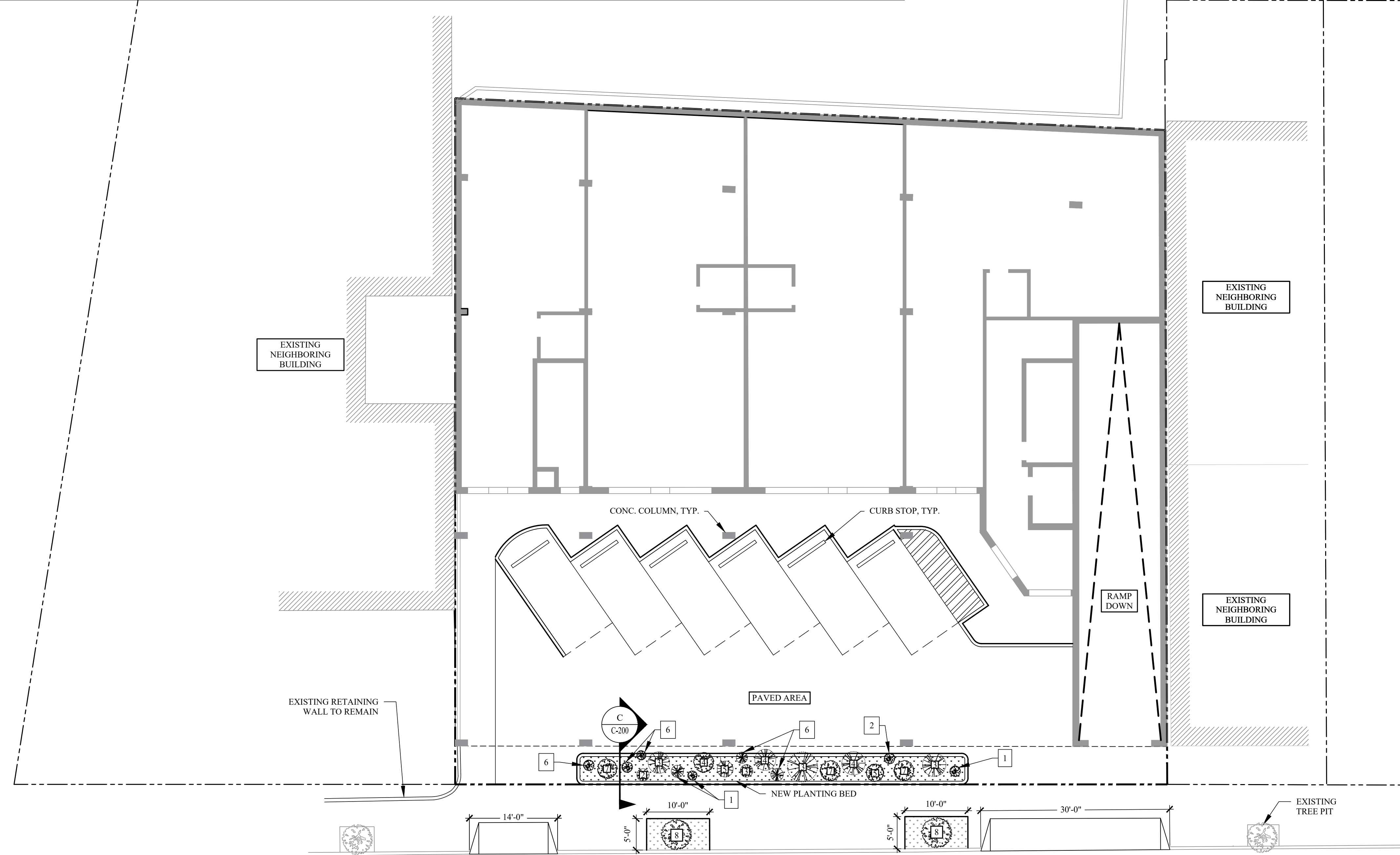
DOMINICK R. PILLA, P.E., R.A.  
NY P.E. 074213-1 NY R.A. 027028-1

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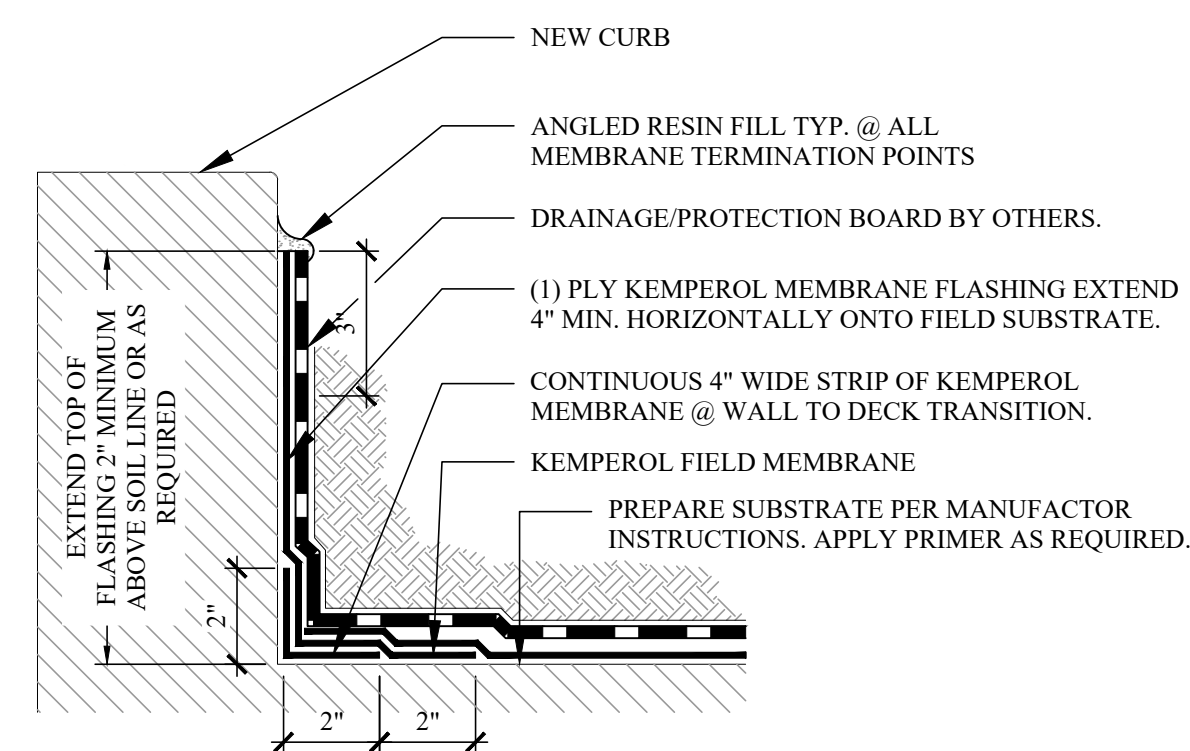
**C-104.00**

PLANTING SCHEDULE					
LABEL	TYPE	PLANT NAME	SPECIES	HEIGHT/SPREAD	QUANTITY
1	GRASSES, FERNS, GROUND COVER	BROAD-LEAF SEDGE	CAREX PLATYPHYLLA	4"-12"	3
2		CHRISTMAS FERN	POLYSTICHUM ACROSTICHOIDES	12"-18"	3
3	FLOWERS	JOE-PYE WEED	EUTROCHUM SPP.	3'-6"	3
4		GREAT BLUE LOBELIA	LOBELIA SPIHILTICA	2'-3'	3
5		SMOOTH BLUE ASTER	SYMPHYOTRICHUM LAEVE	1'-3'	2
6		BLUETS	HOUSTONIA CAERULEA	2"-6"	5
7	SHRUBS	NORTHERN BUSH HONEYSUCKLE	DIERVILLA LONICERA	3'/3'	3
8	TREES	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	15'/15'	2

LEGEND	
	PROPERTY LINE
	EXISTING ROOF AREA
	PROPOSED ROOF AREA
	EXIST. IMPERVIOUS AREA
	PROP. GRASS AREA/GREEN ROOF
	EXIST. RETAINING WALL
	PROPOSED TREE
	PROPOSED SHRUB
	EXISTING TREE
	PROPOSED CURB CUT



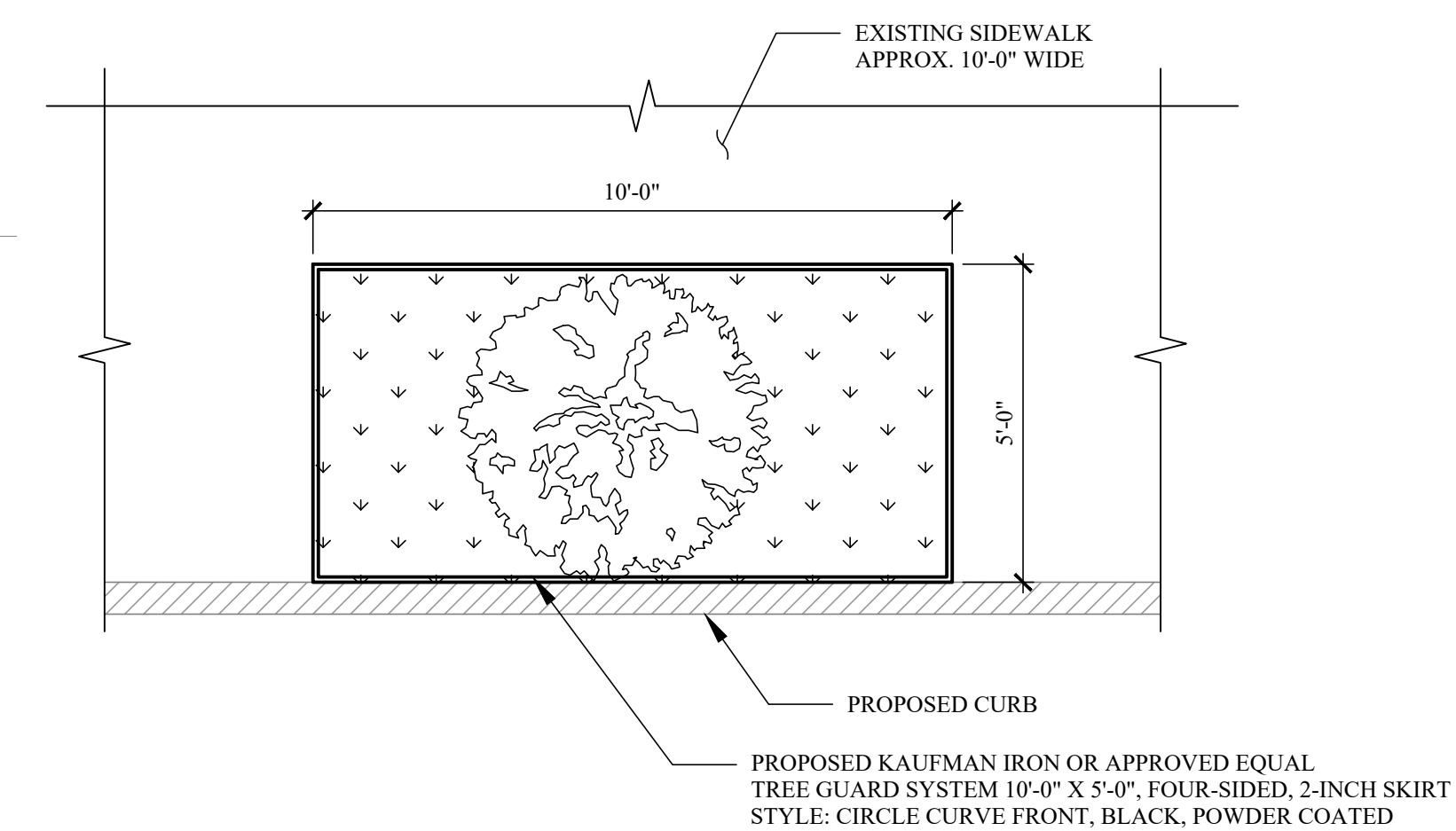
2 PLANTER DRAIN FLASHING  
SCALE: 3" = 1'-0"



3 PLANTER WATERPROOFING  
SCALE: 3" = 1'-0"

SOUTH BROADWAY

A LANDSCAPE PLAN  
SCALE: 1" = 10'-0"



1 TREE PLANTER DETAIL  
SCALE: 1/2" = 1'-0"

REVISIONS:		
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PROJECT:  
80 S BROADWAY  
NYACK, NY

LANDSCAPE PLAN

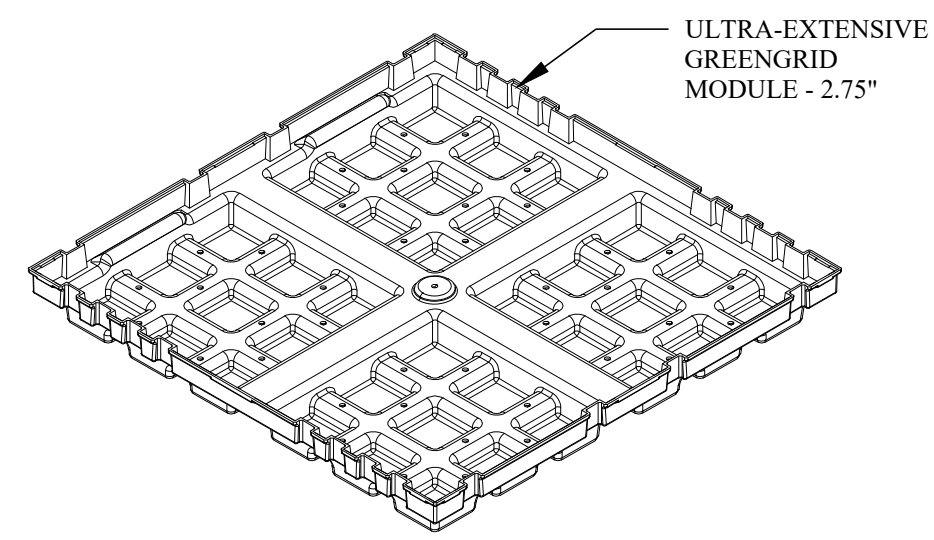
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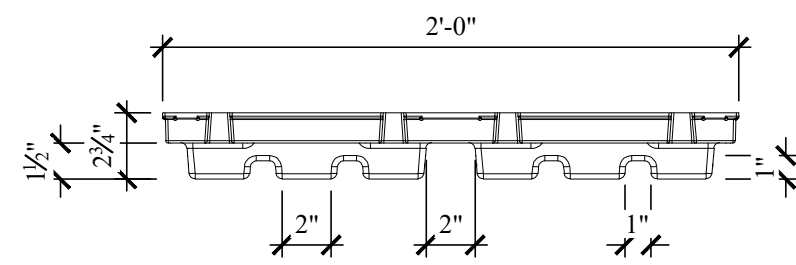
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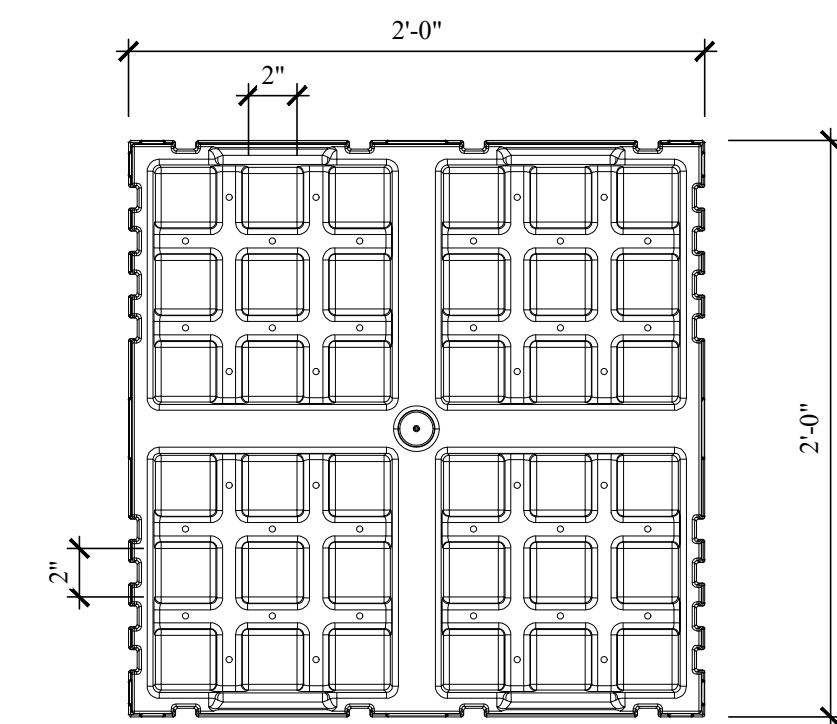
C-105.00



ISOMETRIC VIEW

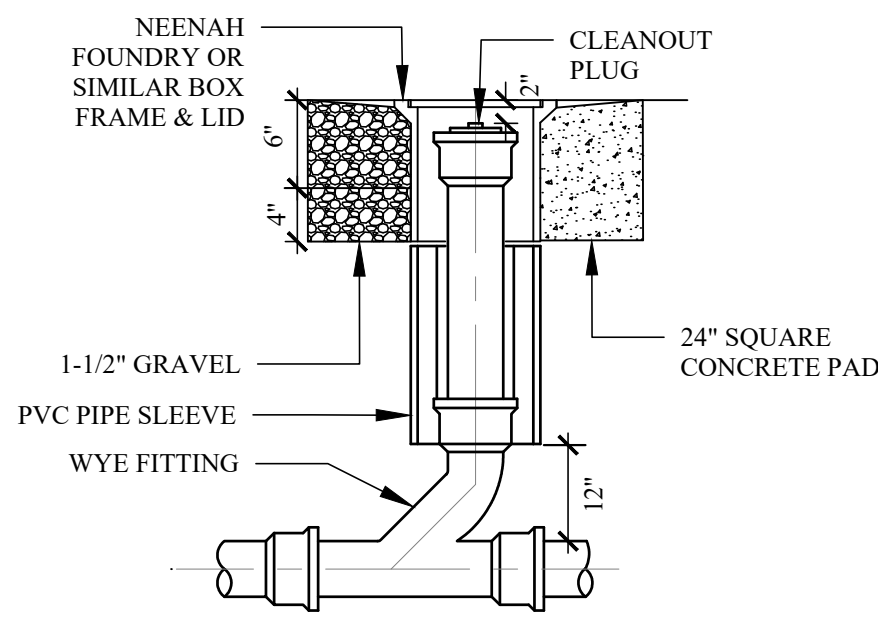


ELEVATION VIEW

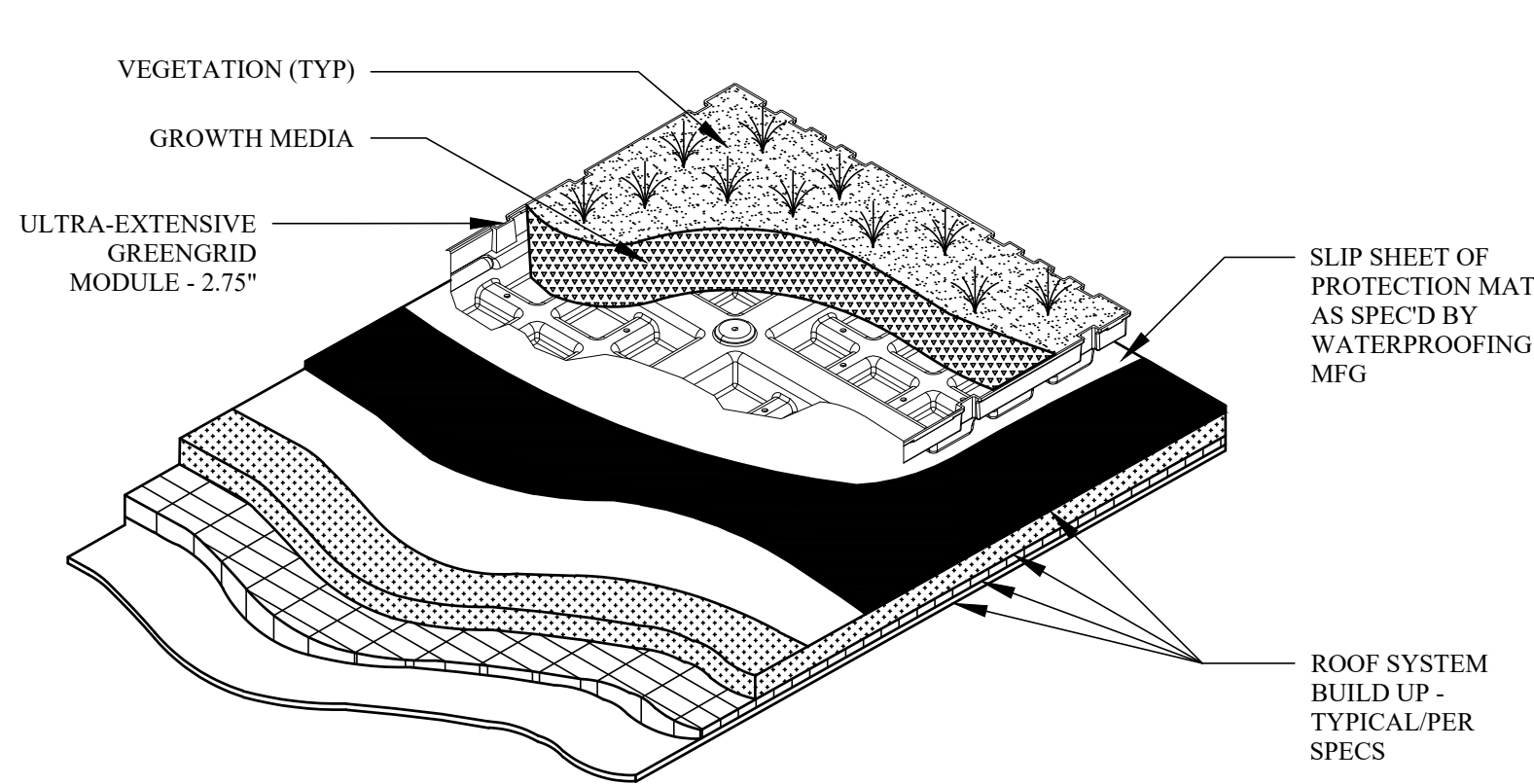


PLAN VIEW

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



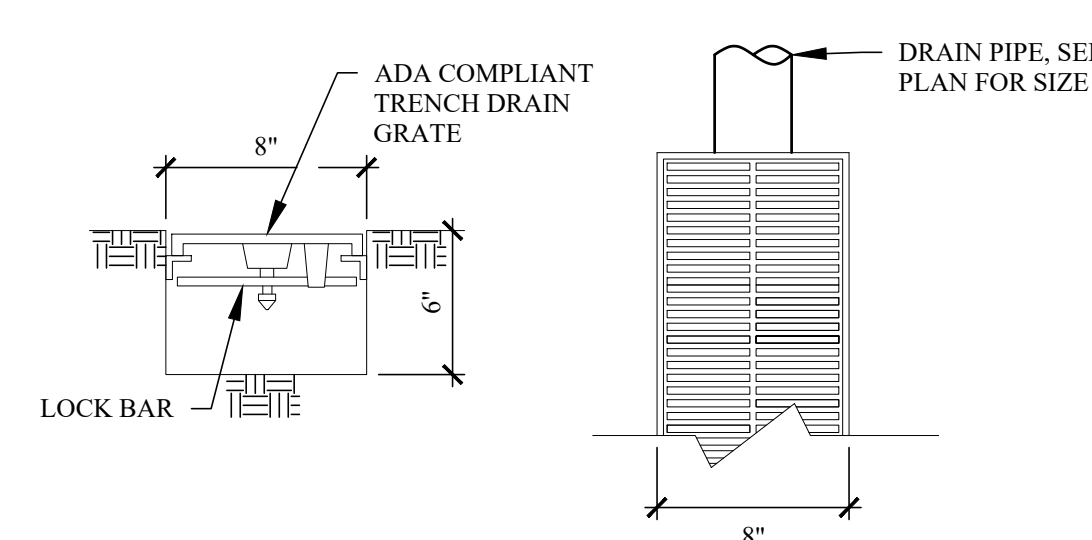
**3 TYP. CLEANOUT DETAIL**  
SCALE: 1/2"=1'-0"



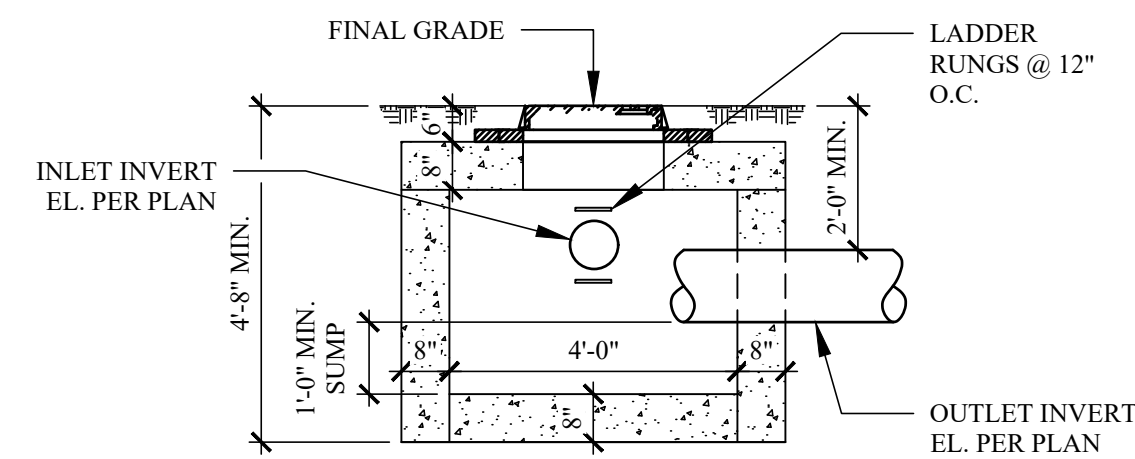
ISOMETRIC VIEW

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

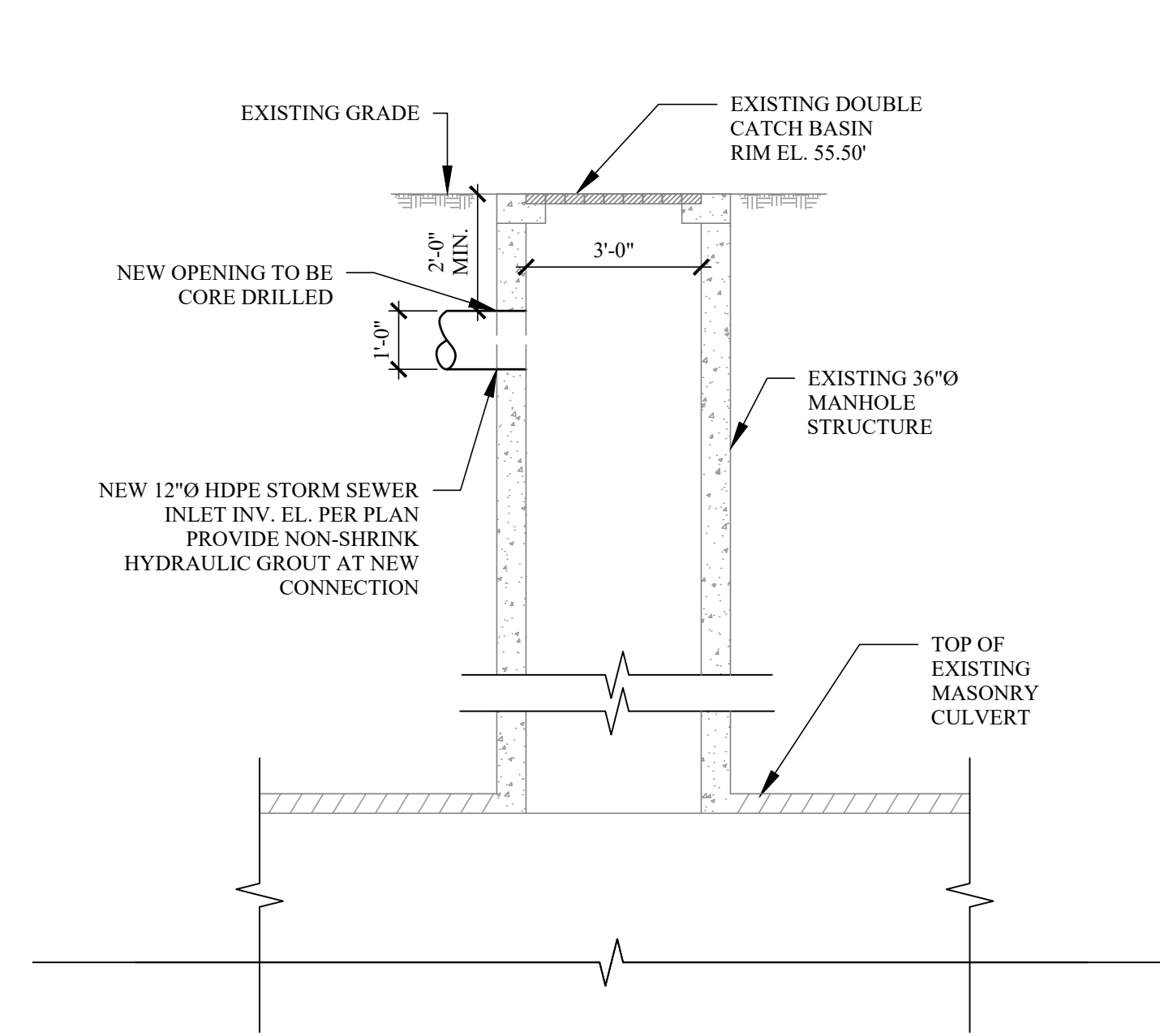
NOTES:  
1. PER THE GREENGRID GREEN ROOF MANUFACTURER, THIS SYSTEM WILL WORK WELL WITH SUCCULENT GROUND COVERS LIKE SEDUM, ANF WATER-CONSERVING ACCENT PLANTS.



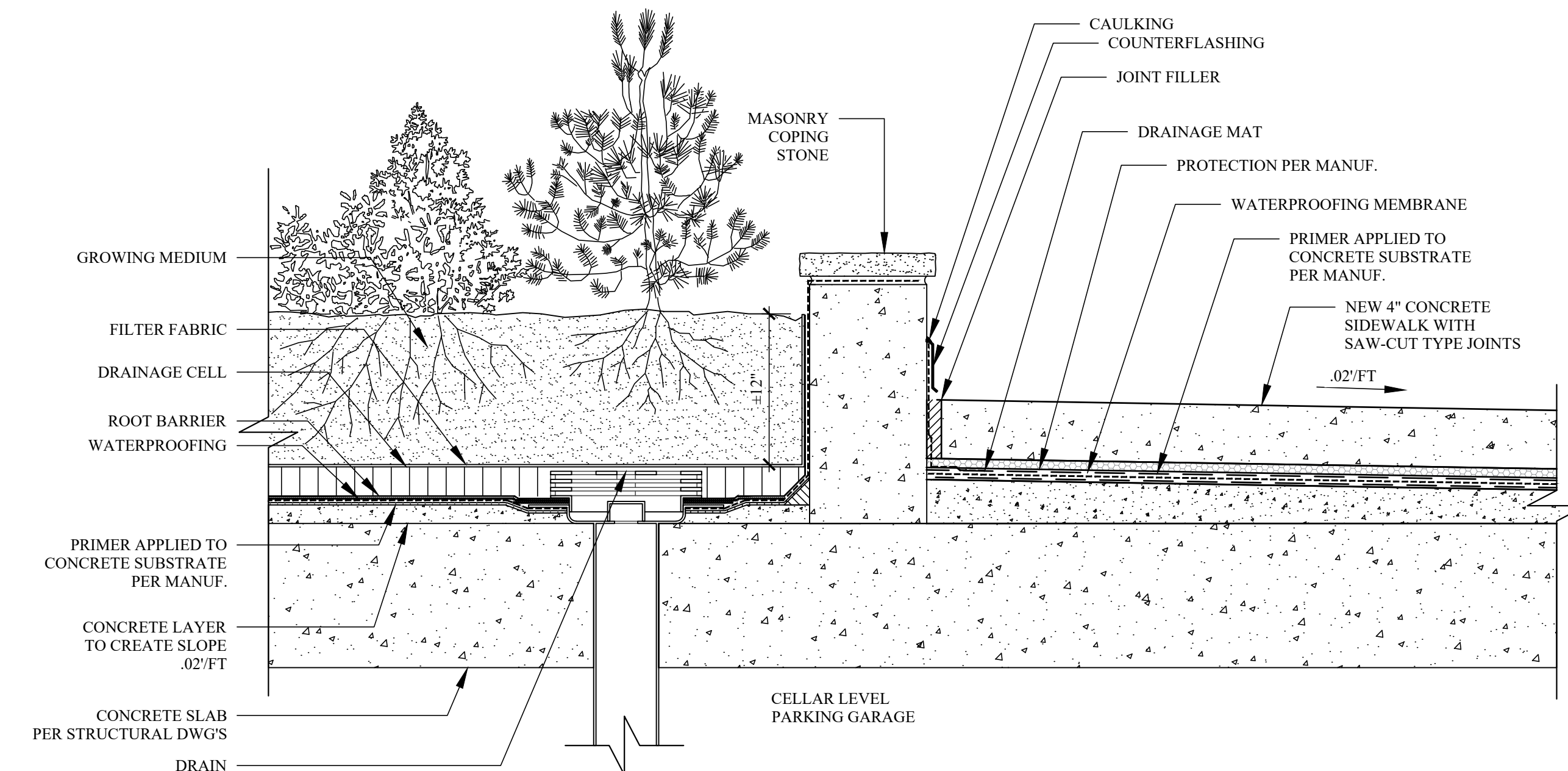
**4 TYP. TRENCH DRAIN**  
SCALE: 1-1/2"=1'-0"



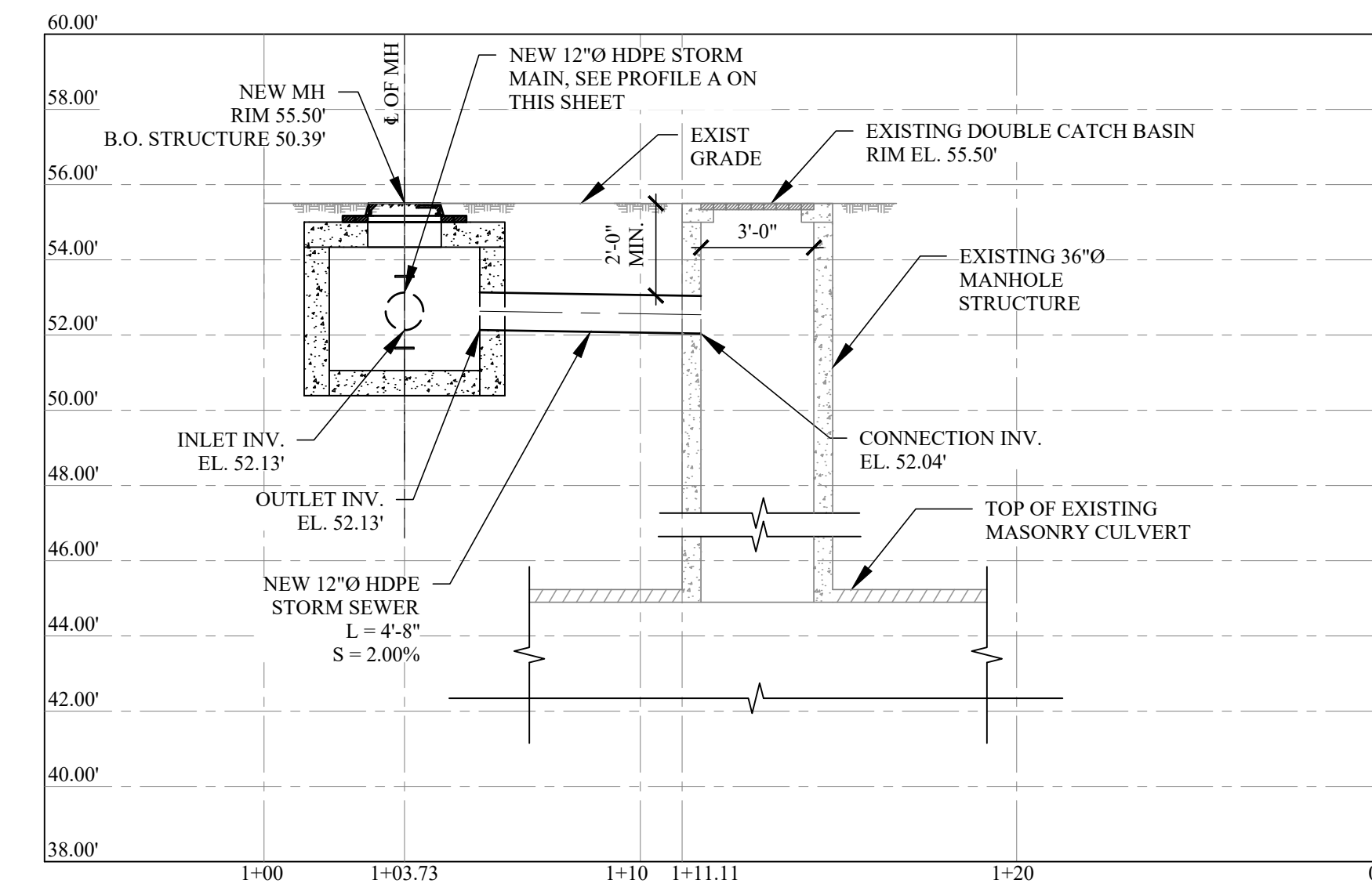
**5 STANDARD MANHOLE DETAIL**  
NOT TO SCALE



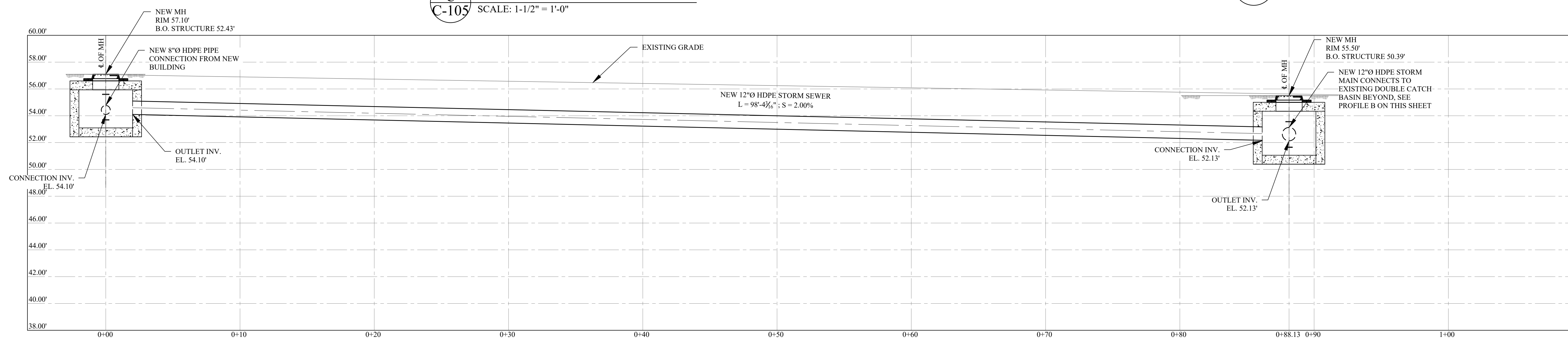
**6 NEW SEWER CONNECTION DETAIL**  
SCALE: 3/8"=1'-0"



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

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PROJECT:  
**80 S BROADWAY**  
NYACK, NY

STORMWATER MANAGEMENT  
DETAILS

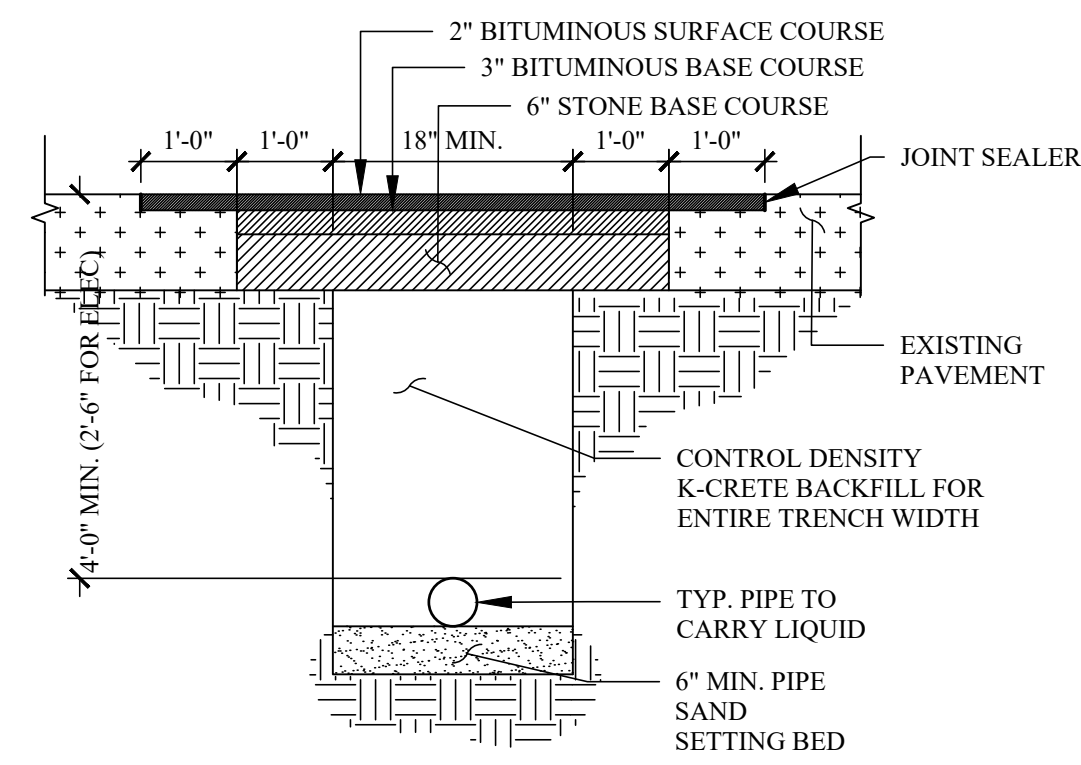
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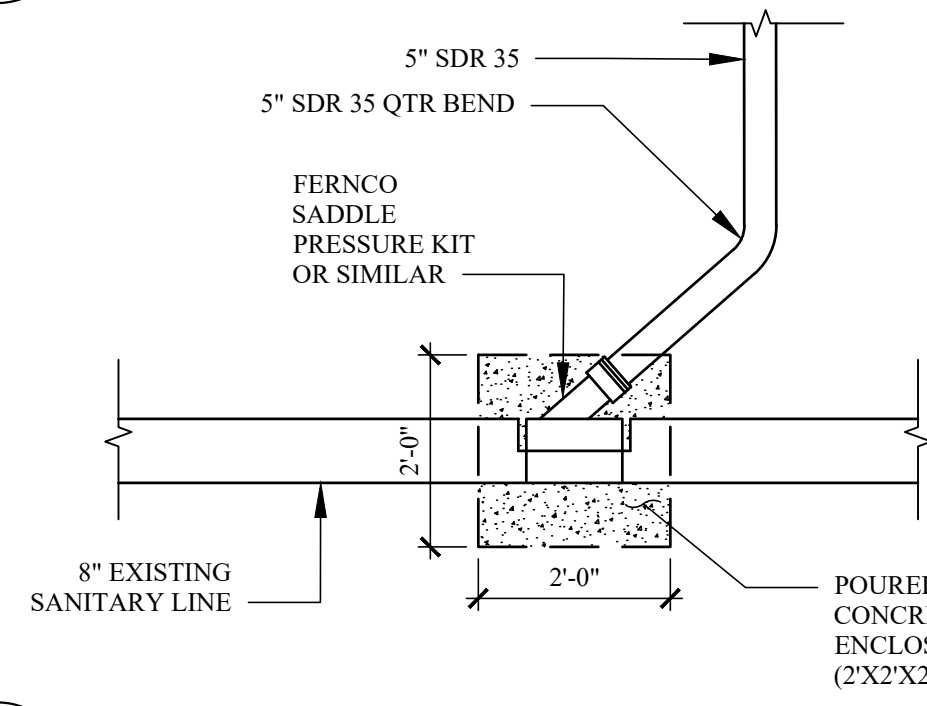
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NY P.E. 074213-1 NY R.A. 027028-1

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DATE: 02/10/2026  
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SCALE: AS NOTED  
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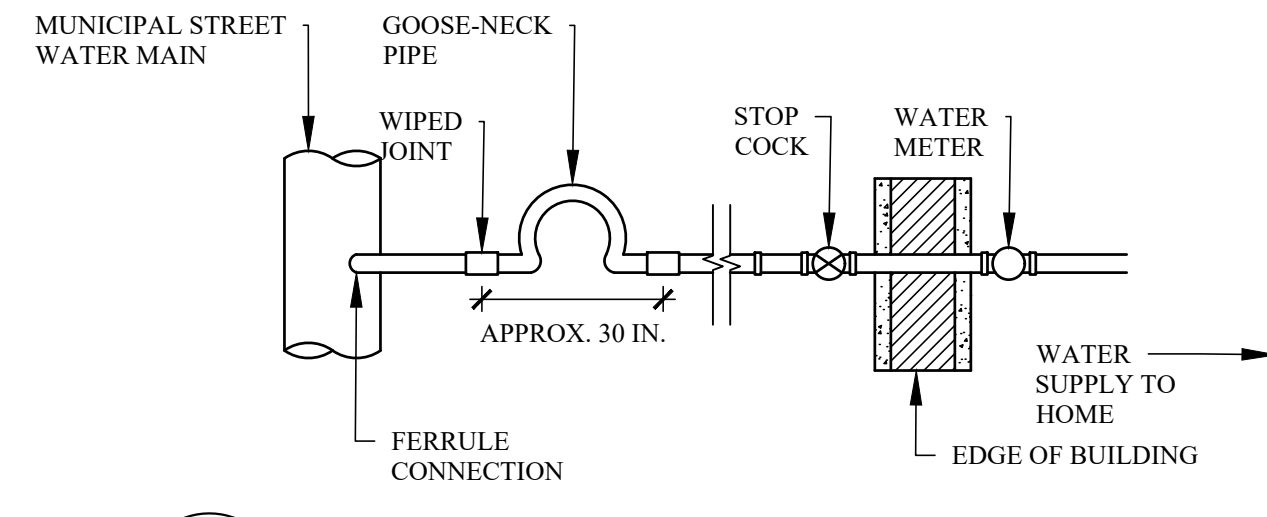
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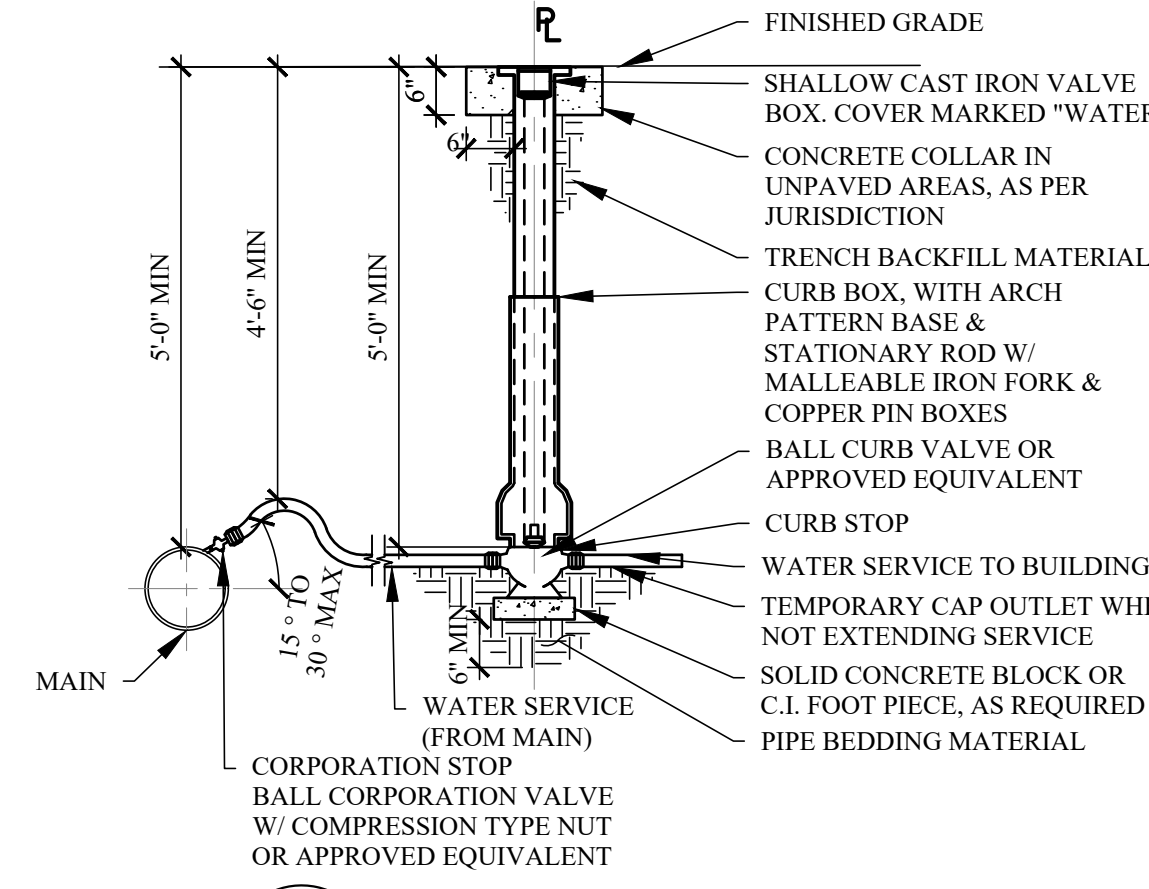
1 TYP. UTILITY TRENCH DETAIL AT ROAD  
SCALE: 1/2"=1'-0"



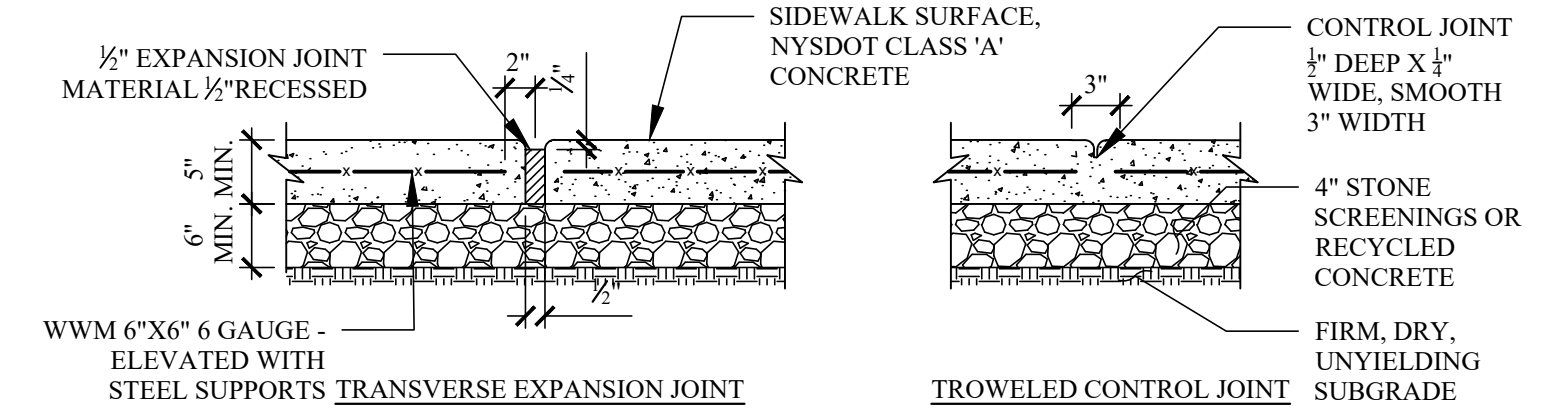
2 SANITARY LINE CONNECTION DETAIL  
SCALE: 1/2"=1'-0"



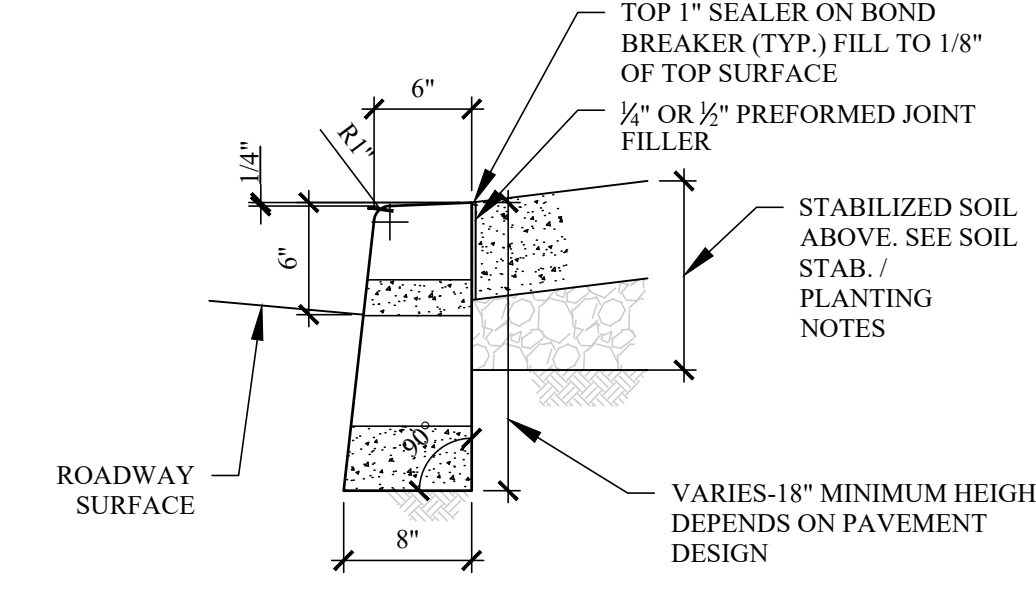
3 WATER LINE CONNECTION DETAIL  
NOT TO SCALE



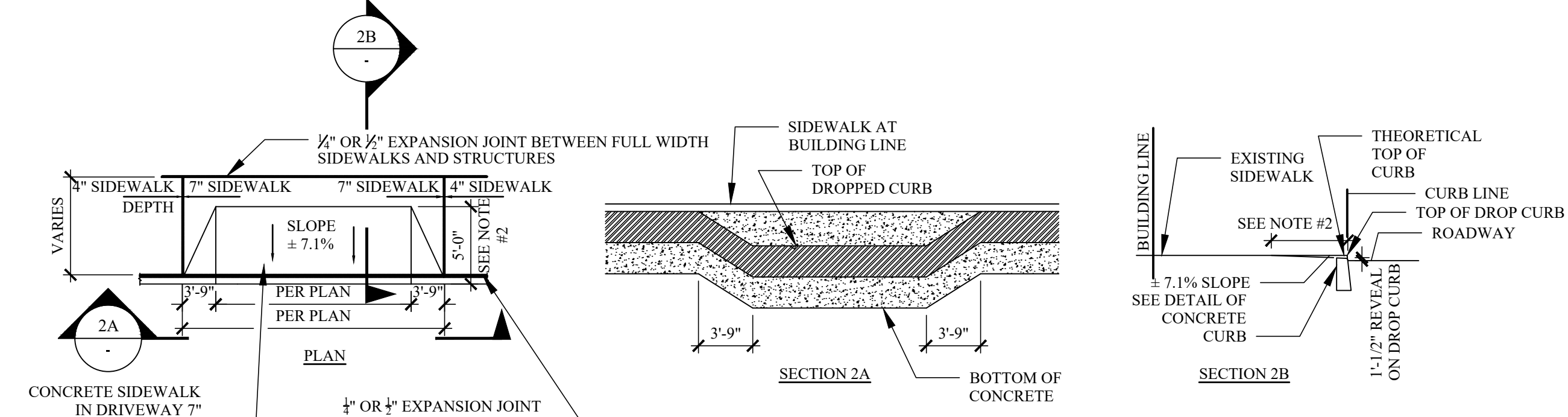
4 WATER SERVICE DETAIL  
SCALE: 1/2"=1'-0"



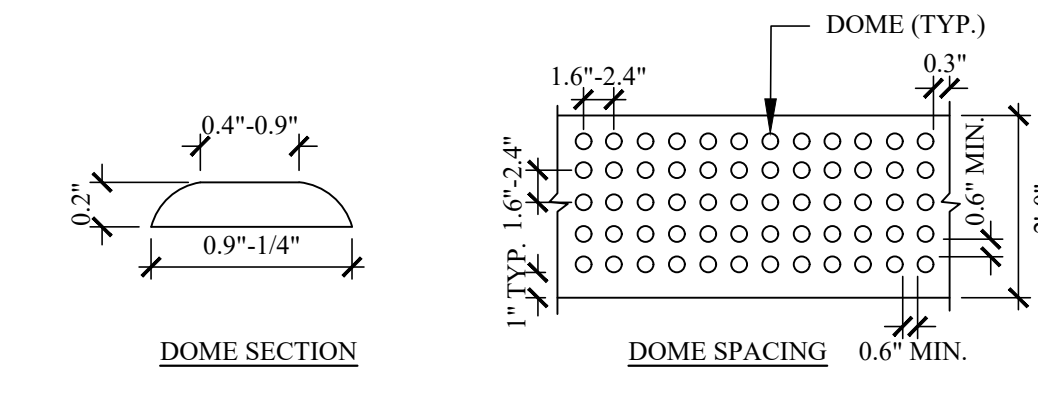
5 CONCRETE SIDEWALK  
SEE DOT STD H-1045  
SCALE: 1"=1'-0"



6 CONCRETE CURB  
NOT TO SCALE  
DOT DWG #1044



7 DROP CURB DETAIL  
NOT TO SCALE



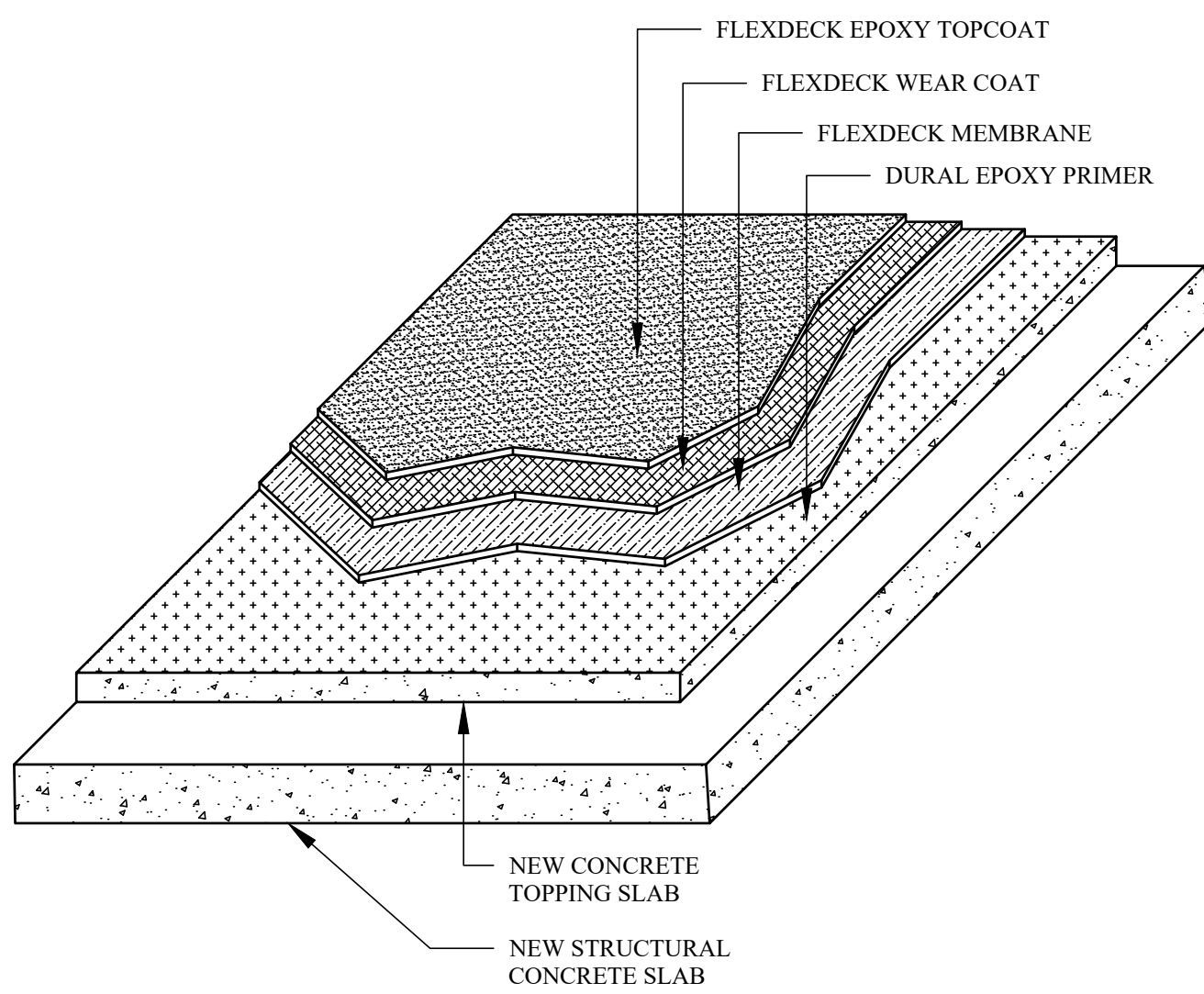
8 DOT DETAIL-8  
DETECTABLE WARNING DOME SIZING  
NOT TO SCALE

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

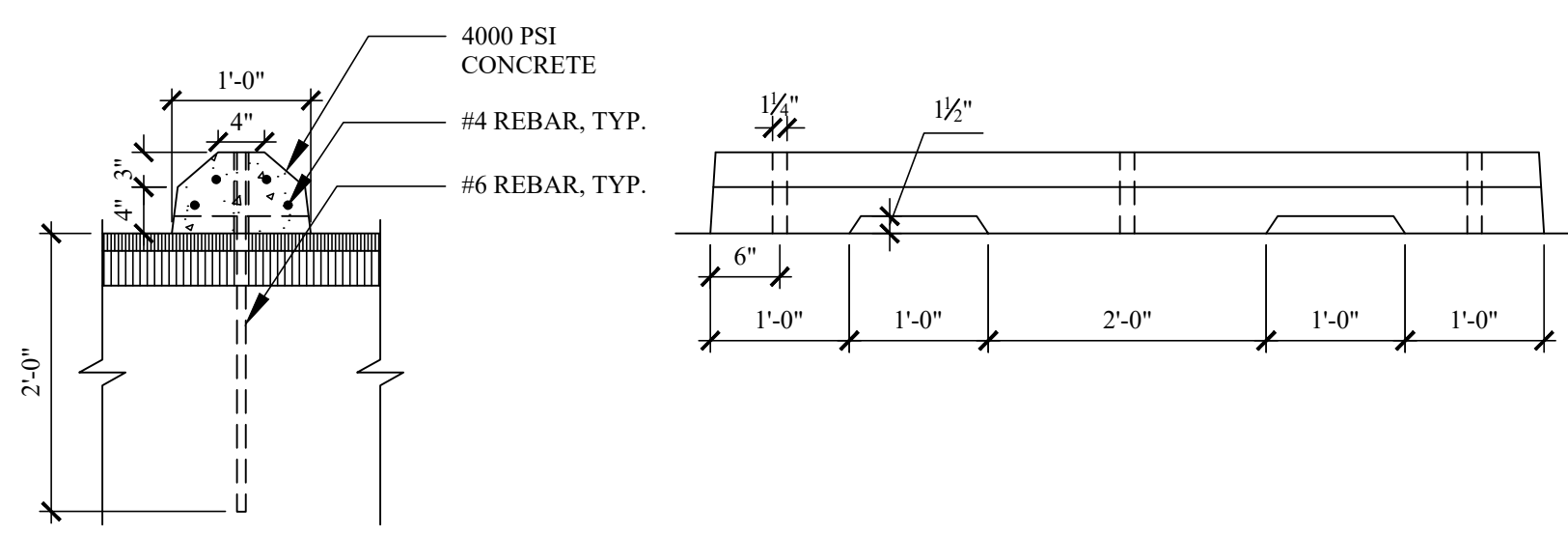
- NOTES:
- CONCRETE TO BE CLASS B-32 TYPE IIA
  - 3'-6" TO 5'-0" AS ORDERED BY THE ENGINEER EXCEPT FOR THE FIRE DEPARTMENT DRIVEWAYS WHICH WILL SLOPE STRAIGHT BACK TO THE PROPERTY LINE.

REPAIR PROCEDURE:

- 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.
- ALL CRACKS GREAT THAN 1/16" SHALL BE ROUTED AND SEALED.
- ALL CRACKS LESS THAN 1/16" SHALL BE PREPARED AS PER MANUFACTURER'S RECOMMENDED PROCEDURE AND SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
- ALL CONSTRUCTION JOINTS SHALL BE ROUTED AND SEALED.
- ALL COVE JOINTS SHALL BE INSTALLED BEFORE MEMBRANE INSTALLATION.
- THE SYSTEM MANUFACTURER AND COATING APPLICATOR SHALL PERFORM THE FOLLOWING TO ASSURE SYSTEM PERFORMANCE:
  - VERIFY MOISTURE CONTENT OF EXISTING CONCRETE AND NEW CONCRETE REPAIR AREAS.
  - 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.
  - 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.
- APPLY CONCRETE PRIMER PER MANUFACTURER'S RECOMMENDATIONS.
- DETAIL CRACKS WITH BASE COATS AS PER MANUFACTURER'S RECOMMENDED PROCEDURE.
- APPLY BASE COAT TO THE SPECIFIED THICKNESS.
- APPLY THE REINFORCED WATERPROOFING SYSTEM TO THE SPECIFIED THICKNESS. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AND CONTRACT SPECIFICATIONS.
- INSTALL A LAYER OF COLOR FINISH WITH A ROLLER TO THE SPECIFIED THICKNESS PER MANUFACTURER'S RECOMMENDATIONS. COLOR SHALL BE SELECTED BY THE OWNER.



9 LIQUID APPLIED TRAFFIC MEMBRANE SYSTEM  
FOR VEHICULAR TRAFFIC BEARING AREAS  
SCALE: 1/2"=1'-0"



10 CONCRETE WHEELSTOP  
SCALE: 3/4"=1'-0"

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NO.	DATE	DESCRIPTION

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PROJECT:  
80 S BROADWAY  
NYACK, NY

SITE UTILITY DETAILS-1

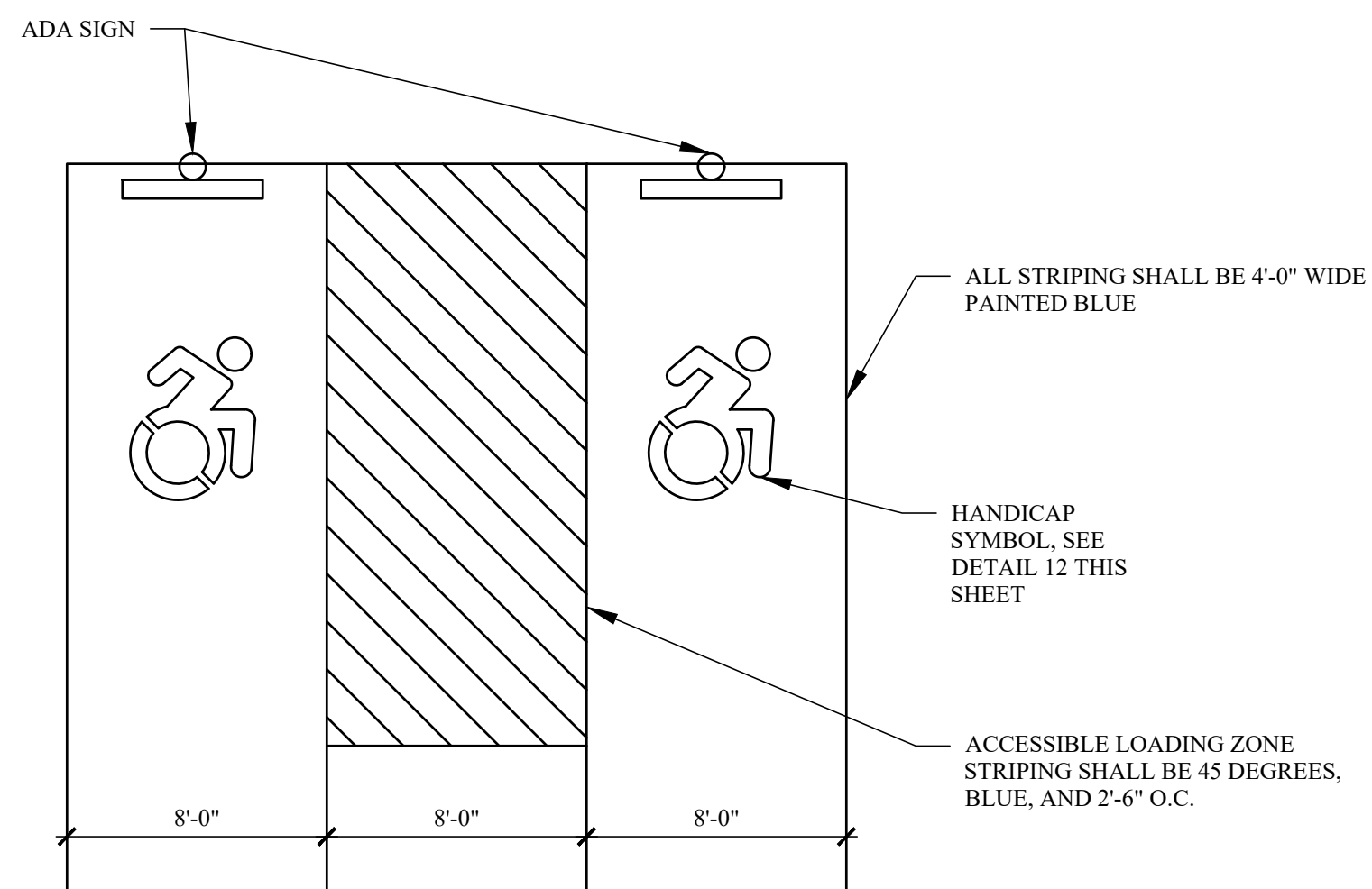
SEAL AND SIGNATURE:



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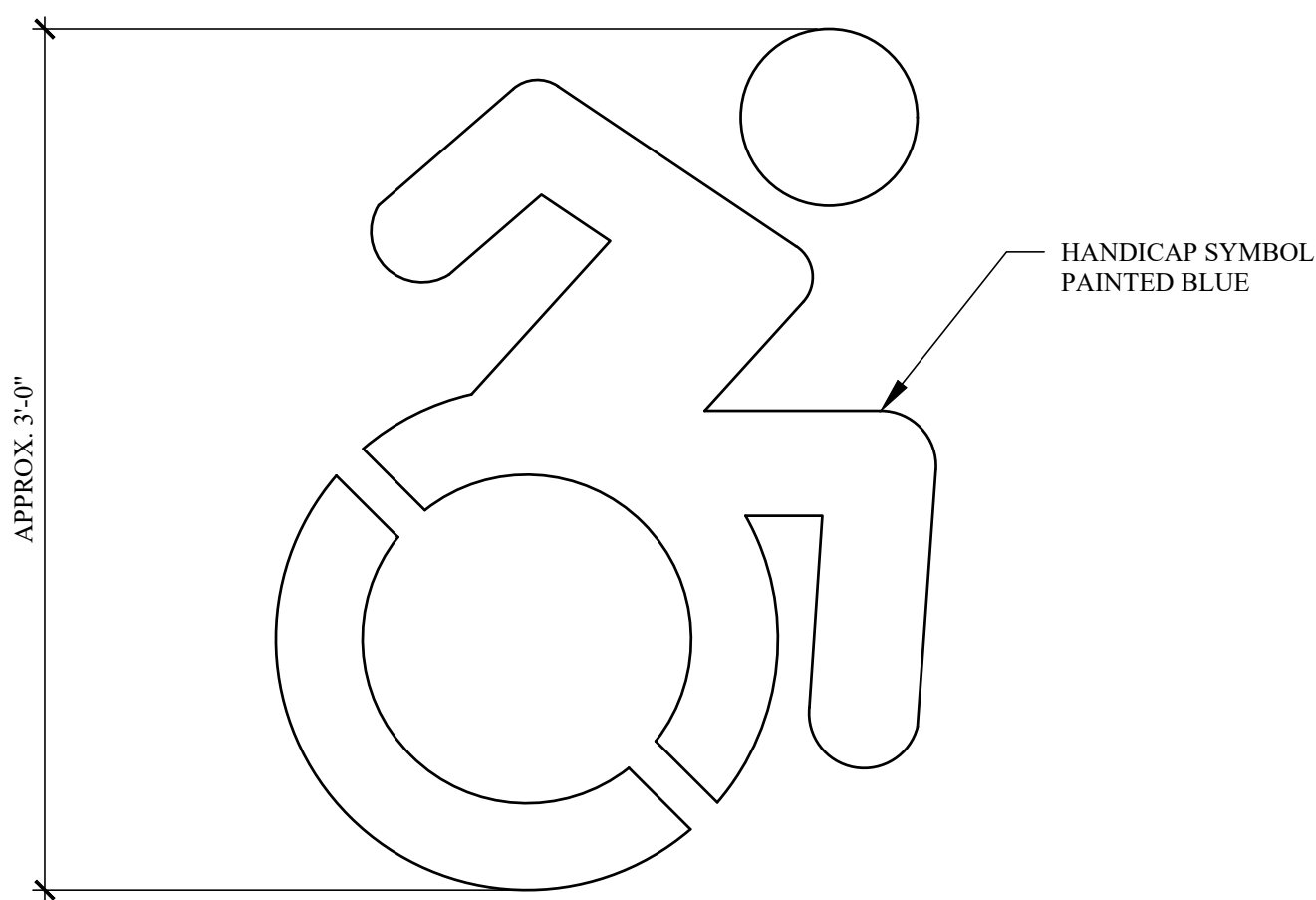
C-201.00



**11** TYPICAL ADA VAN AND CAR PARKING DETAIL

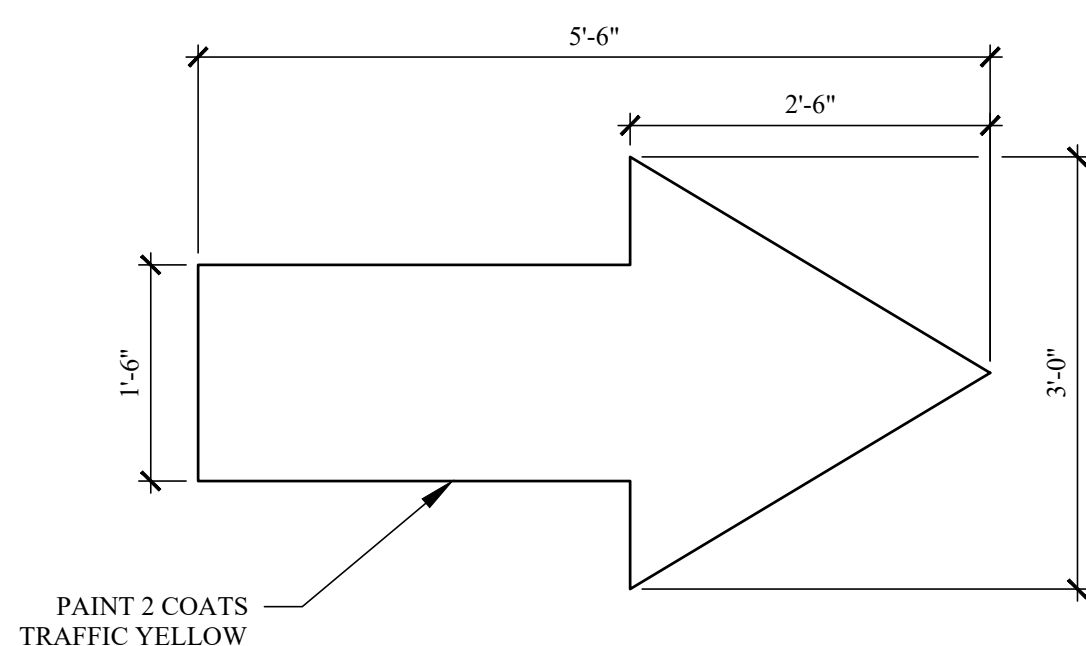
SCALE: 3/16" = 1'-0"

- 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

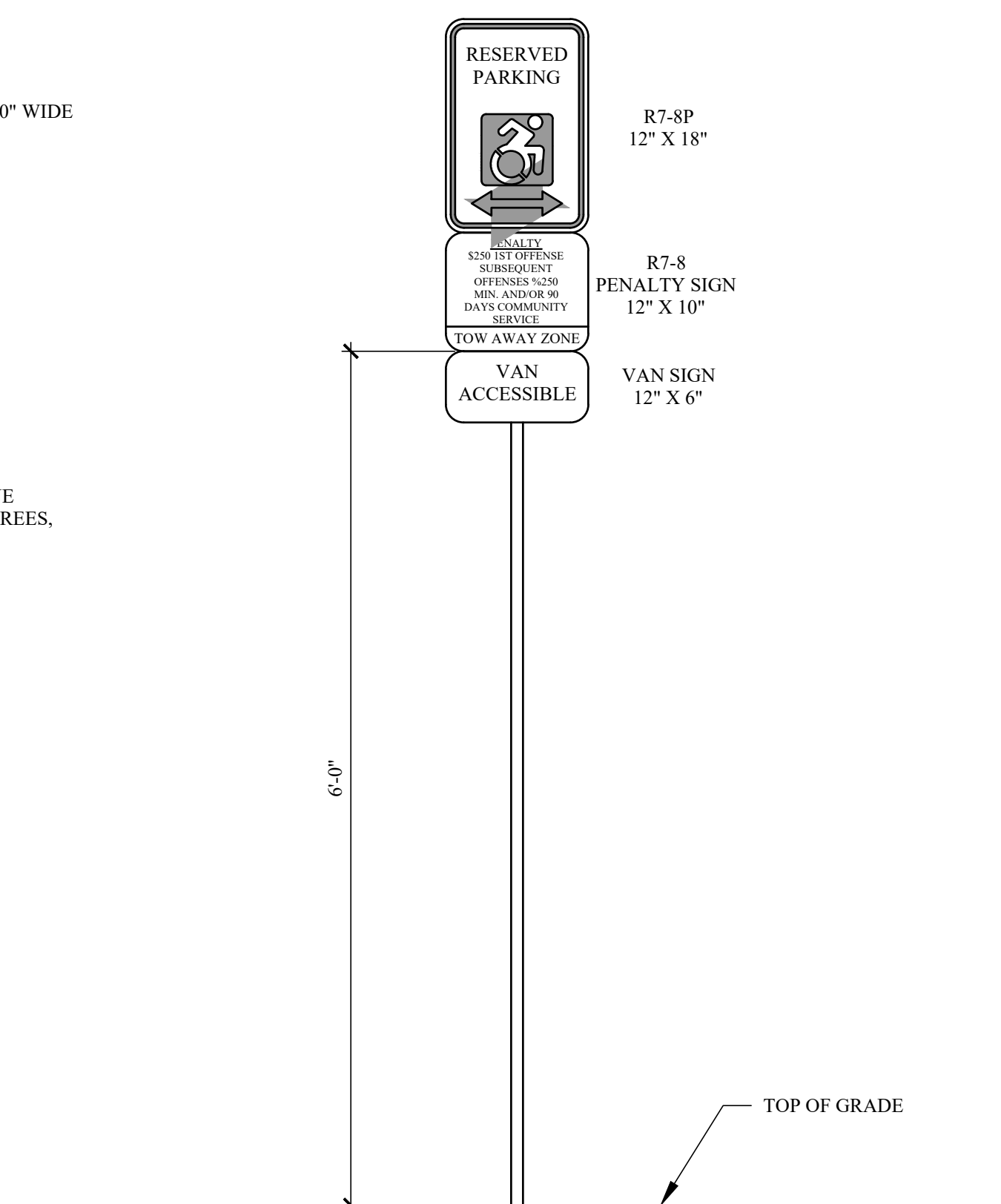
NOT TO SCALE



**14** PAVEMENT DIRECTIONAL ARROW

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

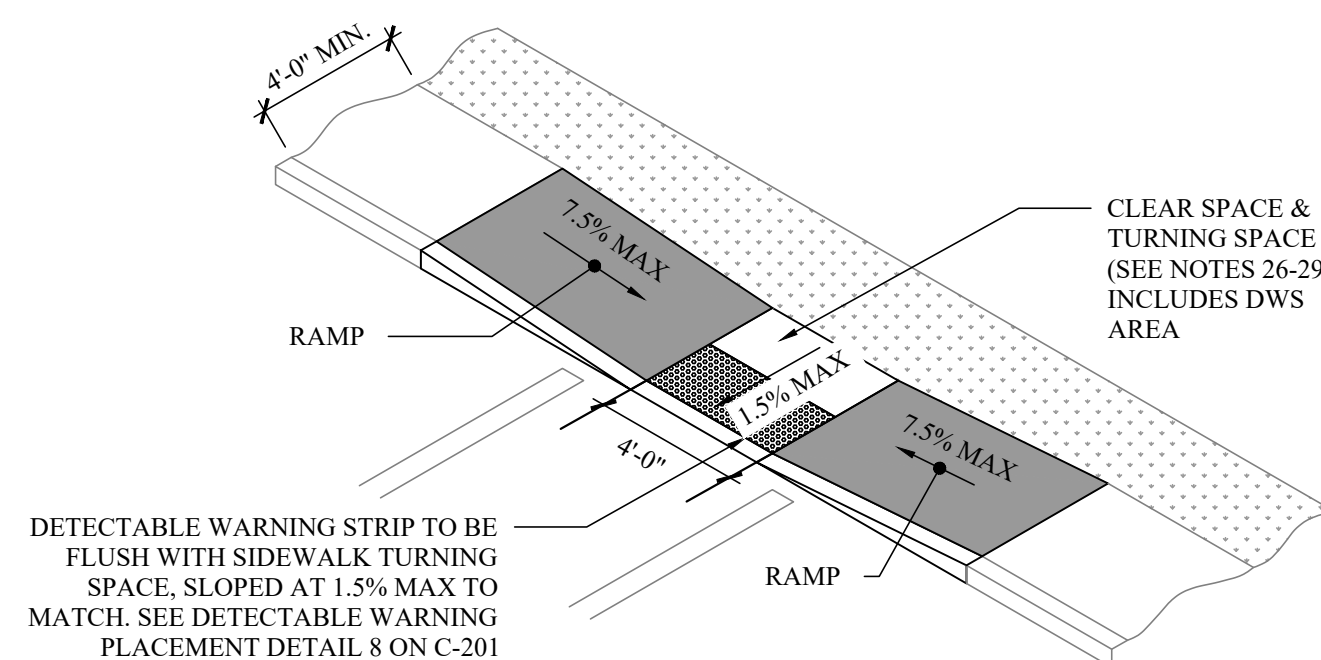
- NOTES:
1. PROVIDE YELLOW PAINTED DIRECTIONAL ARROW AT ALL LOCATIONS INDICATED ON ARCHITECTURAL SITE PLAN.



**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

- NOTE:
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**

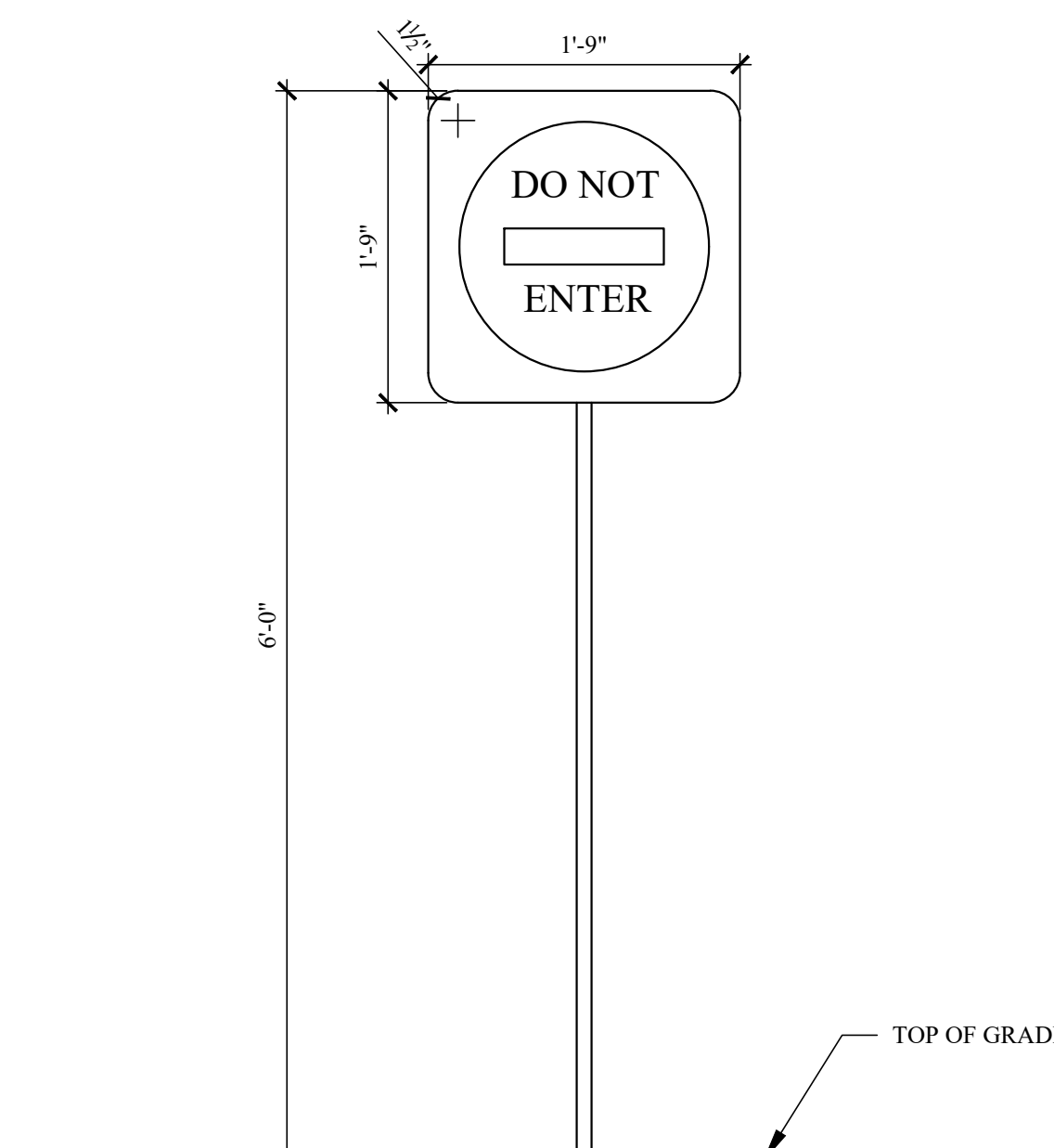
26. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF CURB RAMP, AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.

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.

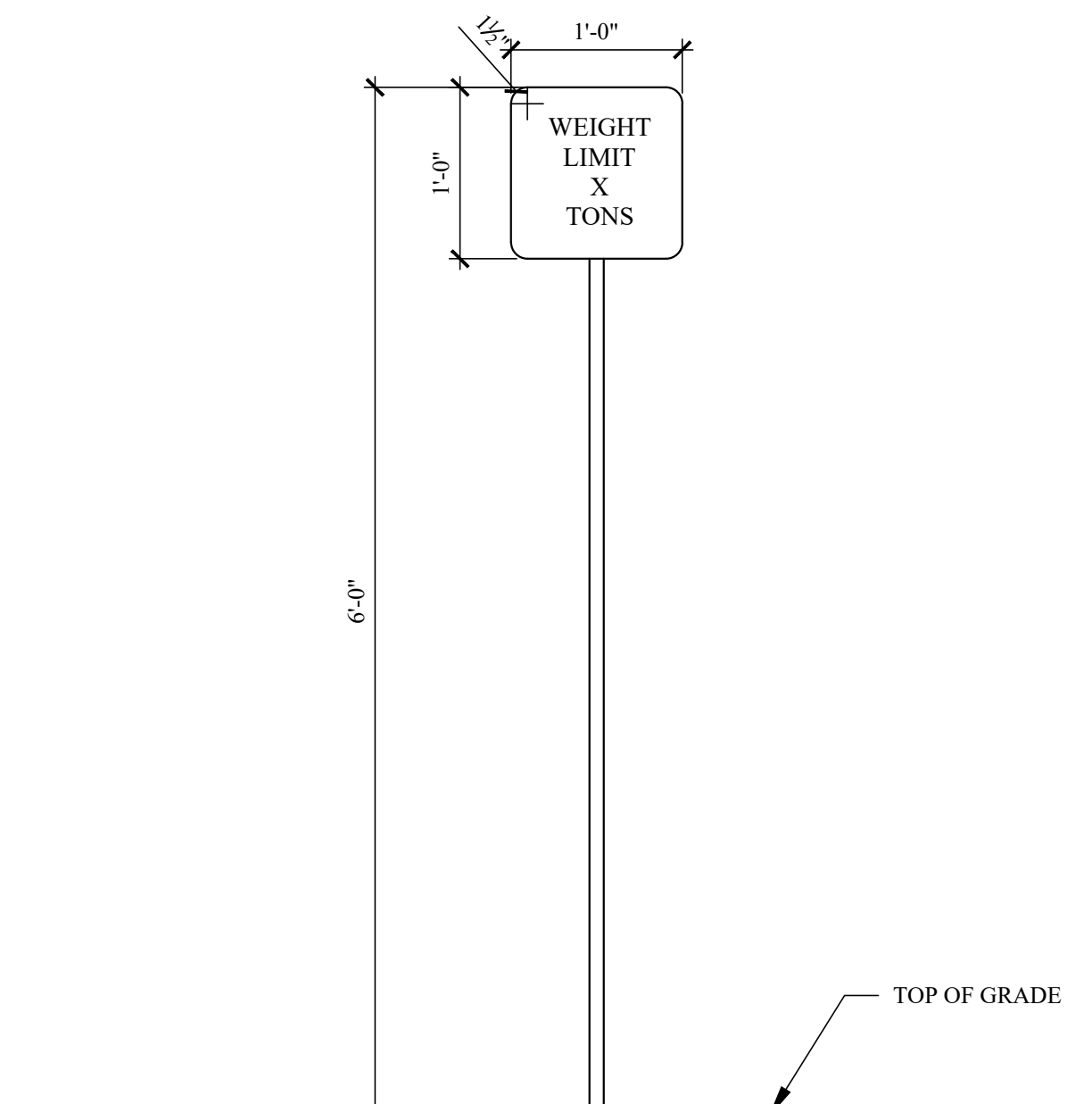
29. BELOW THE BOTTOM GRADE BREAK OF A CURB RAMP, A CLEAR SPACE OF 4'-0" X 4'-0" MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN CROSSWALK, AND OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. THE CLEAR SPACE MAY OVERLAP TURNING SPACES, DETECTABLE WARNING SURFACES, AND DROP CURBS.



**15** TYPICAL DO NOT ENTER SIGN

NOT TO SCALE

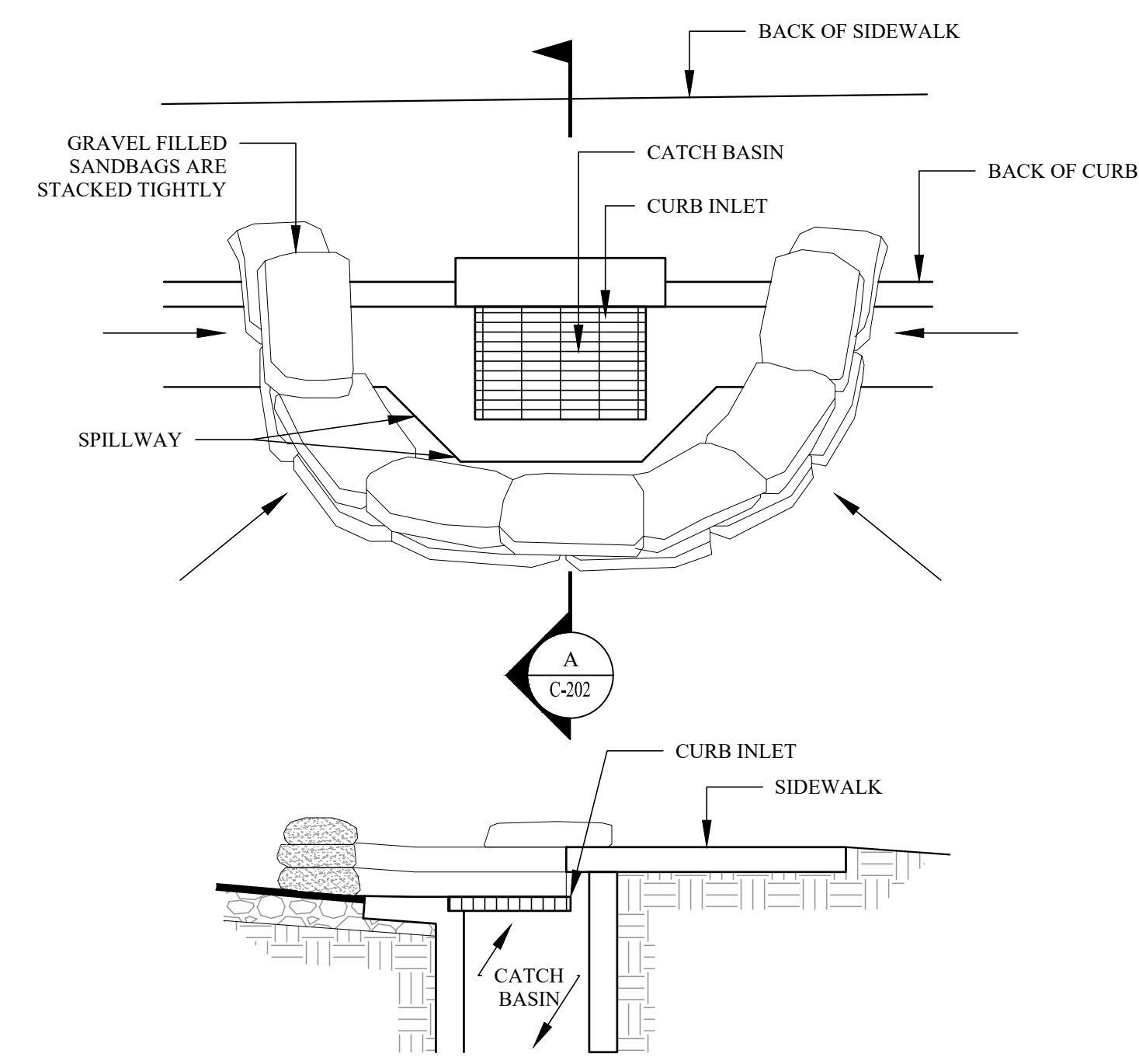
- NOTES:
1. SEE NYS DOT U.S. CUSTOMARY SHEET 645-01 FOR OVERALL SIGN BLANK SIZE.
- NYS DOT NOTES:
1. SIGN BLANKS SHALL BE 10 GAUGE THICK ALUMINUM.



**16** TYPICAL WEIGHT LIMIT SIGN

NOT TO SCALE

- NOTES:
1. SEE NYS DOT U.S. CUSTOMARY SHEET 645-01 FOR OVERALL SIGN BLANK SIZE.
- NYS DOT NOTES:
1. SIGN BLANKS SHALL BE 10 GAUGE THICK ALUMINUM.



- NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
  2. SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
  3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
  4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

**18** DROP INLET PROTECTION

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

NO.	DATE	DESCRIPTION

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

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PROJECT:  
**80 S BROADWAY**  
NYACK, NY

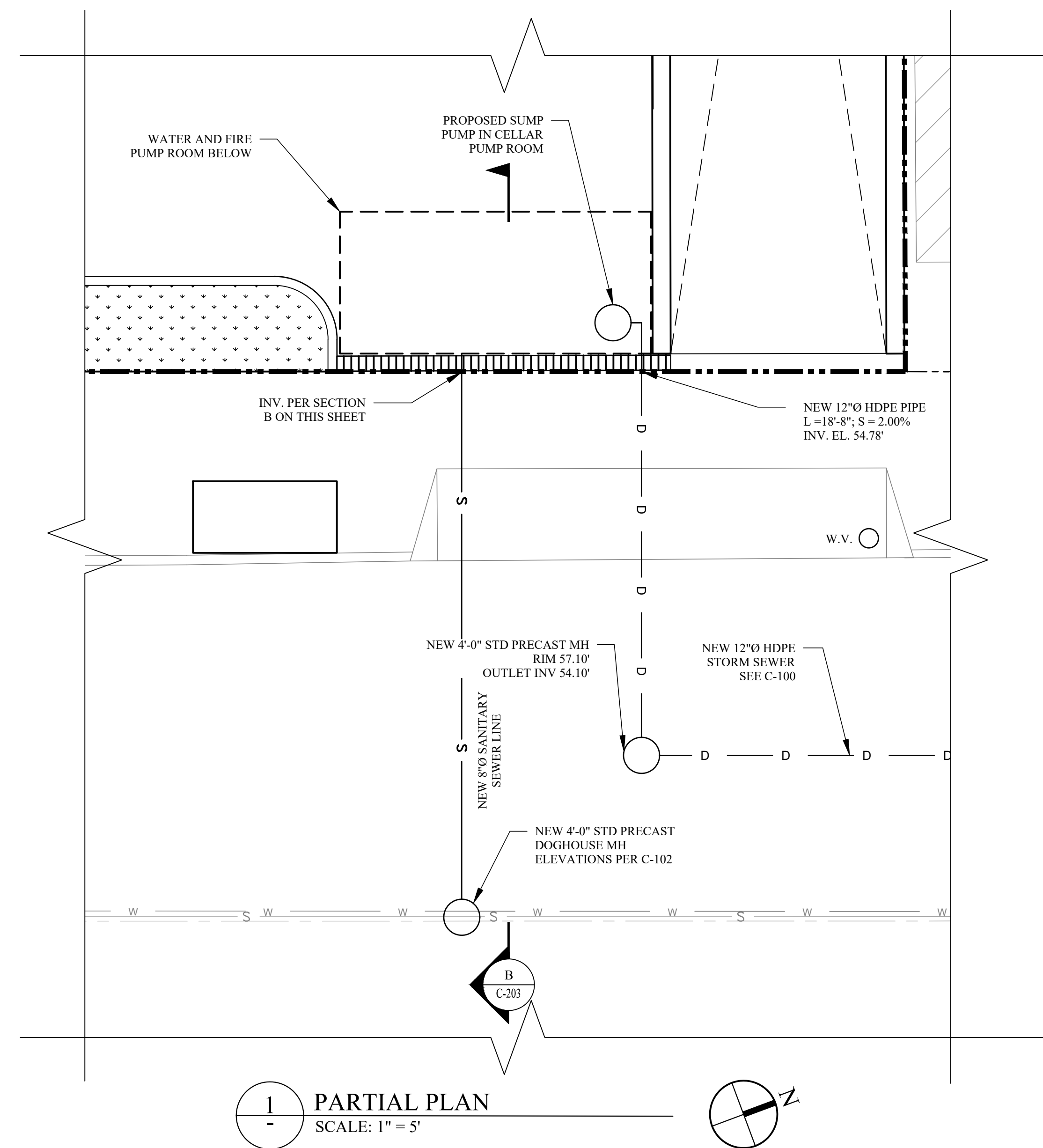
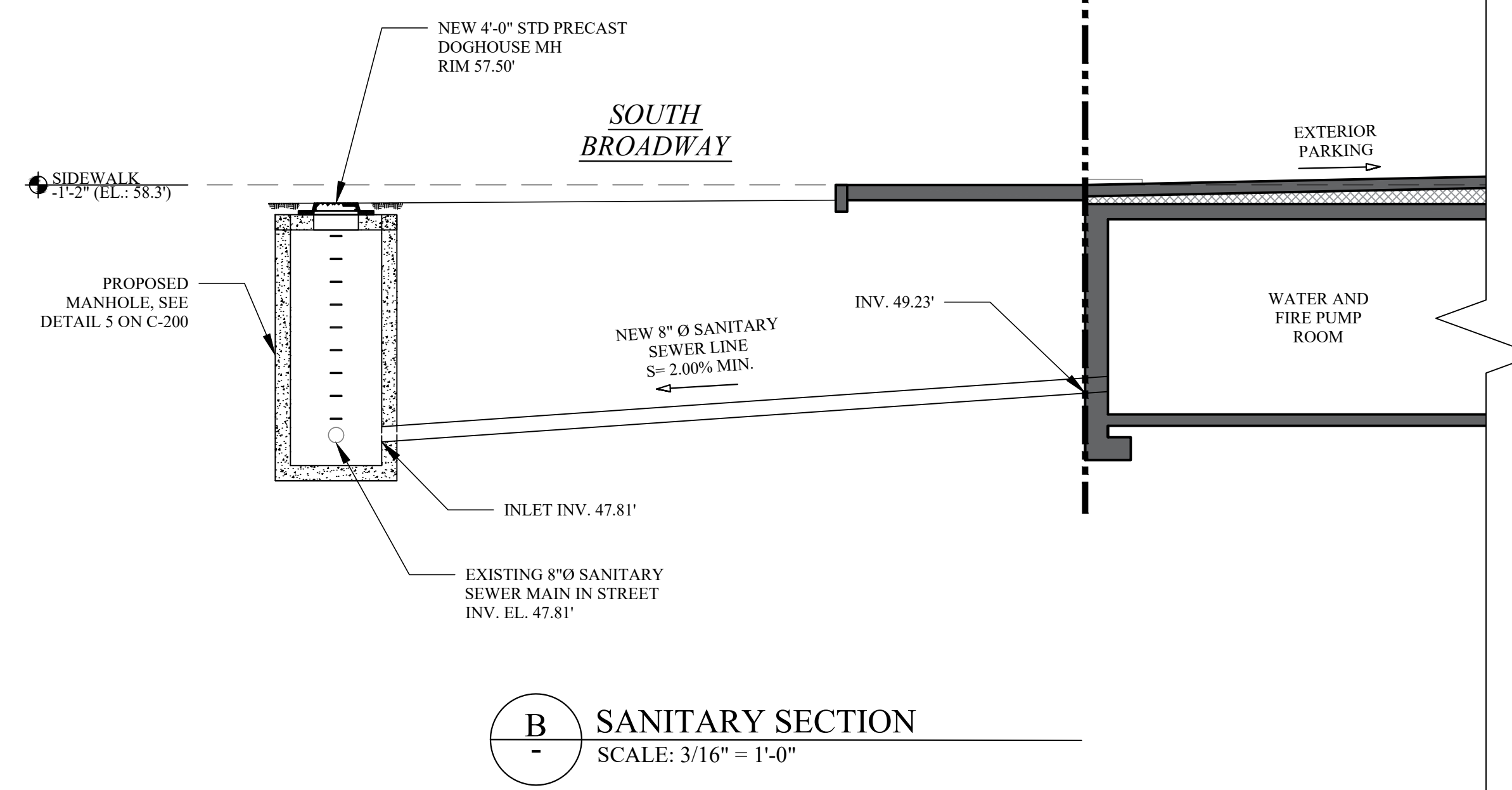
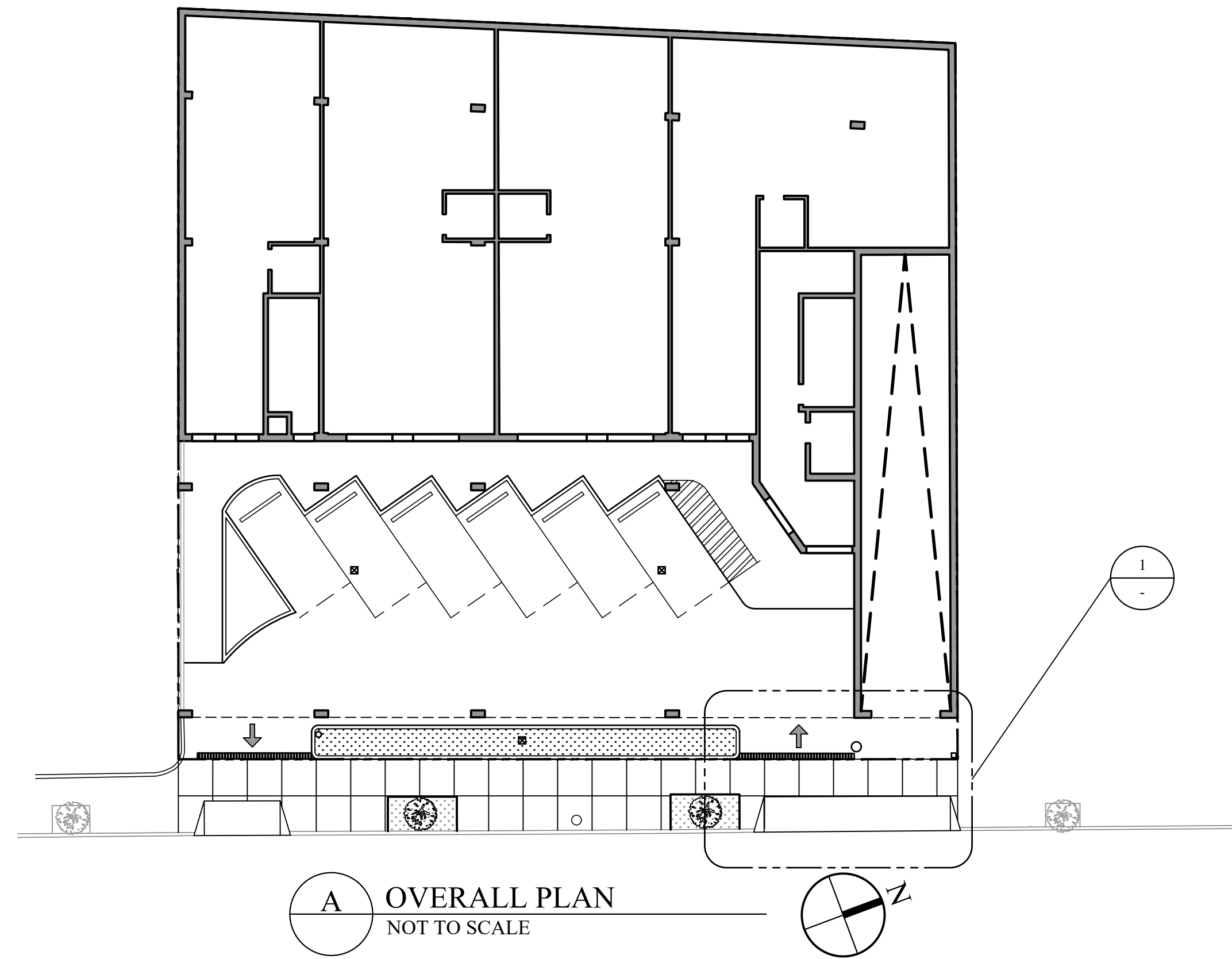
SITE UTILITY DETAILS-2

SEAL AND SIGNATURE:



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

REOPENING BOARD RESUBMISSION  
DATE: 02/10/2026  
PROJECT NO.: 22-143  
DRAWN/CHK BY: JB/DT  
SCALE: AS NOTED  
DWG NO.: C-202.00



REVISIONS:		
NO.	DATE	DESCRIPTION

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PROJECT:  
**80 S BROADWAY**  
NYACK, NY

SITE UTILITY DETAILS-3

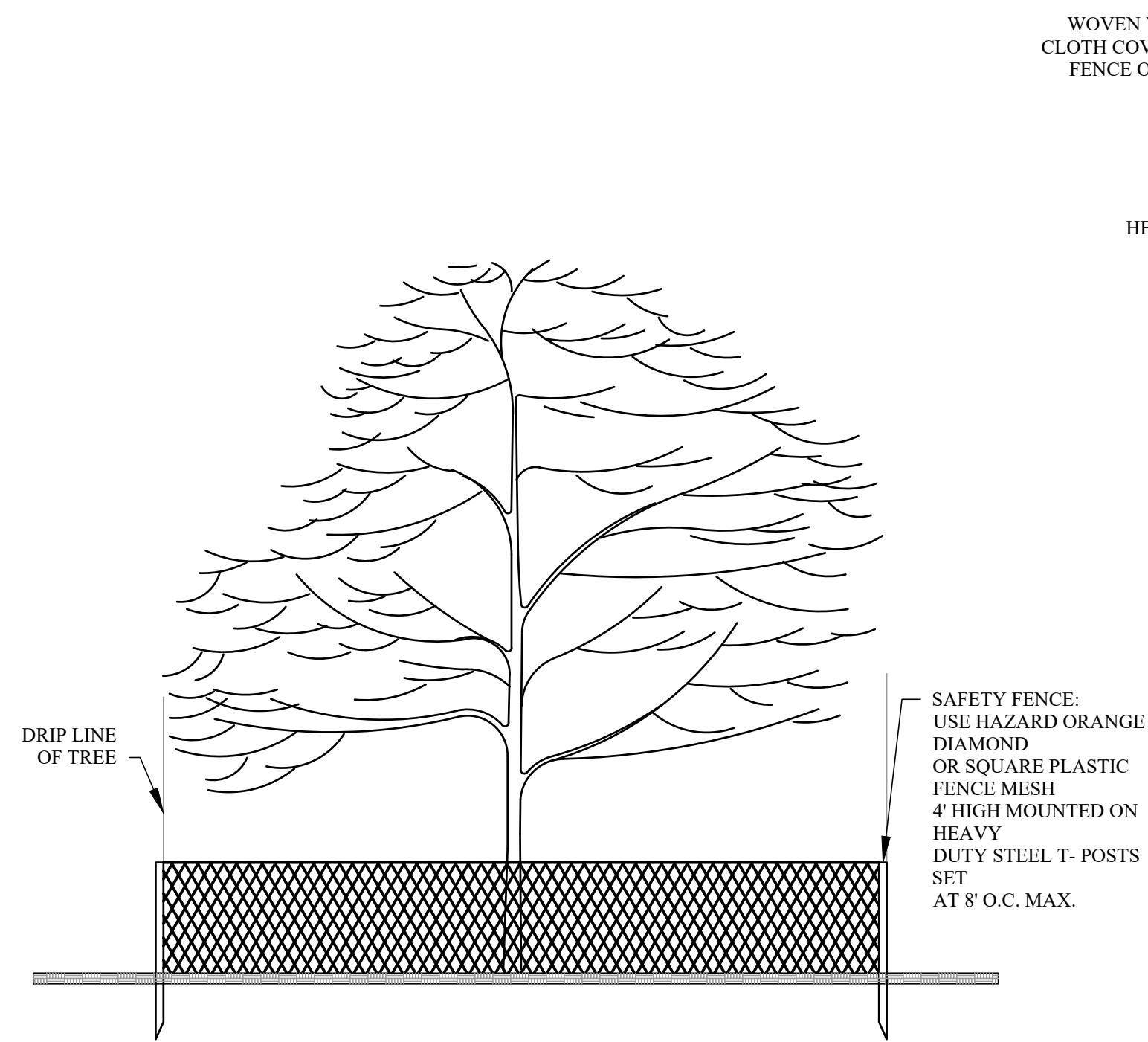
SEAL AND SIGNATURE:



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

BEANNING BOARD RESUBMISSION  
DATE: 02/10/2026  
PROJECT NO.: 22-143  
DRAWN/CHK BY: JB/DT  
SCALE: AS NOTED  
DWG NO.:

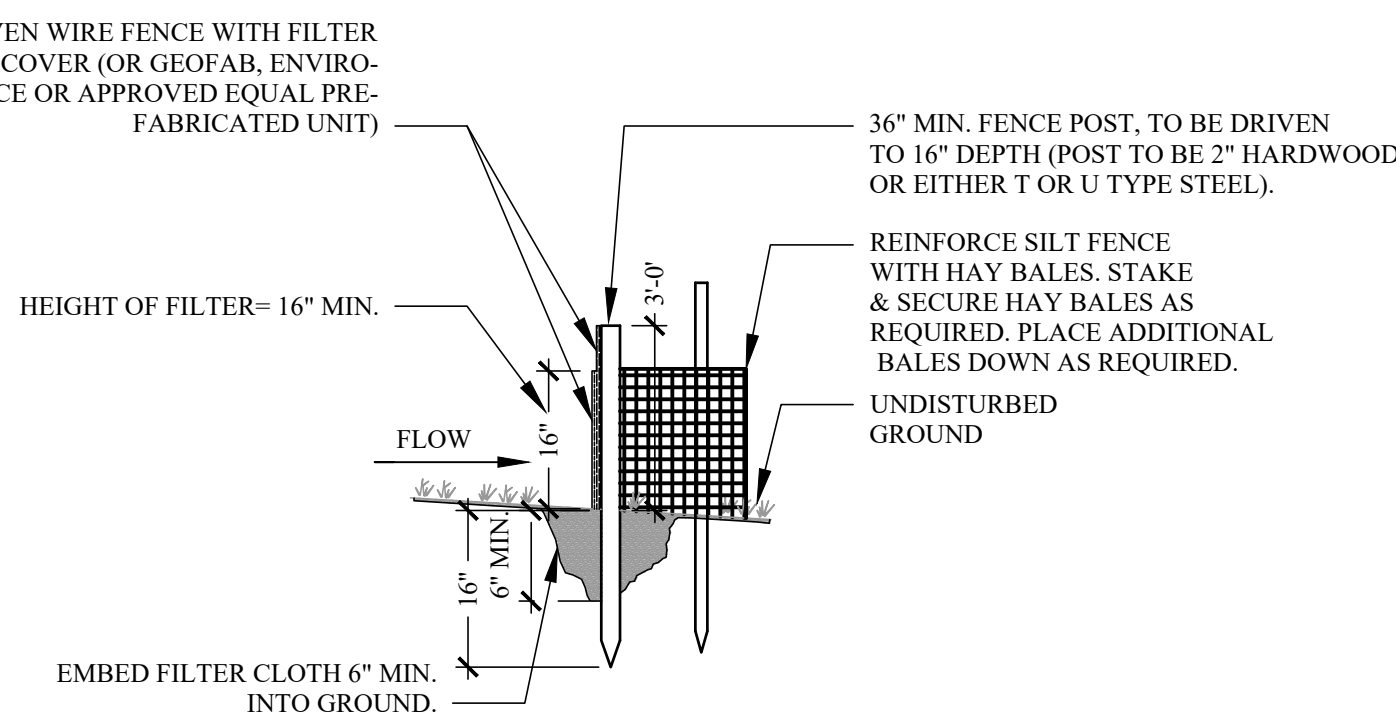
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- 1- THE PROJECT DEVELOPER SHALL TAKE REASONABLE PRECAUTION TO SAVE SPECIMEN QUALITY TREES IN AREAS NOTED ON THE PLANS FOR CLEARING. WHEN POSSIBLE, THE DEVELOPER SHALL PROTECT INDIVIDUAL SPECIMEN TREES THROUGH THE INSTALLATION OF SAFETY FENCING AROUND THE DRIP LINE PERIMETER OF THE TREE.
- 2- SAFETY FENCING SHALL BE INSTALLED AT THE ONSET OF SITE CONSTRUCTION TO PREVENT VEHICLE TRAFFIC FROM COMPACTING THE SOILS IN THE VICINITY OF THE TREE ROOT STRUCTURE.

TREE PROTECTION DETAIL

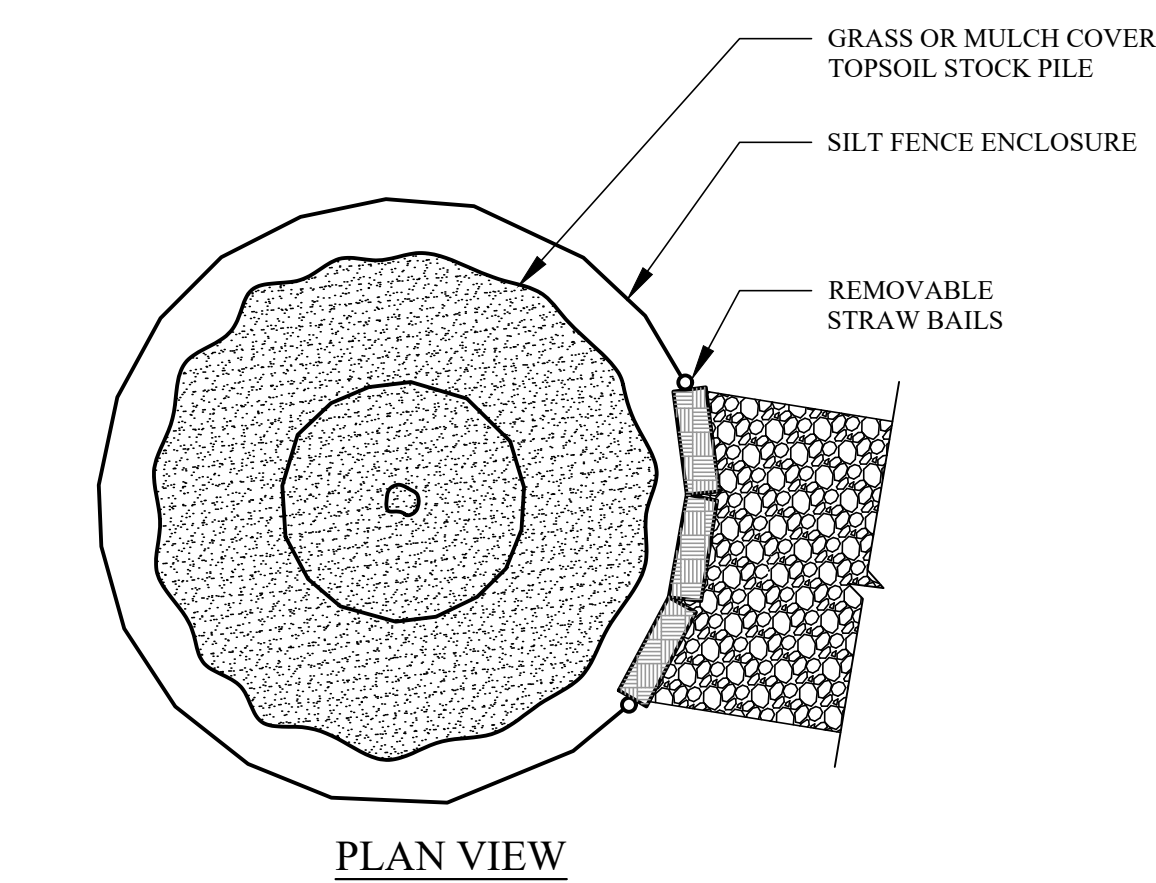
1 TREE PROTECTION DETAIL  
- NOT TO SCALE



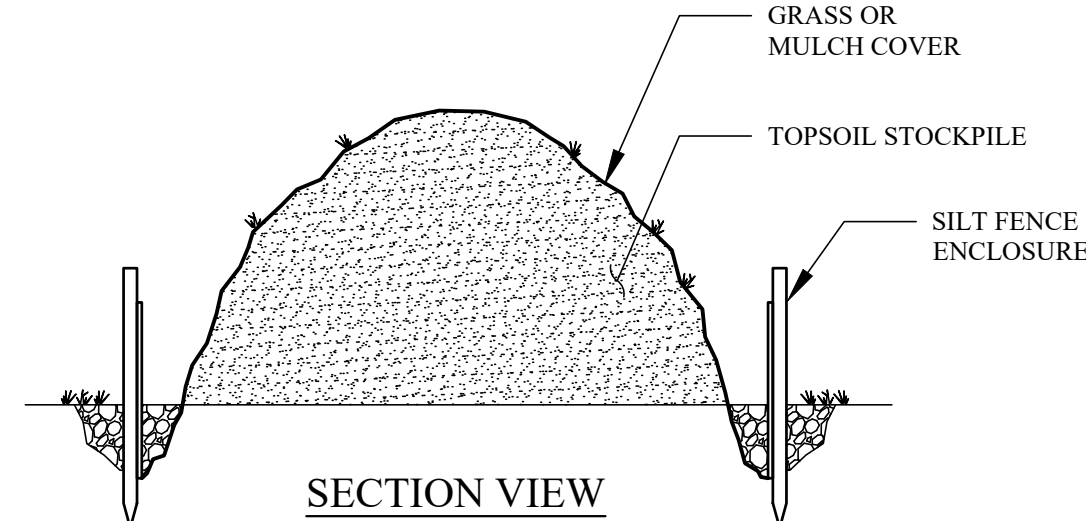
NOTES:

- 1- POST SPACING TO BE 10' MAX. O.C.
- 2- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- 3- WOVEN WIRE FENCE TO BE 14 GA. MIN., 6" MAX. SPACING.
- 4- FILTER CLOTH TO BE FILTER X, MIRAFI 100XOR APPROVED EQUAL.
- 5- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH WIRE TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- 6- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED OR TIED TO A POST (PROVIDE POST AT SPLICE).
- 7- MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
- 8- BALES SHALL BE PLACED AT THE TOE OF SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- 9- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- 10- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN 1 1/2" TO 2" INTO THE GROUND AND FLUSH WITH THE BALE.
- 11- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 12- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

2 TYPICAL SILT FENCE DETAIL  
- NOT TO SCALE



PLAN VIEW

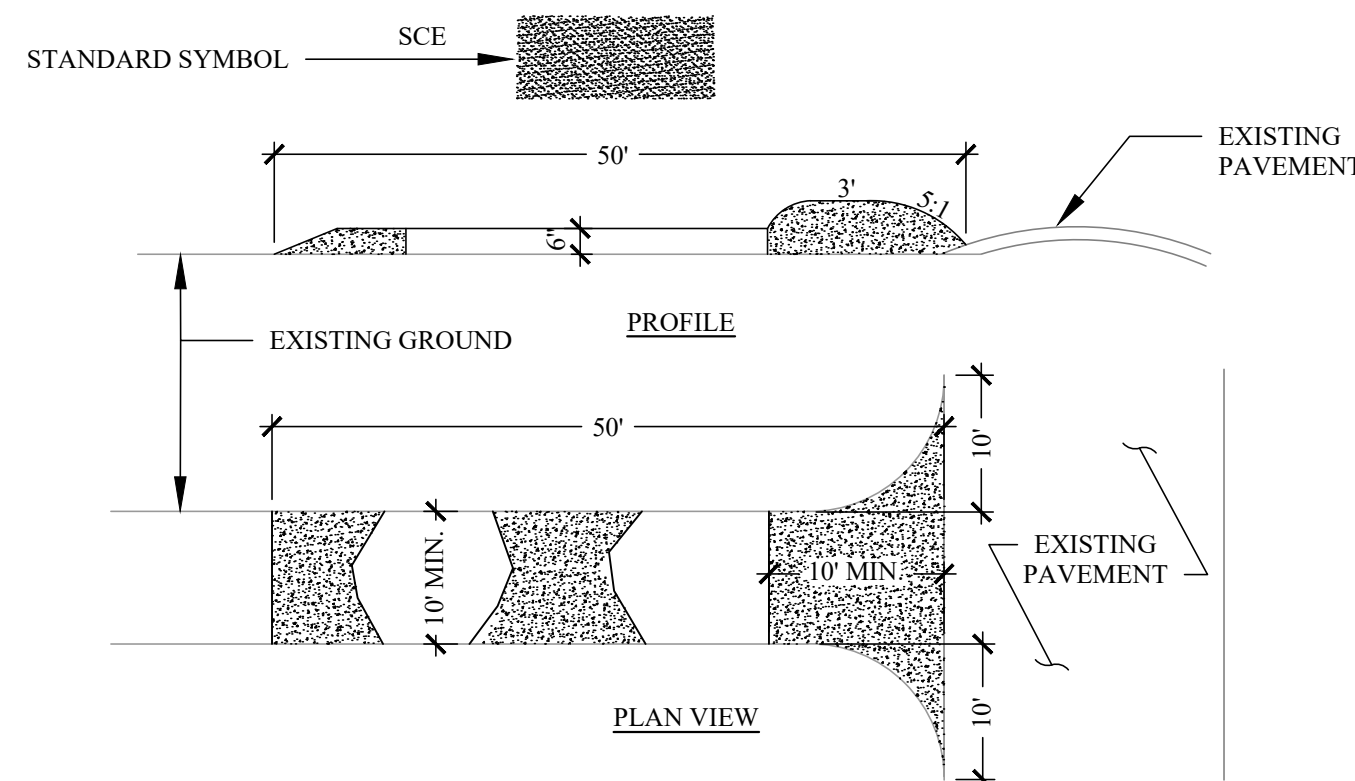


SECTION VIEW

NOTES:

1. SOIL STOCKPILE SHALL BE ENCLOSED WITH SILT FENCING WITH PASSAGEWAY PROVIDED FOR EQUIPMENT ACCESS.
2. PROVIDE TEMPORARY GRASS OR MULCH COVER IF STOCKPILE IS TO REMAIN UNDISTURBED FOR THIRTY DAYS OR MORE. TEMPORARY COVER SHALL CONSIST OF ONE OF THE FOLLOWING MEASURES:
  - 3- GRASS SEED: 1/2 LB. RYE GRASS /1000S.F
  - 4- MULCH: 100LBS OF STRAW OR HAY/1000S.F

3 SOIL STOCK PILE DETAIL  
- NOT TO SCALE



CONSTRUCTION SPECIFICATIONS:

- 1- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- 2- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- 3- THICKNESS - NOT LESS THAN (6) INCHES.
- 4- WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- 5- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- 6- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPE WILL BE PERMITTED.
- 7- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANING OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- 8- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- 9- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

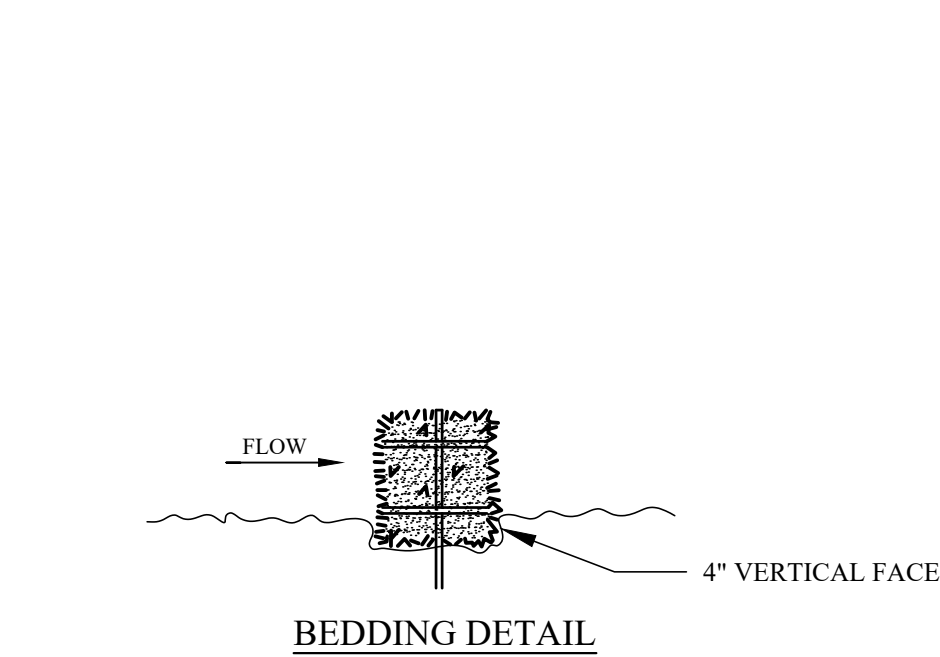
4 STABILIZED CONSTRUCTION ENTRANCE  
- NOT TO SCALE

EROSION CONTROL:

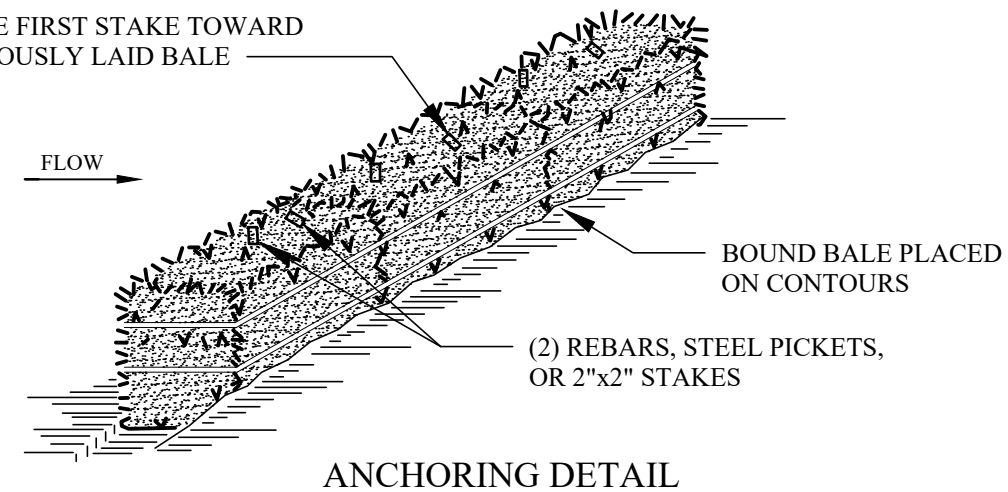
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN STATE STANDARDS AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH THE NY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECTED TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO NY STANDARDS.
4.
  - A. TEMPORARY SEEDING AND MULCHING:
    - LIME - 90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS./1,000 SF. 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4".
    - SEED - PERENNIAL RYE GRASS 40 LBS./ACRE (1 LB./1,000 SF) OR OTHER APPROVED SEEDS, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
    - MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
  - B. PERMANENT SEEDING AND MULCHING:
    - TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
    - LIME - 90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS./1,000 SF. 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4".
    - SEED TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 150 LBS./ACRE (3.5 LBS./1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND OCTOBER 15.
    - MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID BINDER).
5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A STRAW BALE SEDIMENT BARRIER AND/OR SILT FENCE.
8. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE ENGINEER.
10. DRIVEWAYS MUST BE STABILIZED WITH 1" - 2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
11. ALL SOIL, WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR INTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH NY STANDARDS.
13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
14. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH NY STANDARDS.
15. DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH NY STANDARDS.
16. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH NY STANDARDS.
17. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORM WATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
18. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
20. SILT FENCING SHALL BE ADJUSTED IN FIELD AND NOT ENCRONCH ONTO EXISTING TREES TO REMAIN AND SHALL ENCOMPASS LIMITS OF DISTURBANCE INCLUDING SEEPAGE PIT LOCATIONS.
21. THE TREE PROTECTION AND PRESERVATION WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
  - A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
  - B. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
  - C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
  - D. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
    - ONE (1) FOOT RADIUS FROM TRUCK PER INCH DBH.
    - DRIP LINE OF THE TREE CANOPY.

THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:

  - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
  - LIGHT IMPACT ONLY - INSTALLATION OF 1/2 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
22. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE CONTRACTOR SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE DRAWINGS. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE ENGINEER SHALL BE NOTIFIED IN ADVANCE TO INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE CONTRACTOR SHALL CONTACT THE ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
23. ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
24. IF THE CONTRACTOR, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREA, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER OF RECORD. THE CONTRACTOR MAY SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION.
25. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE MUNICIPALITY.
26. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.



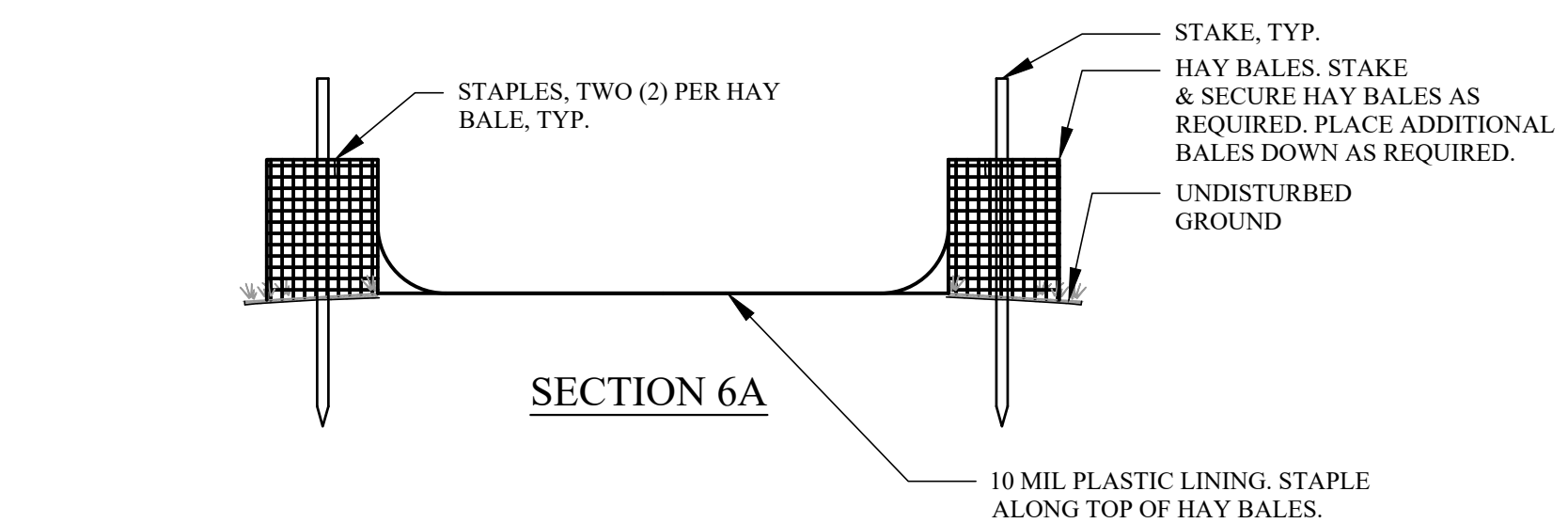
SECTION 6A



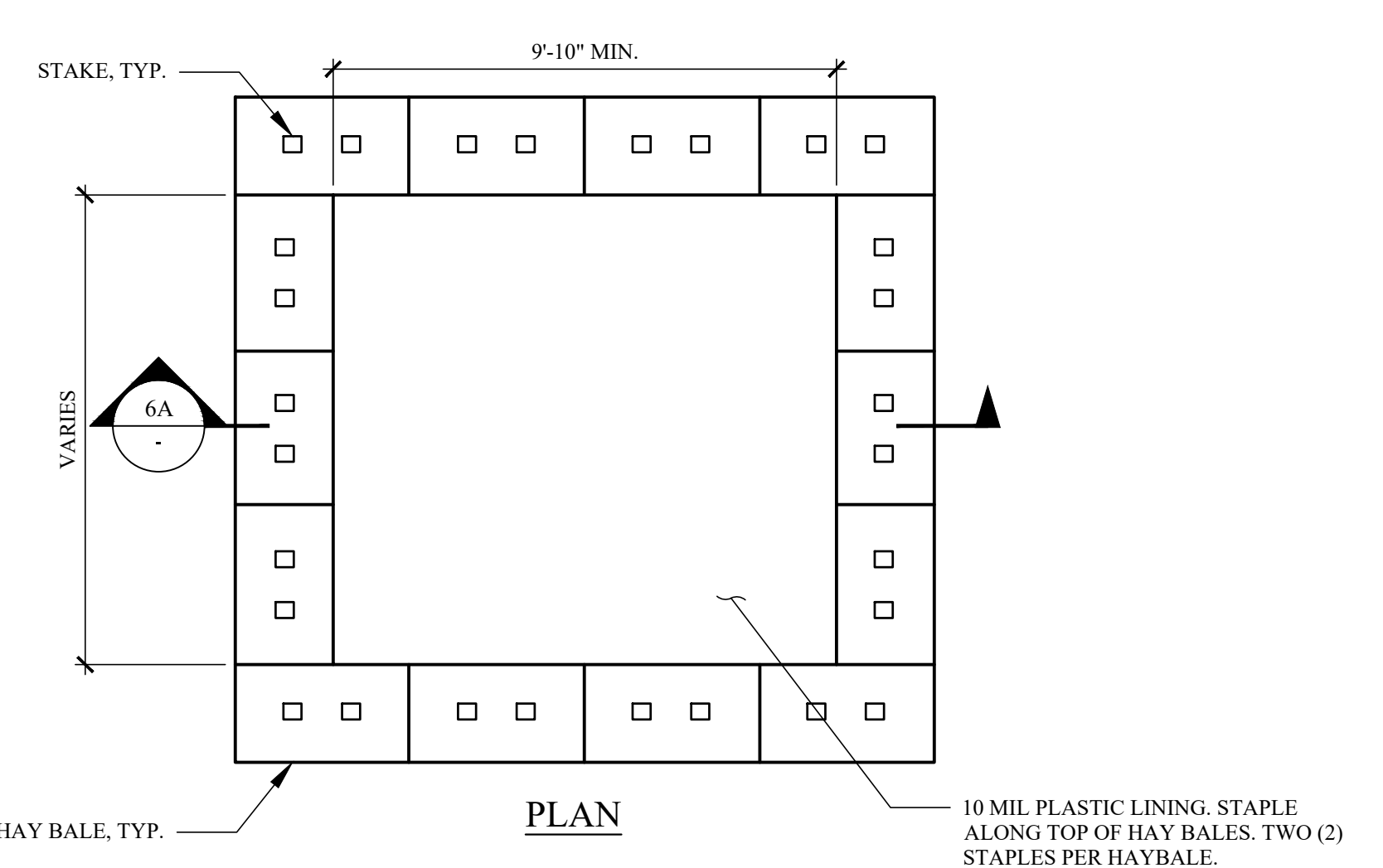
ANCHORING DETAIL

- CONSTRUCTION SPECIFICATIONS:
- 1- BALES SHALL BE PLACED AT THE TOE OF SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
  - 2- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
  - 3- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN 1 1/2" TO 2" INTO THE GROUND AND FLUSH WITH THE BALE.
  - 4- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - 5- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

5 TYPICAL HAY BALE DETAIL  
- NOT TO SCALE



SECTION 6A



PLAN

- CONSTRUCTION SPECIFICATIONS:
- 1- BALES SHALL BE PLACED AT THE TOE OF SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
  - 2- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
  - 3- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN 1 1/2" TO 2" INTO THE GROUND AND FLUSH WITH THE BALE.
  - 4- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - 5- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

6 TYPICAL CONCRETE WASHOUT DETAIL  
- ABOVE GRADE  
- NOT TO SCALE

REVISIONS:		
NO.	DATE	DESCRIPTION

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

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PROJECT:  
**80 S BROADWAY**  
NYACK, NY

SOIL EROSION AND SEDIMENT CONTROL DETAILS

SEAL AND SIGNATURE:



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

PLANNING BOARD RESUBMISSION  
DATE: 02/10/2026  
PROJECT NO.: 22-143  
DRAWN/CHK BY: JB/DJT  
SCALE: AS NOTED  
DWG NO.: C-204.00

C-204.00