

**81 TWEED BLVD
NYACK, NEW YORK 10960**

PROPERTY AND OWNER INFORMATION

OWNER: KRISHNA KUPPACHI
SECTION: 71.17 BLOCK: 1 LOT: 27
LOT AREA: 0.93 ACRES (GROSS)
ZONE: R-22
GROUP: 1 - SINGLE FAMILY DETACHED RESIDENCES
USE: SINGLE FAMILY DETACHED RESIDENCE

CONSTRUCTION NOTES:

- 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 THE STRUCTURE(S) 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 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.

SITE/CIVIL CONSTRUCTION SEQUENCING:

- INSTALL SILT FENCE, EROSION CONTROL, AND CONSTRUCTION FENCE
- PERFORM DEMOLITION AS PER SPECIFICATIONS
- REMOVE ALL DEBRIS AS PER SPECIFICATION
- INSTALL ALL ADDITIONAL EROSION CONTROL AND STABILIZATION OF DEMO. AREAS
- REMOVE CONSTRUCTION FENCING. ENSURE PROPER MAINTENANCE OF SILT FENCING
- INSTALL SUBSURFACE UTILITIES (SEPTIC SYSTEM) & ROUGH SITEWORK (MINOR REGRADING) PROVIDE TEMP. SEEDING / SODDING & EROSION CONTROL MEASURES
- CONSTRUCTION OF SURFACE SITE STRUCTURES, MANHOLES & UTILIZATION OF TEMPORARY STAGING AREA
- REMOVE EXISTING PARKING / STAGING AREA
- INSTALL SITE WALLS & PERFORM FINISH GRADING
- REMOVE TEMP. EROSION CONTROL MEASURES. INSTALL NEW PAVEMENT & PERMANENT LANDSCAPING. SITE STABILIZATION (80% UNIFORM DENSITY OF VEGETATION) MUST BE ACHIEVED PRIOR TO REMOVING TEMPORARY EROSION CONTROL MEASURES.

SCOPE OF WORK

THE SCOPE OF WORK IS TO CONSTRUCT A NEW SINGLE-FAMILY RESIDENTIAL DWELLING ON THE EXISTING UNDEVELOPED LOT AT THE REFERENCED ADDRESS. SANITARY SEPTIC SYSTEM, STORMWATER RETENTION & INFILTRATION MANAGEMENT SYSTEM, SEDIMENT & EROSION CONTROL, AND SITE GRADING DESIGNS HAVE BEEN PREPARED.

SURVEY INFORMATION

TOPOGRAPHICAL SURVEY PROVIDED BY ROBERT SORACE, PLS.
P.O. BOX 605 NEW CITY, NY 10956
854-638-10956
RO 9624
SECTION 71.17 BLOCK 1 LOT 27

DISTRICTS

School: South Orangetown School District
Fire: Nyack Joint Fire District
Lighting: Town of Orangetown

DRAWING ISSUANCE LIST

PAGE	SHEET	ISSUED TO:	PB	HEALTH DEPT	ZBA
1.	C001	TITLE PAGE AND NOTES	•	•	•
2.	C100	SITE PLAN	•	•	•
3.	A-00	TREES, LANDSCAPE, LIGHTING	•	•	•
4.	C120	SOIL EROSION & SEDIMENT CTRL	•	•	•
5.	C130	SEPTIC AREA & PART PLAN	•	•	•
6.	C200	PROFILES & SIGHT DISTANCE	•	•	•
7.	C300	SEPTIC DETAILS	•	•	•
8.	C310	CIVIL DETAILS & SECTIONS	•	•	•
9.	C400	EROSION CONTROL DETAILS	•	•	•
	S100	RETAINING WALL STRUCT PLAN	•	•	•
	S200	RETAINING WALL DETAILS	•	•	•
	A02	BASEMENT FLOOR PLAN	•	•	•
	A03	GROUND FLOOR PLAN	•	•	•
	A04	SECOND FLOOR PLAN	•	•	•
	A05	ARCH ELEVATIONS	•	•	•

COUNTY OF ROCKLAND HEALTH DEPARTMENT REQUIREMENTS

- Inspection fee to be made out to the Rockland County Commissioner of Finance.
- This department must be contacted to inspect the excavation prior to the installation of the select fill.
- Copies of the material delivery tickets for the select fill are to be submitted, showing the mix, quantity and with the correct property address.
- This department must be contacted to inspect the installation prior to when the system elements are covered over, including the piping and all joints.
- The department must witness the testing of the pump system, including an alarm test and dosing of the bed.
- As-built review. The applicant's contractor must submit a line drawing, triangulating the location of the system elements to the main house and other permanent structures.
- A service contract for the ETU will be required for the life of the system.
- A service contract for not less than three years shall be signed by the owner and service provider prior to the issuance of a certificate of compliance.

STORM WATER SYSTEM CLEANING AND MAINTENANCE:

STORM WATER SYSTEM SHOULD BE CLEANED OF LEAVES, SAND, DIRT, SEDIMENT, TRASH AND OTHER DEBRIS BY HAND OR BY VACTOR 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.

MUNICIPAL NOTES

- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE FOR THIS MEETING.
- STORMWATER MANAGEMENT PHASE II REGULATIONS: ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
- ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 10:00 PM.
- LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
- THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AN PROPOSED SANITARY SEWER FACILITIES.
- AL OF THE CONDITIONS OF THIS DECISION SHALL BE BINDING UPON THE OWNER OF THE SUBJECT PROPERTY, ITS SUCCESSORS AND/OR ASSIGNEES, INCLUDING THE REQUIREMENT TO MAINTAIN THE PROPERTY IN ACCORDANCE WITH THE CONDITIONS OF THE RELEVANT PLANNING BOARD DECISIONS.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PLACED THROUGHOUT THE BUILDING, PER 2020RC R313.2

ARCHITECTURAL AND COMMUNITY APPEARANCE BOARD OF REVIEW

THE ARCHITECTURAL APPLICATION APPROVED (TENTATIVE DATE) WITH CONDITIONS:

- RETAINING WALLS AND DECORATIVE STONE ON THE HOUSE TO BE CONSISTENT (TENTATIVE)
- LIGHTING AT ROOF PLACED ON BULKHEAD APPROXIMATELY WAIST HIGH (TENTATIVE)

UTILITY NOTE

- CONTRACT TO CONTACT ORANGE AND ROCKLAND NEW BUSINESS DEPARTMENT FOR SERVICE TERMINATIONS AND RELOCATIONS PRIOR TO WORK. ALL CODE 753 RULES MUST BE FOLLOWED

ENGINEERED FILL

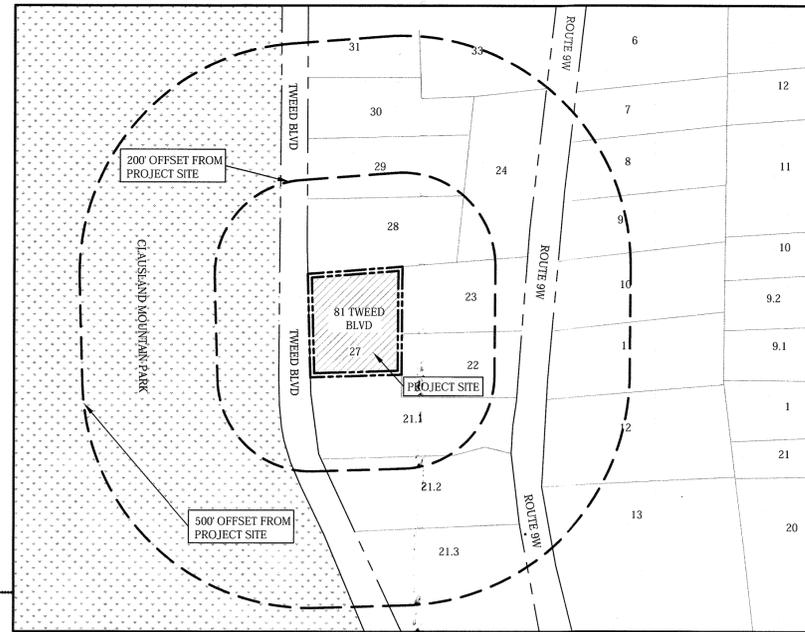
BANKRUN SAND & GRAVEL SHALL BE OBTAINED FROM AN APPROVED COMMERCIAL MANUFACTURER AND SHALL HAVE A PERCOLATION RATE OF LESS THAN 5 MIN / INCH & GREATER THAN 1 MIN / INCH. THE SUPPLIER SHALL PROVIDE A WRITTEN ANALYSIS AND CERTIFY TO THE ROCKLAND COUNTY HEALTH DEPARTMENT AND TO THE DESIGN ENGINEER THAT THE MATERIAL DELIVERED TO THIS SITE HAS BEEN MANUFACTURED BY THEM AND MEETS THE DESIGN ENGINEERS SPECIFICATION FOR BANKRUN SAND & GRAVEL. THE CONTRACTOR SHALL EXCAVATE THE ABSORPTION BED AREA TO DESIGN DEPTH AND HAVE THE EXCAVATION INSPECTED AND APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT PRIOR TO PLACEMENT OF THE BANKRUN SAND & GRAVEL.

SEPTIC CONSTRUCTION NOTES

- HEAVY CONSTRUCTION EQUIPMENT SHALL BE KEPT OUTSIDE THE PROPOSED BOTTOM AREA OF THE BED
- THE REQUIRED BED BOTTOM AREA IS EXCAVATED AS LEVEL AS PRACTICAL. THE BOTTOM AND SIDES OF THE EXCAVATION ARE HAND RAKED TO REDUCE SOIL SMEARING
- AFTER EXCAVATIONS A SIX-INCH LAYER OF AGGREGATE BELOW PIPE AND COVERED WITH AGGREGATE TO A LEVEL TWO INCHES ABOVE THE TOP OF THE PIPE
- THE ENTIRE AREA IS TO BE COVERED WITH A PERMEABLE GEOTEXTILE

SANITARY SEWER LINE REQUIREMENTS

- CLEANOUTS SHALL BE PROVIDED ON SEWER LINES WHEREVER A GRADE CHANGE OR ALIGNMENT CHANGE IS MADE. (SEE CLEANOUT DETAIL FOR MORE INFO)
- SEWER LINES SHALL BE SEPARATED FROM POTABLE WATER LINES BY A MINIMUM OF 10' HORIZONTAL.
- SEWER LINES CROSSING POTABLE WATER LINES MUST BE LAID A MINIMUM OF 18" BELOW WATER LINES. WATER LINE JOINTS MUST BE MINIMUM 10' FROM POINT OF CROSSING. SEWER LINES ARE TO BE CONSTRUCTED TO STANDARDS EQUIVALENT TO WATER MAIN SPECIFICATIONS AND SHALL BE PRESSURE TESTED PRIOR TO BACKFILL.
- LINES MUST BE OF CAST-IRON PIPE FOR A MIN. DISTANCE OF 2' BEYOND FOUNDATION WALL.
- GRAVITY LINES TO BE PITCHED MINIMUM 1/4" VERTICAL PER 1' HORIZONTAL.
- TRENCHES ARE TO BE FIRMLY TAMPED BY HAND ABOUT THE PIPE.



A VICINITY MAP
SCALE: 1" = 200'-0"

LEGEND:		ABBREVIATIONS	
[Symbol]	PROPOSED SEPTIC COMPONENT	BC	BOTTOM OF CURB
[Symbol]	PROPOSED BED SYSTEM	BL	BLOCK
[Symbol]	IMPERVIOUS ROOF	BLDG	BUILDING
[Symbol]	BUILDING FOOTPRINT	BOT	BOTTOM
[Symbol]	GRASS YARD	CF	CUBIC FOOT
[Symbol]	EXISTING SITE STRUCTURE	CL	CENTERLINE
[Symbol]	STORM CATCH BASIN	CLF	CHAIN LINK FENCE
[Symbol]	ADJACENT BUILDING	COMB	COMBINED
[Symbol]	AREA DRAIN	CONC.	CONCRETE
[Symbol]	SEWER CLEANOUT	Ø	DIAMETER
[Symbol]	PROPERTY LINE	EL	ELEVATION
[Symbol]	MAJOR TOPO CONTOUR	ELEC.	ELECTRIC
[Symbol]	MINOR TOPO CONTOUR	ELEV. / EL	ELEVATION
[Symbol]	PROPOSED TOPO CONTOUR	EXG.	EXISTING
[Symbol]	10' OFFSET FROM COMPONENT	FND	FOUNDATION
[Symbol]	EXISTING TREE TO REMAIN	FT	FEET
[Symbol]	EXISTING TREE TO BE REMOVED	HDPE	HIGH-DENSITY POLYETHYLENE
[Symbol]	STRAW BALES	HYD	HYDRANT
[Symbol]	SILT FENCE	INV	INVERT
[Symbol]	STOCKPILED SOIL	LG	LEGAL GRADE
[Symbol]	GRAVEL APRON FOR STABILIZED CONSTRUCTION ENTRANCE	MAX	MAXIMUM
[Symbol]	DRIVEWAY STATION	MIN	MINIMUM
		NTS	NOT TO SCALE
		P / PROP	PROPOSED
		PVMT	PAVEMENT
		RD	ROAD
		RMN	REMAIN
		SF	SQUARE FEET
		SQ	SQUARE
		ST	STREET
		SW	SIDEWALK
		TBR	TO BE REMOVED
		TC	TOP OF CURB
		TOD	TOP OF DRAIN ELEVATION
		TYP	TYPICAL
		UT	UTILITY POLE
		W/	WITH

ANALYSIS FOR NET AREA
*REFERENCE: T.O. ORANGETOWN NOTE TO USE & BULK TABLES - 16

GROSS LOT AREA	COVER TYPE	AREA	DEDUCTION
40,492 SF	> 40% SLOPE (50% DEDUCTION)	2,008 SF	1,004 SF
	26%-40% SLOPE (50% DEDUCTION)	24,963 SF	12,482 SF
	1% - 25% SLOPE (0% DEDUCTION)	7,947 SF	0 SF
TOTAL DEDUCTION		26,971 SF	13,486 SF
NET LOT AREA TOTAL			27,007 SF

81 Tweed Blvd. Tax Lot: Section 71.17, Block 1, Lot 27

Zone	Single Family Detached Residence		
Group	Required	Existing	Proposed
R22			
I			
Use			
Floor Area Ratio	0.20	0.00	0.13
Lot Area (SF)	22500	40,492	40,492
Counted Lot Area (under 25%)		27,007	27,007
Floor Area (as per note 16)	5401.3	0	3626
Lot Width (FT)	125	210	210
Street Frontage (FT)	75	210	210
Front yard setback (FT)	40' from PL	na	25'-7"
Side yard setback (FT)	25	na	50
Total side yard setback (FT)	60	na	115'-0"
Rear yard setback (FT)	45	na	94'-7"
Maximum building height (FT) 9 IN/FT	19	na	28.67'
Parking	2 spaces	0	2

KRYPTON ENGINEERING
307 MCLEAN AVENUE
YONKERS, NY 10705
(917) 475-6138
KRYPTONENG.COM

REVISIONS:

NO.	DESCRIPTION

PROJECT:
**81 TWEED BLVD.
NYACK, NY**

NOTES & SLOPE ANALYSIS

SEAL & SIGNATURE:

JOREL J. VACCARO, P.E.
NY PE 093362

RECORD OWNER:
ADDRESS:
DATE: 06/11/2025
PROJECT #: 25011
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SCALE: NOTED
PAGE: 01 OF 09

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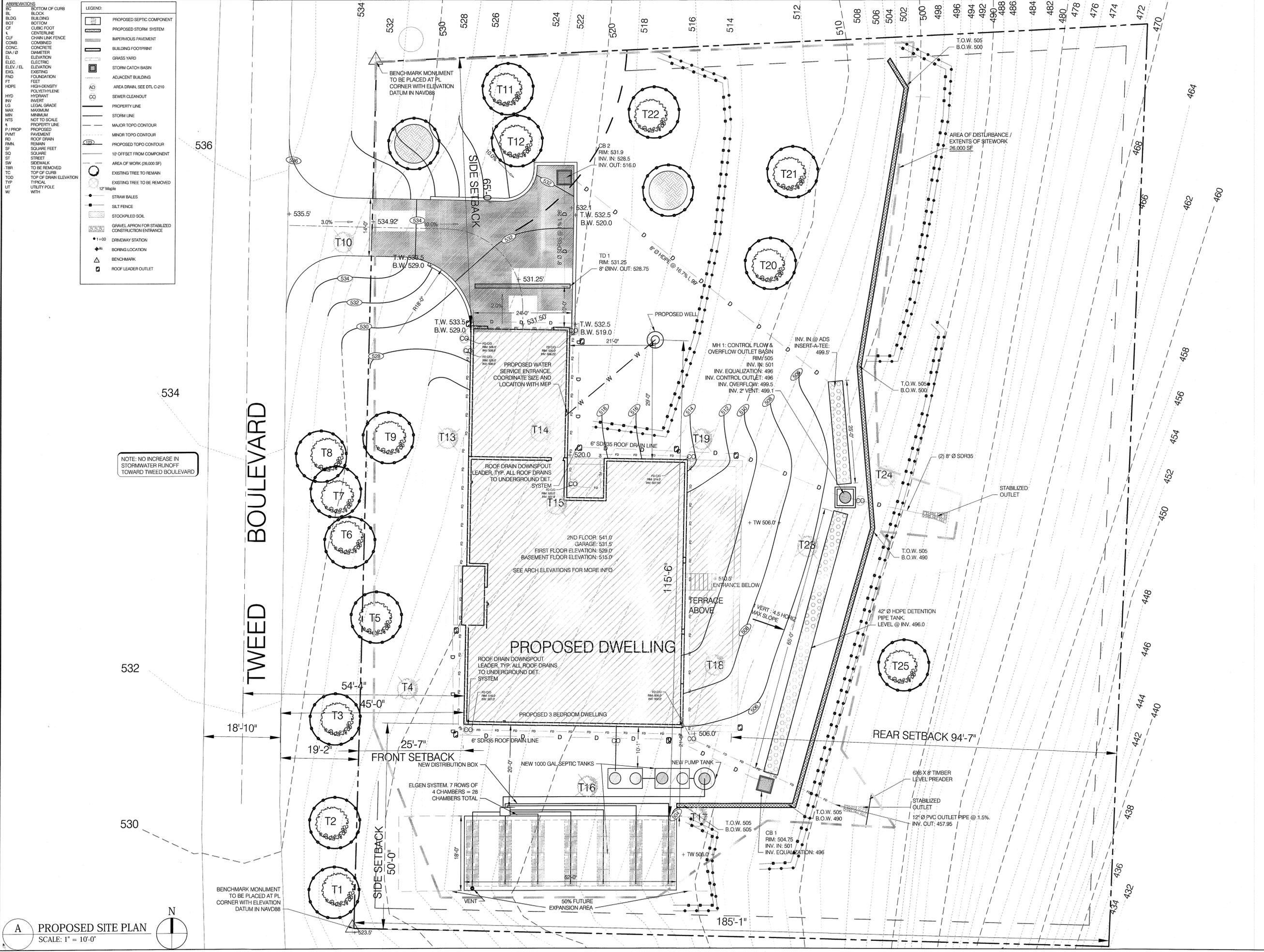
B STEEP SLOPES PLAN
SCALE: 1" = 20'-0"

ABBREVIATIONS	
BC	BOTTOM OF CURB
BLDG	BUILDING
BTM	BOTTOM
CF	CUBIC FOOT
CL	CENTERLINE
CLF	CHAIN LINK FENCE
COMB	COMBINED
CONC	CONCRETE
DN/G	DRAIN/G
EL	ELEVATION
ELEC	ELECTRIC
ELEV./EL	ELEVATION
EXG.	EXISTING
FD	FOUNDATION
FT	FEET
HDPE	HIGH-DENSITY POLYETHYLENE
HYD	HYDRANT
HW	INVERT
LG	LEGAL GRADE
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
P	PROPOSED
P/PROP	PROPOSED
P/MT	PROPOSED
RD	ROOF DRAIN
RMN.	REMAIN SQUARE FEET
SD	SQUARE FEET
ST	STREET
SW	SIDEWALK TO BE REMOVED
TBR	TO BE REMOVED
TC	TOP OF CURB
TOP	TOP OF DRAIN ELEVATION
TYP	TYPICAL
UT	UTILITY POLE WITH

LEGEND	
	PROPOSED SEPTIC COMPONENT
	PROPOSED STORM SYSTEM
	IMPERVIOUS PAVEMENT
	BUILDING FOOTPRINT
	GRASS YARD
	STORM CATCH BASIN
	ADJACENT BUILDING
	AREA DRAIN, SEE DTL C-210
	SEWER CLEANOUT
	PROPERTY LINE
	STORM LINE
	MAJOR TOPO CONTOUR
	MINOR TOPO CONTOUR
	PROPOSED TOPO CONTOUR
	10' OFFSET FROM COMPONENT
	AREA OF WORK (26,000 SF)
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	12" Maple
	STRAW BALES
	SILT FENCE
	STOCKPILED SOIL
	GRAVEL APRON FOR STABILIZED CONSTRUCTION ENTRANCE
	DRIVEWAY STATION
	BORING LOCATION
	BENCHMARK
	ROOF LEADER OUTLET

NOTE: NO INCREASE IN STORMWATER RUNOFF TOWARD TWEED BOULEVARD

TWEED BOULEVARD



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

REVISIONS:

PROJECT:
**81 TWEED BLVD.
NYACK, NY**

SITE PLAN

SEAL & SIGNATURE:



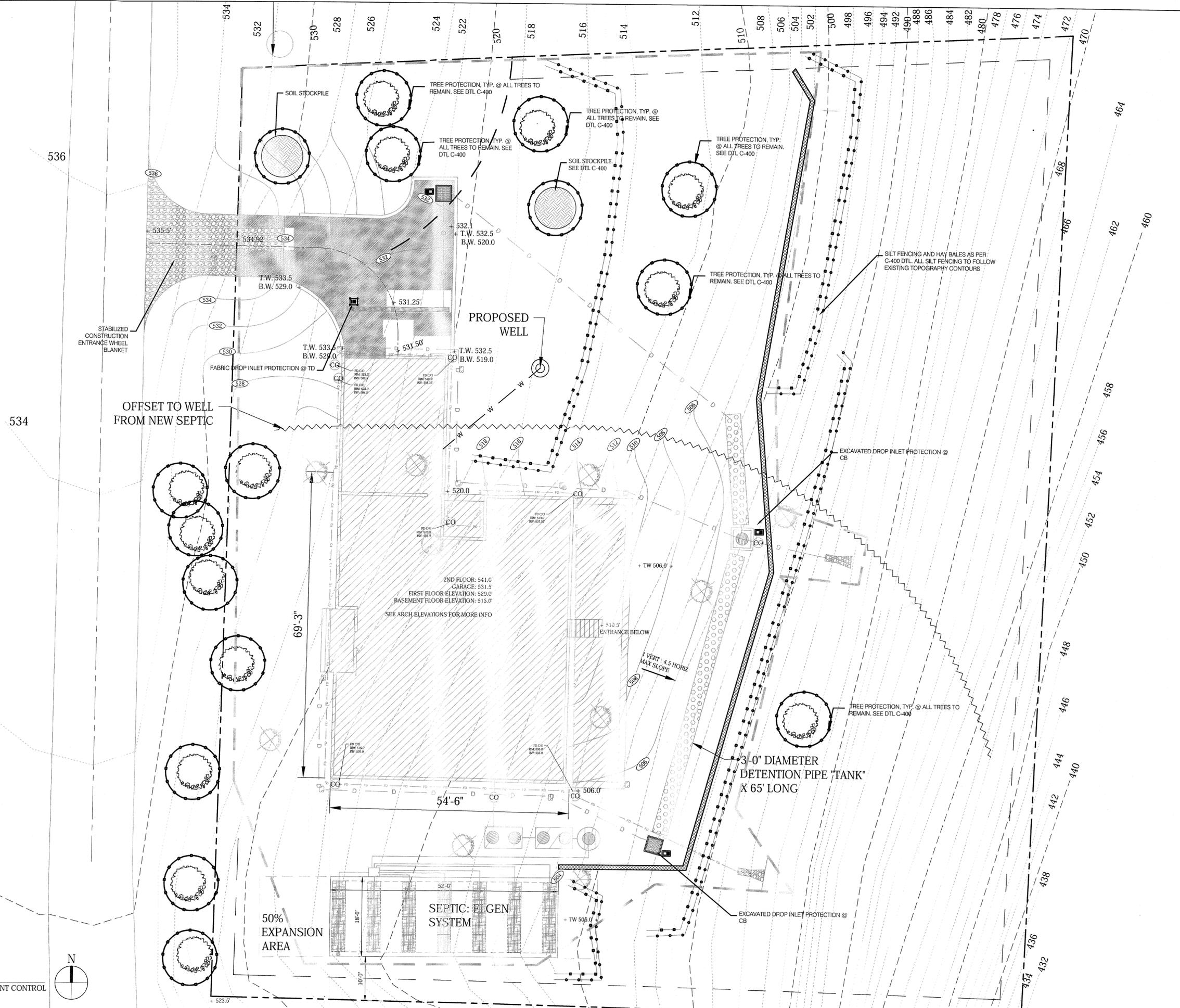
JOREL J. VACCARO, PE
NY PE 093362
DATE: 07/25/2025
PROJECT #: 25011
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SCALE: NOTED
PAGE: 02 OF 09

LEGEND:

- PROPOSED SEPTIC COMPONENT
- PROPOSED STORM SYSTEM
- IMPERVIOUS PAVEMENT
- BUILDING FOOTPRINT
- GRASS YARD
- STORM CATCH BASIN
- ADJACENT BUILDING
- AREA DRAIN, SEE DTL C-210
- SEWER CLEANOUT
- PROPERTY LINE
- STORM LINE
- MAJOR TOPO CONTOUR
- MINOR TOPO CONTOUR
- PROPOSED TOPO CONTOUR
- 10' OFFSET FROM COMPONENT
- AREA OF WORK (26,000 SF)
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- 12" Maple
- STRAW BALES
- SILT FENCE
- STOCKPILED SOIL
- GRAVEL APRON FOR STABILIZED CONSTRUCTION ENTRANCE
- DRIVWAY STATION
- BORING LOCATION
- BENCHMARK
- ROOF LEADER OUTLET

EROSION CONTROL LEGEND

- AREA OF DISTURBANCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- 12" Maple
- STRAW BALES
- SILT FENCE
- STOCKPILED SOIL
- GRAVEL APRON FOR STABILIZED CONSTRUCTION ENTRANCE
- EXCAVATED DROP INLET PROTECTION
- FABRIC DROP INLET PROTECTION
- STABILIZED OUTLET



A SESC PLAN
SOIL EROSION AND SEDIMENT CONTROL
SCALE: 1" = 10'-0"



REVISIONS:

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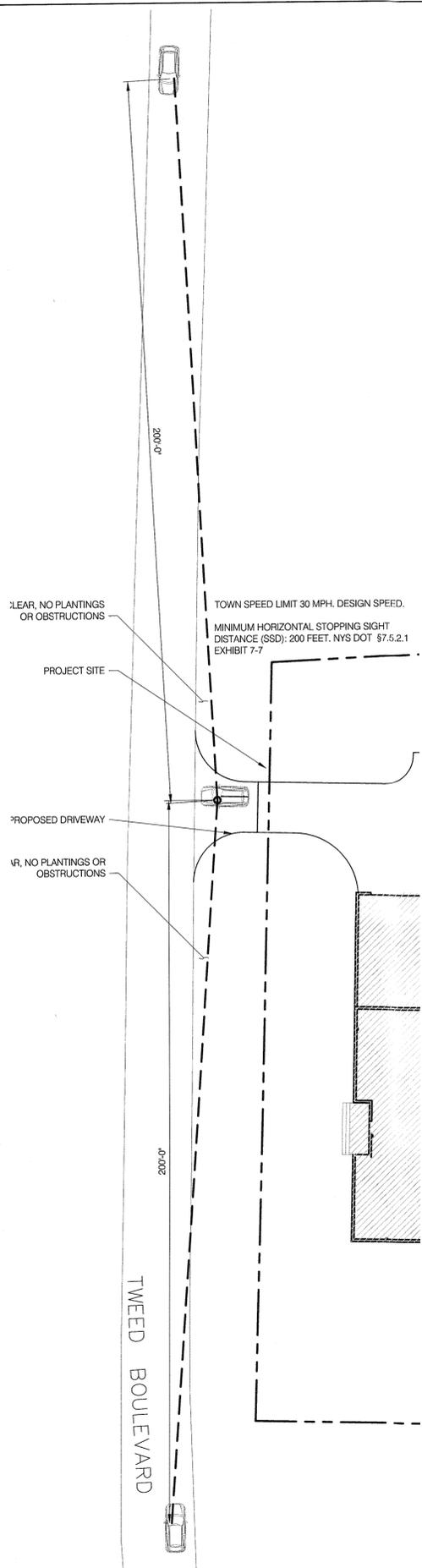
PROJECT:
81 TWEED BLVD.
NYACK, NY

SESC PLAN

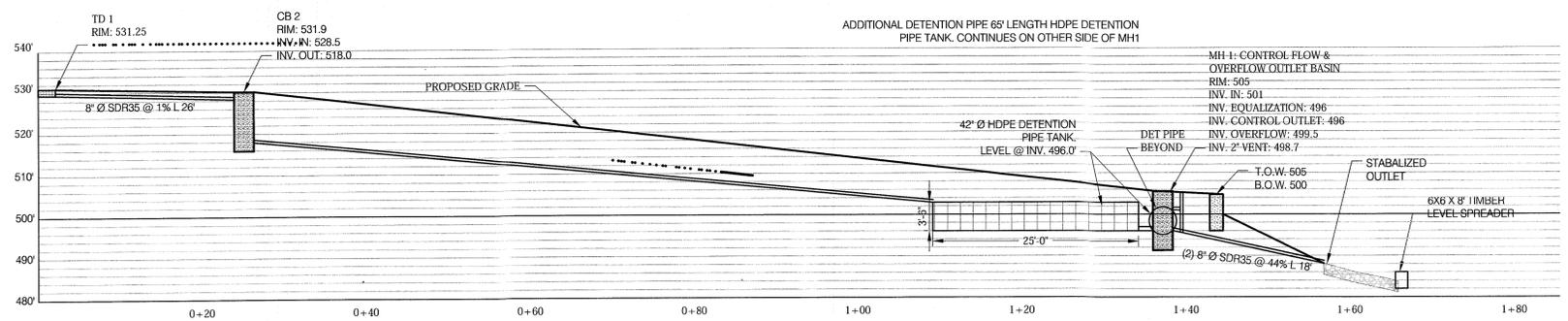
SEAL & SIGNATURE:

JOREL J. VACCARO, PE
NY PE 093362

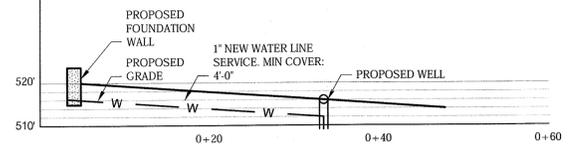
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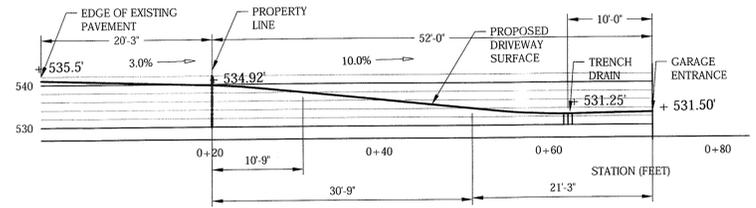
1 SIGHT DISTANCE ANALYSIS
 SCALE: 1" = 20'-0"



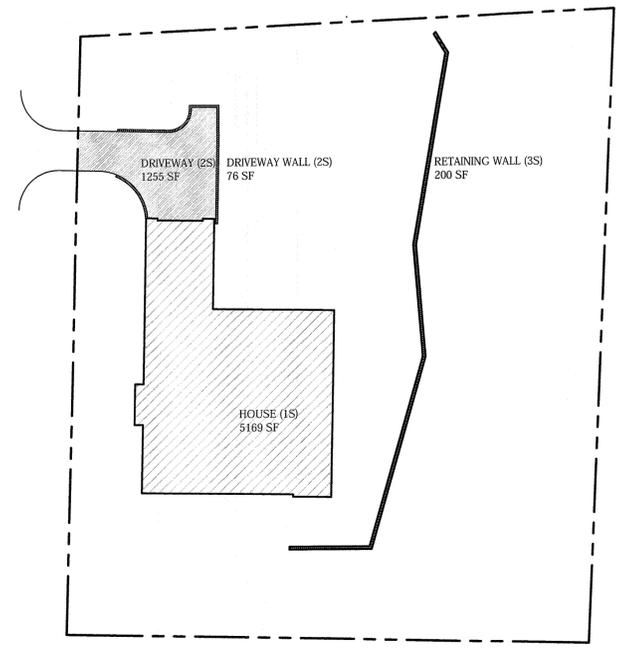
A TD1 TO STABILIZED OUTLET
 SCALE: 1" = 10'-0" VERT.



B WATER SERVICE
 SCALE: 1" = 10'-0" VERT.



C DRIVEWAY PROFILE
 SCALE: 1" = 10'-0"



2 PROPOSED AREA TAKEOFF ANALYSIS
 SCALE: 1" = 30'-0"



REVISIONS:

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PROJECT:
**81 TWEED BLVD.
 NYACK, NY**

PROFILES

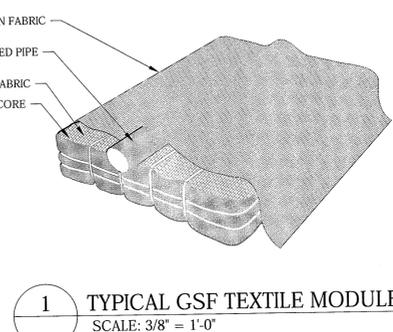
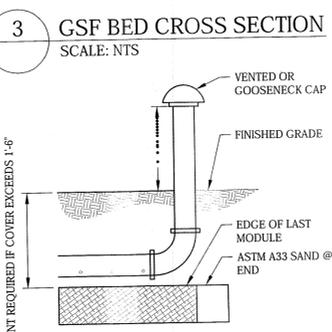
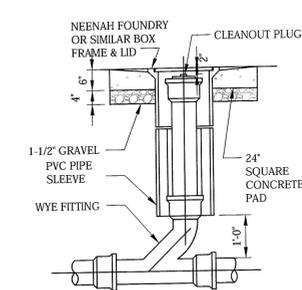
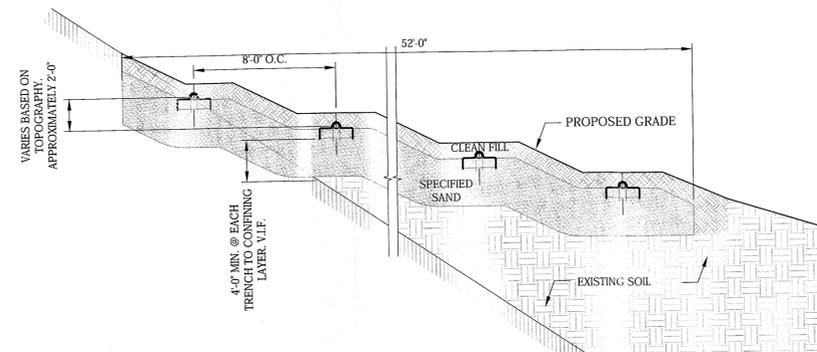
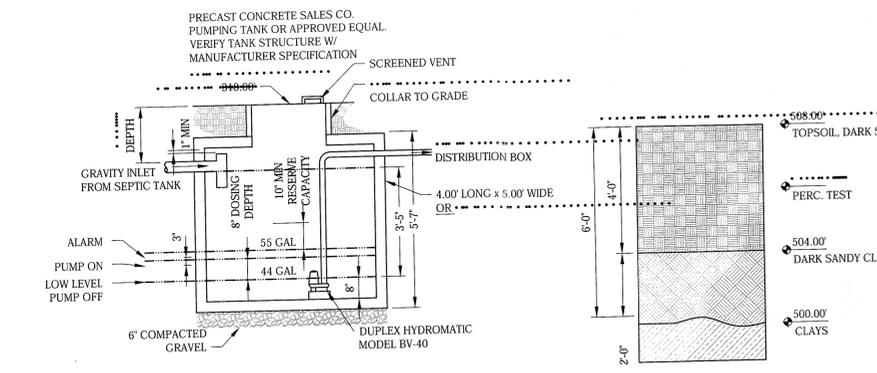
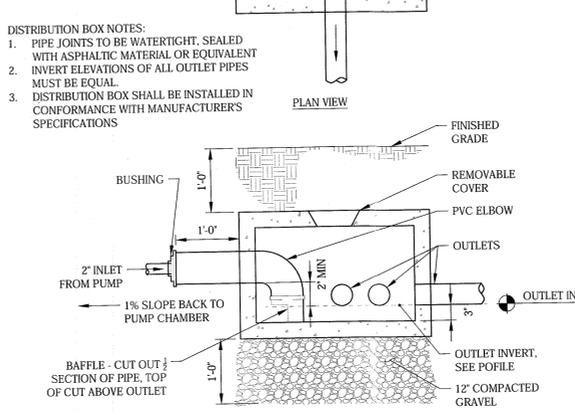
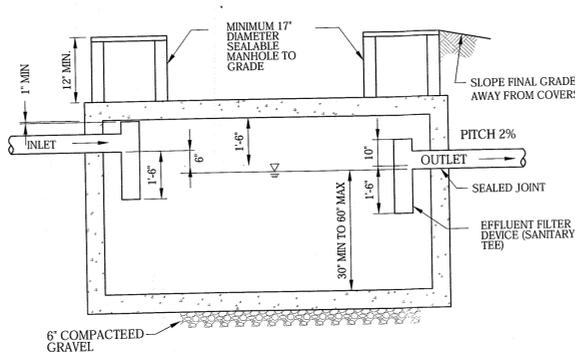
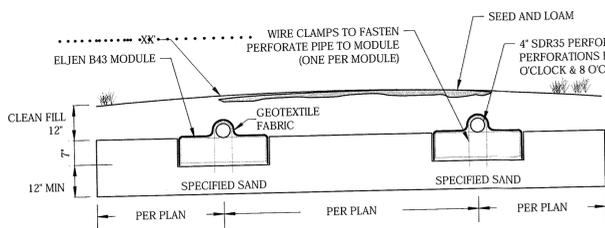
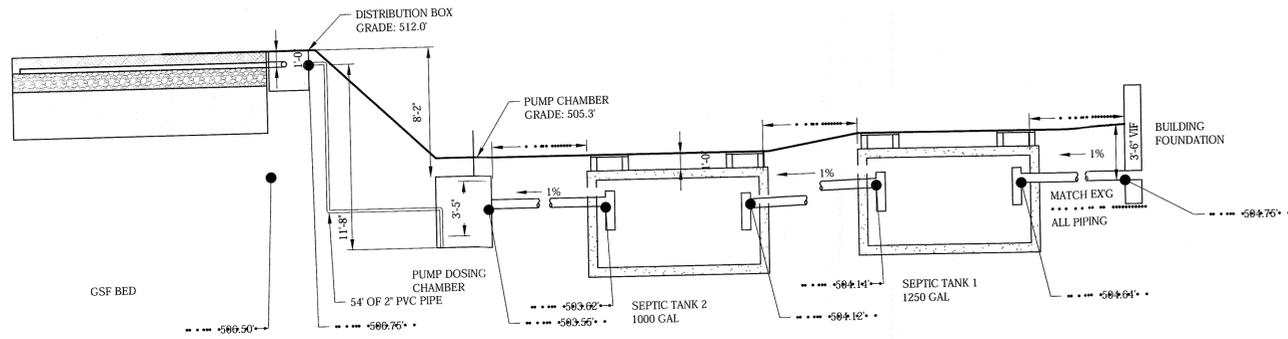
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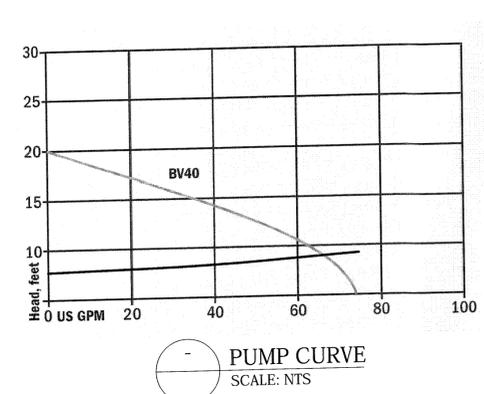


- ELJEN DESIGN & INSTALLATION NOTES:**
- THIS DESIGN AND CONSTRUCTION REQUIREMENT COMPLIES WITH APPENDIX 75-A AND LOCAL HEALTH DEPARTMENT REGULATIONS.
 - THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT ELJEN NEW YORK DESIGN AND INSTALLATION MANUAL.
 - THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE DISPOSAL.
 - THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENER.
 - ORGANIC MATERIAL THAT CAN RESTRICT FLOW MUST BE REMOVED FOR RAISED BEDS. THE SOIL MUST BE SCARIFIED TO PROVIDE DEEP CHANNELS FOR THE SAND. A PLOWED INTERFACE ON CONTOUR IS RECOMMENDED TO PREPARE THE SOIL FOR FILL PLACEMENT.
 - SCARIFY ANY SMEARED SUBSOIL PRIOR TO FILL PLACEMENT.
 - FILL MATERIAL SHALL MEET OR EXCEED STATE OF NEW YORK CODE REQUIREMENTS. ALL FILL MATERIAL SHALL BE CLEAN BANK RUN SAND, FREE OF...
 - ASTM C33 SPECIFIED SAND WITH LESS THAN 10% PASSING A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE SHALL BE PLACED BELOW AND AROUND THE GSF MODULES, WITH 6 INCHES MINIMUM UNDERNEATH AND 6 INCHES MINIMUM SURROUNDING THE GSF MODULES IN TRENCH CONFIGURATIONS. IN BED SYSTEMS, USE 6 INCHES MINIMUM UNDERNEATH THE MODULES WITH 12 INCHES MINIMUM BETWEEN MODULE ROWS AND 12 INCHES MINIMUM AROUND THE PERIMETER OF THE MODULES.
 - ELJEN PROVIDED GEOTEXTILE COVER FABRIC SHALL PROVIDE PROPER TENSION AND ORIENTATION OF THE FABRIC AROUND THE SIDES OF THE PERFORATED PIPE ON TOP OF THE GSF MODULES. FABRIC SHOULD BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE COVER FABRIC IS SET BY:
 - SPREADING THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC TIGHTENED OVER THE TOP OF THE PERFORATED DISTRIBUTION PIPE.
 - PLACE SHOVEL FULLS OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDES OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
 - BACKFILL MATERIAL SHALL BE CLEAN WITH NO ROOTS OR STONES LARGER THAN 2 INCHES IN ANY DIMENSION TO A MINIMUM DEPTH OF 8 INCHES OVER THE GSF MODULES AND FINAL COVER FOR VEGETATION OF 4 INCHES TO 6 INCHES OF CLEAN LOAM.
 - ANY SYSTEM WITH IS MORE THAN 18 INCHES BELOW FINISH GRADE AS MEASURED FROM THE TOP OF THE MODULE SHALL BE VENTED

ELJEN SEPTIC SYSTEM DESIGN & TANK SIZING:

UNIT DESIGN FLOW	130 GPD/BEDROOM
# OF BEDROOMS	3
DESIGN FLOW	520 GPD
SEPTIC TANK CAPACITY	1000 GAL + ADDL 1000 GAL TANK
MEASURED PERCOLATION RATE	37MIN/IN (30 - 45 MIN/IN)
--> USE ELJEN SYSTEM B43 WITH TRENCH CONFIGURATION	

TABLE 3: B43 GSF BED SIZING TABLE (30 TO 45 MIN/IN):	
BED ABSORPTION AREA	547 SF
TABLE 4: GSF BED SIZING TABLE	
MODULES PER SYSTEM:	20 B43 MODULES
--> USE 2 ROWS OF 10 MODULES	
TRENCH LENGTH	10 UNITS * 4 FT / UNIT + 2 FT = 42 FT
BED WIDTH	13.02 FT --> 13.25 FT



HEAD LOSS & PUMP DESIGN

TOTAL OPERATING HEAD $H_t = H_p + H_e + H_f$
 H_p = PRESSURE OF LATERAL = 2.5 FT
 H_e = ELEVATION HEAD:
 LATERAL INVERT ELEVATION - DOSING TANK LOWER LEVEL = 4.66 FT
 H_f = 15 LF * (7.68' HEAD LOSS / 100 FT) = 1.15 FT (USING HAZEN-WILLIAMS)
 $H_t = 2.5 + 4.66 + 1.15 = 8.3$ FT HEAD LOSS AT 67 GPM

USE PENTAIR HYDRAMATIC MODEL BV-40 SUBMERSIBLE SEWAGE EJECTOR PUMP 2" NPT DISCHARGE
 1/2 HP 110 VOLTS, 1 PHASE, 12.6 FULL LOAD AMPS

PIPE VOLUME 7.24 CF
 VOL IN PIPES & RESERVE VOL 55.0 GAL
 DOSE VOLUME (80% OF PIPE) 44 GAL
 PRESSURE DIST. PIPE DIAM. 1.5 TO 3"
 PUMP CHAMBER SIZE (LxW) 3 FT x 3 FT
 DEPTH 8 INCHES
 RESERVE DEPTH 10 INCHES

1 DAYS DESIGN FLOW ABOVE ALARM LEVEL OR DUPLEXED PUMPS

REVISIONS:

NO.	DESCRIPTION
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PROJECT:
**81 TWEED BLVD.
 NYACK, NY**

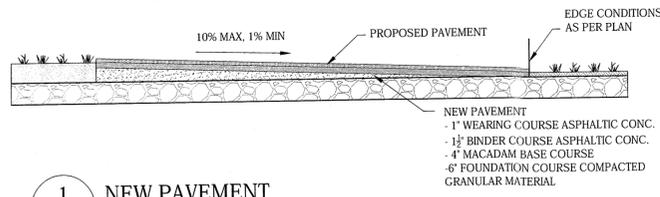
SEPTIC DETAILS

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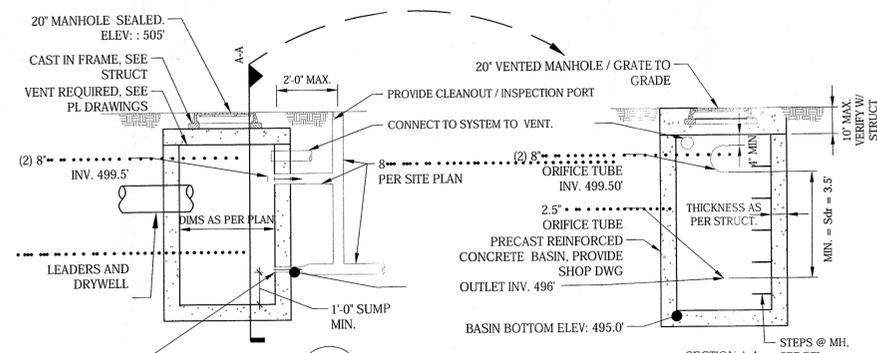
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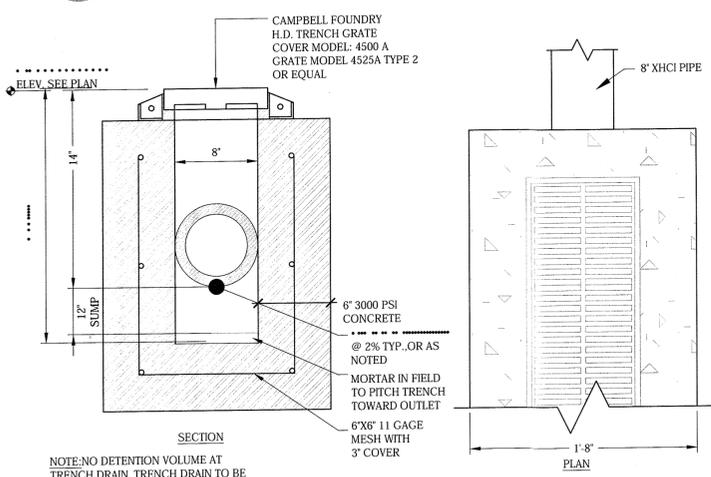
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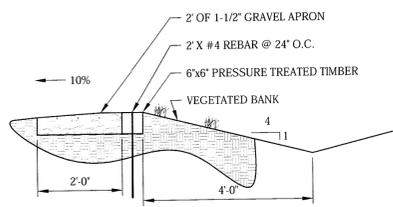
1 NEW PAVEMENT
 SCALE: 1/2" = 1'-0"



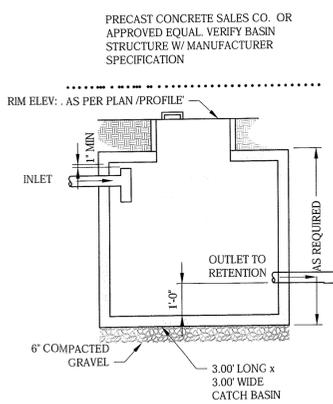
6 TYP. CONTROL OUTLET
 SCALE: 3/8" = 1'-0"



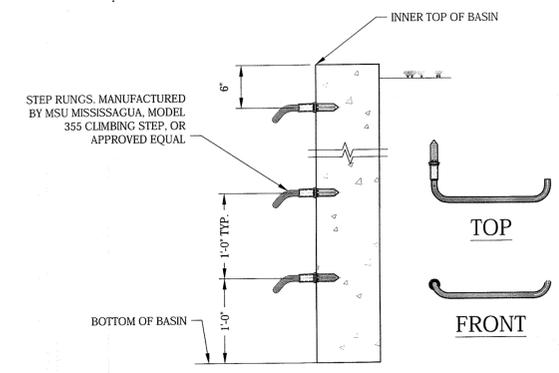
2 TRENCH DRAIN
 SCALE: NTS



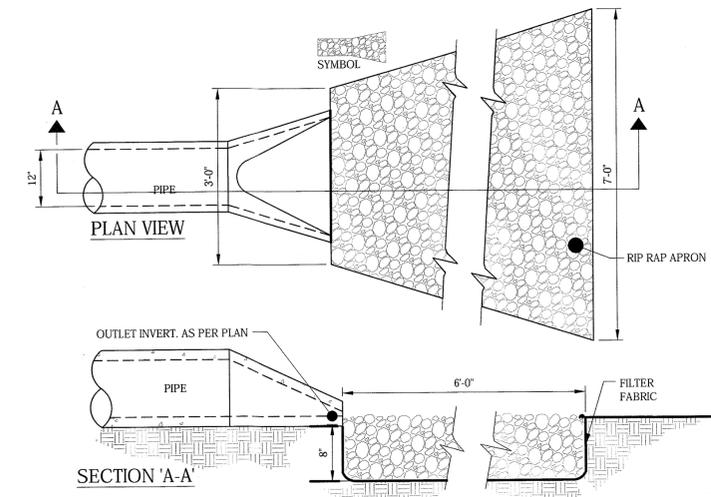
3 LEVEL SPREADER
 SCALE: 1/2" = 1'-0"



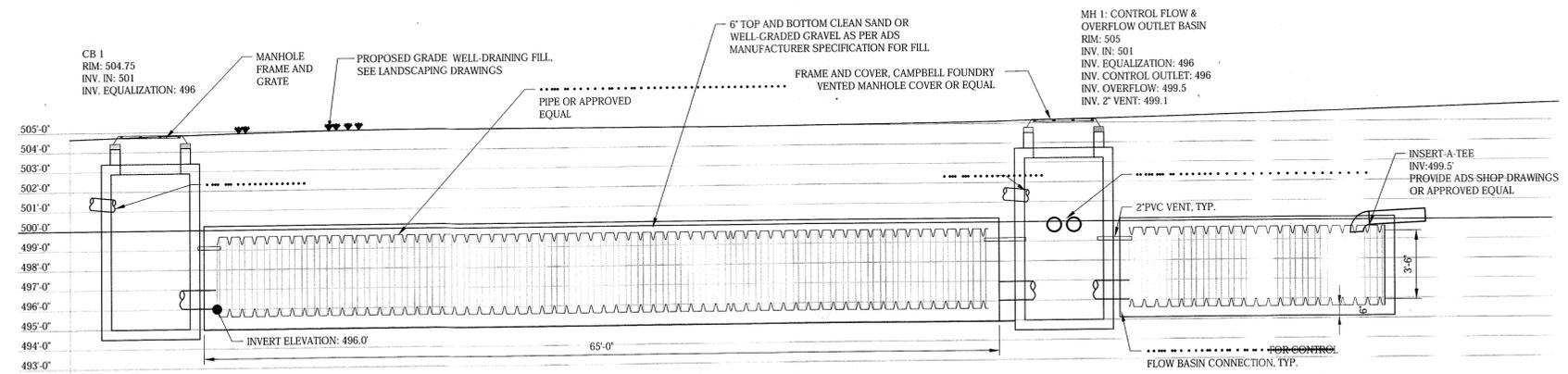
4 TYP. CATCH BASIN
 SCALE: 3/8" = 1'-0"



7 CLIMBING STEP RUNGS
 AT DETENTION BASIN WALL
 SCALE: NTS



8 STABILIZED OUTLET
 SCALE: NTS



5 STORMWATER DETENTION
 SYSTEM CROSS-SECTION
 SCALE: 1/4" = 1'-0"

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PROJECT:
81 TWEED BLVD.
NYACK, NY

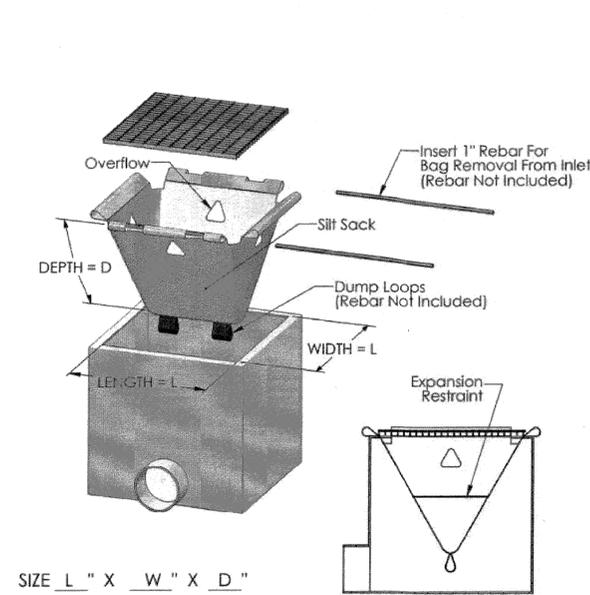
STORMWATER DETAILS

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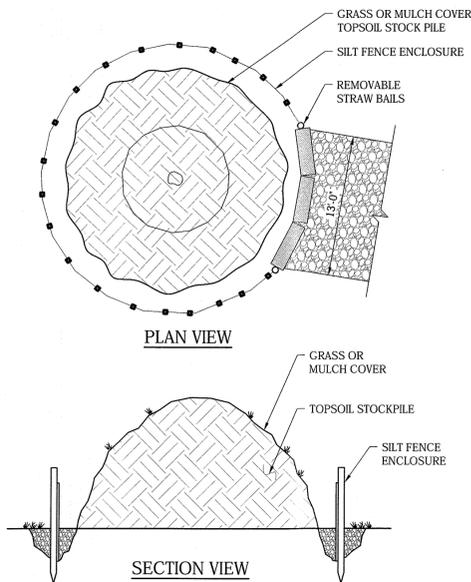


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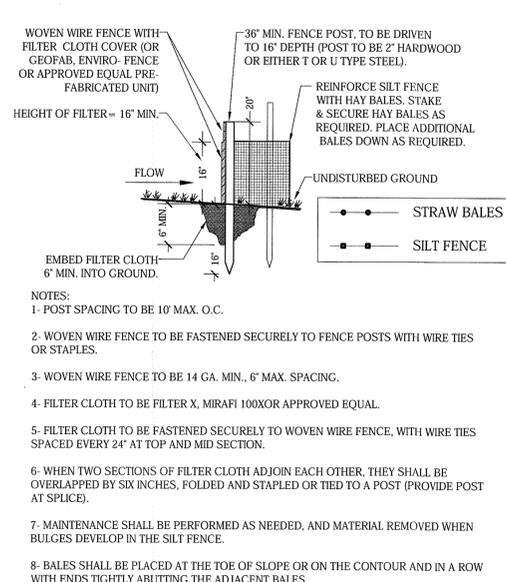


INLET PROTECTION DETAIL



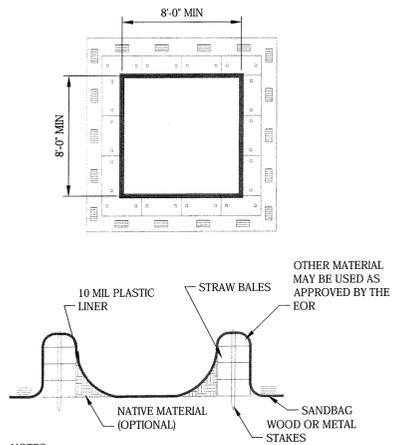
- NOTES:**
- 1-TOPSOIL REMOVED DURING SITE PREPARATION SHALL BE STOCKPILED ON-SITE FOR FUTURE USE IN SITE RECLAMATION AND REVEGETATION.
 2. SOIL STOCKPILE SHALL BE ENCIRCLED WITH SILT FENCING WITH PASSAGEWAY PROVIDED FOR EQUIPMENT ACCESS.
 3. PROVIDE TEMPORARY GRASS OR MULCH COVER IF STOCKPILE IS TO REMAIN UNDISTURBED FOR THIRTY DAYS OR MORE. TEMPORARY COVER SHALL CONSIST OF ONE OF THE FOLLOWING MEASURES:
 - GRASS SEED: 1/2 LB. RYE GRASS / 1000S.F
 - MULCH: 100LBS OF STRAW OR HAY / 1000S.F

DETAIL - SOIL STOCKPILE



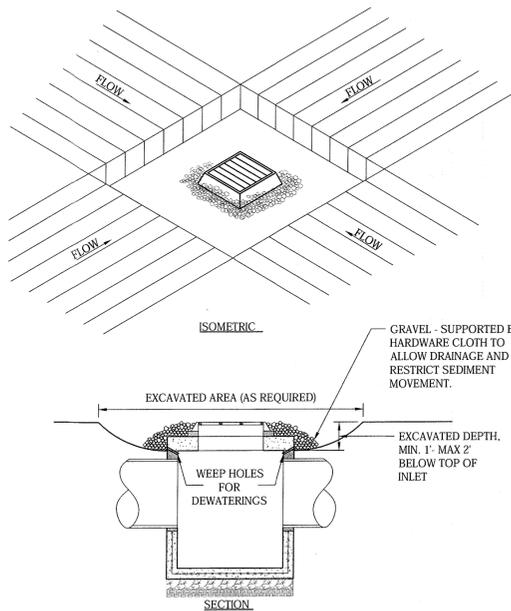
- NOTES:**
- 1- POST SPACING TO BE 10' MAX. O.C.
 - 2- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - 3- WOVEN WIRE FENCE TO BE 14 GA. MIN., 6" MAX. SPACING.
 - 4- FILTER CLOTH TO BE FILTER X, MIRAFI 100XOR APPROVED EQUAL.
 - 5- FILTER CLOTH TO BE FASTENED SECURELY 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.

DETAIL - SILT FENCE



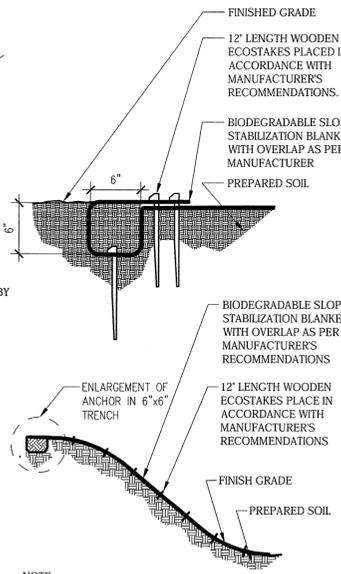
- NOTES:**
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS OR STREAMS IS ALLOWED.
 2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
 3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
 4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASH GENERATED BY WASHOUT OPERATIONS.
 5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
 6. PLASTIC LINING MATERIAL WILL BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR ANY OTHER DEFECTS.
 7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OFF-SITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

CONCRETE WASHOUT DETAIL
NOT TO SCALE



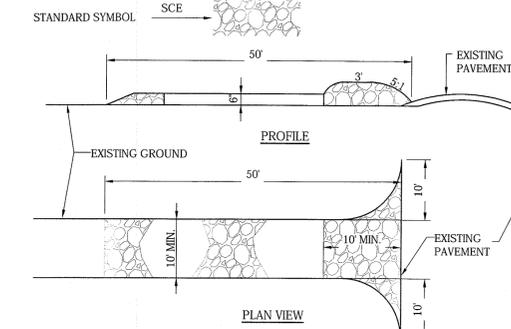
- CONSTRUCTION SPECIFICATIONS**
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
 2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
 3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
 4. UPON STABILIZATION OF CONSTRUCTION DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT SOIL PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

EXCAVATED DROP INLET PROTECTION
NOT TO SCALE



- NOTE:**
- INSTALL SLOPE STABILIZATION BLANKETS - CURLEX II EROSION CONTROL FABRIC OR EQUAL. INSTALL IN ALL AREAS WHERE SLOPE IS 4:1 OR GREATER AND AS SHOWN ON PLANS. PRIOR TO INSTALLING PLANTS, CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SLOPE STABILIZATION BLANKET FOR LENGTH OF CONTRACT.

SLOPE STABILIZATION DETAIL
NOT TO SCALE



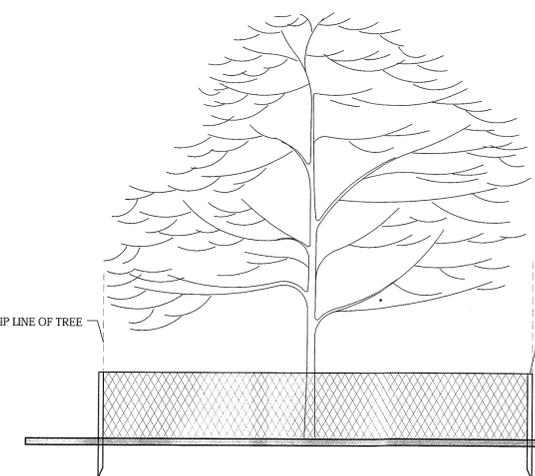
- CONSTRUCTION SPECIFICATIONS:**
- 1- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - 2- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 - 3- THICKNESS - NOT LESS THAN (6) INCHES.
 - 4- WIDTH - 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.

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). SOIL STABILIZATION WILL OCCUR AFTER 14 DAYS OF BEING EXPOSED.
 3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT 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. STABILIZATION SPECIFICATIONS:
 - 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" DEPTH.
 - 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 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 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" DEPTH.
 - 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 ENROACH 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 3/4 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 SEDIMENT CONTROL MEASURES 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 THE 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.



- 1- THE PROJECT DEVELOPER SHALL TAKE REASONABLE PRECAUTION TO SAVE SPECIMEN TREES FOR CLIMBING. 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
NOT TO SCALE

REVISIONS:

PROJECT:
81 TWEED BLVD.
NYACK, NY

EROSION CONTROL

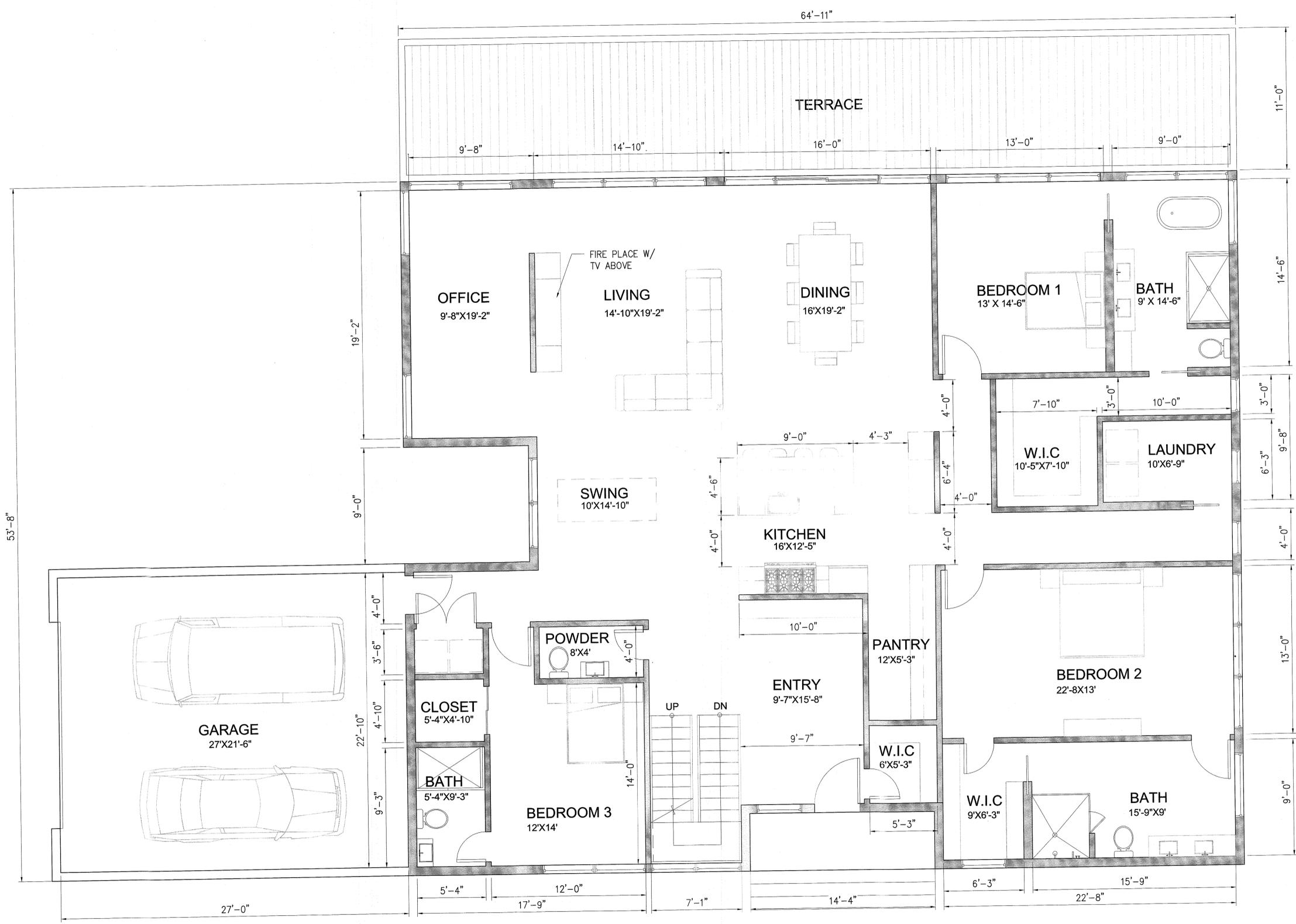
SEAL & SIGNATURE:



JOREL J. VACCARO
 NY PE 093362
 DATE: 07/25/2025
 PROJECT #: 25011
 DRAWN/CHECKED: PJM/JJV
 SCALE: NTS
 PAGE: 09 OF 09

C-400.00

Last Saved By & Date: YLee, Saturday, January 18, 2025 and Date Plotted: Tuesday, April 29, 2025 Time: 9:25 AM
 Paper Size: ANSI D (22.00 x 34.00 inches) Plot Scale: 1:1 Plot Style Table: BLDG_Acad(N) - 1b
 Drawing Name: & Location: C:\Dropbox\2024\08_81 Tweed Blvd Piermont, NY 10960\01 Drawing Set\Drawings\A-03.rvt



1 FLOORPLAN
 A-03 SCALE: 1/4" = 1'-0"

TOTAL 3333 SF
 (NOT INCLUDE GARAGE & 2ND FLOOR)

ARCHITECTS:		S i L arch. SCIARRILLO & LEE ARCHITECTURE STUDIO	
CLIENT:		OWNER OF 81 TWEED BLVD	
NOTE: DRAWING MAY BE PRINTED AT REDUCED SCALE			
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KEY PLAN:			
PROJECT ARCHITECT/ENGINEER:		MS	
DISCIPLINE LEAD:		MS / JL	
DESIGNER:		MS	
DRAWN BY:		JL	
CHECKED BY:			
DESIGN NO:	DATE:		
2024-08	JANUARY, 2025		
PROJECT:			
81 TWEED BLVD RESIDENCE			
ADDRESS: 81 TWEED BLVD NYACK, NY 10960			
BLOCK:		LOT:	
DRAWING TITLE:			
GROUND FLOOR PLAN			
DRAWING NO.:		A-03	
SCALE:		1/4"=1'-0"	
APPLICANT/CERTIFIER SEAL & SIGNATURE		SHEETS IN CONTRACT SET: OF 43	

