

PROJECT NAME: 4 SALISBURY PLACE - REAR YARD DEVELOPMENT

CIVIL ENGINEER: DOMINICK R.PILLA ASSOCIATES PC

PROJECT ADDRESS: 4 SALISBURY PLACE, NYACK, NY 10960

ISSUED: PLANNING BOARD RESUB.

CIVIL PLANS

DATE: 02/27/2026

INDEX OF DRAWING			
PAGE #	DWG #	DRAWING TITLE	REVISION #
1	C-001	TITLE SHEET	00
2	C-002	GENERAL NOTES	00
3	C-003	ZONING ANALYSIS	00
4	C-004	EXISTING SITE SURVEY	00
5	C-100	EXISTING SITE AND SOIL EROSION AND SEDIMENT CONTROL PLAN	00
6	C-101	PROPOSED SITE AND STORMWATER MANAGEMENT PLAN	00
7	C-102	EXISTING AREA MAP	00
8	C-103	PROPOSED AREA MAP	00
9	C-200	STORMWATER MANAGEMENT DETAILS	00
10	C-210	STORMWATER PROFILES	00
11	C-300	SOIL EROSION AND SEDIMENT CONTROL DETAILS	00
12	C-400	CONCRETE AND RETAINING WALL DETAILS	00

PROPERTY INFORMATION:

ADDRESS: 4 SALISBURY PLACE, NYACK, NY 10960
 SECTION: 66.78
 BLOCK: 1
 LOT: 25
 LOT AREA: 32,528 SQFT
 0.75 ACRES
 ZONING DISTRICT: R-12
 OTHER DISTRICTS:
 SCHOOL: NYACK
 FIRE: NYACK
 WATER: VEOLIA
 LIGHTING: ORANGETOWN
 SEWER: ORANGETOWN SEWER DISTRICT

PROPERTY OWNER: DAVID ROSS
 4 SALISBURY PLACE OWNER
 NYACK, NY 10960 SIGNATURE: _____ DATE: _____

AREA OF DISTURBANCE: 3,365 SQFT
 0.077 ACRES

SCOPE OF WORK:

DEMOLITION:
 • REMOVAL OF EXISTING PAVED DECK AND WALKWAY 750 SQFT
 • REMOVAL OF EXISTING PAVED WALKWAY 63 SQFT
 • REMOVAL OF TWO (2) GARDEN WALLS 29 SQFT

TOTAL PAVED AREA TO BE REMOVED = **842 SQFT**

CONSTRUCTION:
 • CONSTRUCTION OF A NEW POOL & POOL PATIO 1,661 SQFT
 • CONSTRUCTION OF A NEW RETAINING WALL 112 SQFT
 • CONSTRUCTION OF A NEW GARDEN WALL 14 SQFT

TOTAL PAVED AREA TO BE CONSTRUCTED = **1,787 SQFT**

OVERALL INCREASE IN IMPERVIOUS AREA = **939 SQFT***
 * PLEASE SEE TABLE ON C-103

OTHER:
 • INSTALLATION OF INFILTRATION SYSTEM TO MANAGE RUNOFF FOR THE INCREASE IN IMPERVIOUS AREA.

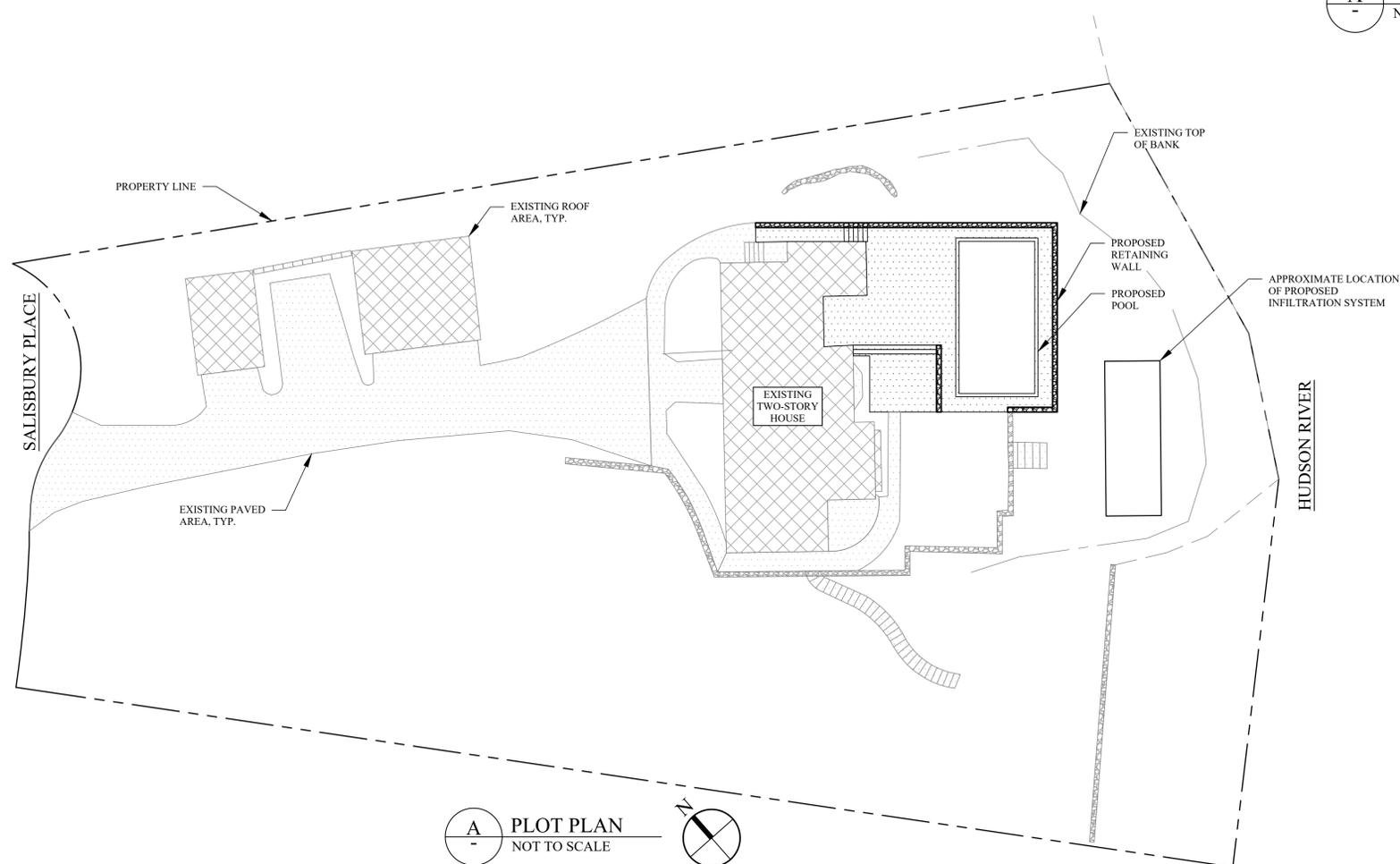
LEGEND		
	SECTION # SHEET #	SECTION SYMBOL
	DETAIL # SHEET #	DETAIL REFERENCE SYMBOL
	SECTION OR DETAIL # TITLE IF SHOWN POINT TO SHEET WHERE SECTION OR DETAIL WAS TAKEN	PLAN, SECTION, OR DETAIL TITLE SYMBOL
	XXX +	ELEVATION SYMBOL

ABBREVIATION

AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	LD	TENSION DEVELOPMENT
AD	AREA DRAIN	LLC	LENGTH FOR REINFORCING BARS
B	BOTTOM REINFORCEMENT	LLBB	LONG LEGS BACK-TO-BACK
BOC	BOTTOM OF CURB	LW	LIGHTWEIGHT CONCRETE
BM	BEAM	M	BENDING MOMENT IN FOOT-KIPS
BS	BOTH SIDES	MC	MOMENT CONNECTION SHOWN ON DRAWING
BU	BUILT UP MEMBER	MIN	MINIMUM
C	COMPRESSION FORCE IN KIPS	(N)	NEW CONSTRUCTION
C/O	CLEAN OUT	N	BEARING BOLTS THREADS INCLUDED IN SHEAR PLANE
CB	CATCH BASIN	NTS	NOT TO SCALE
CL	CENTER LINE	OC	ON CENTER
CG	CENTER OF GRAVITY	PC	PILE CAP
COL	COLUMN	PL	PLATE
CONT	CONTINUOUS	PP	PARTIAL PENETRATION WELD
COMP LAP	COMPRESSION REINF LAP	PEOP	PROPERTY LINE
SLICE	SEE ARCHITECTURAL DRAWINGS/DETAILS	SAD	SEE ARCHITECTURAL DRAWINGS/DETAILS
CP	COMPLYR PENETRATION	S1,S2	SLAB ON DECK TYPE
ERLF	FISMRYRT OF REINFORCEMENT BAR	SC	SLIP CRITICAL BOLT
DB	DELTA OR CHANGE IN ELEVATION	SD	SLOT DRAIN
DEL	DELTA OR CHANGE IN ELEVATION	SIM	SIMILAR
(E)	EXISTING CONSTRUCTION	T	TENSION FORCE IN KIPS
EF	EACH FACE	T	THICKNESS
EL	ELEVATION	TBC	TOP REINFORCEMENT TO BE CONFIRMED
EW	EACH WAY	TOC	TOP OF CURB
F	FINISHED SURFACE	TOF	TOP OF FOOTING
GB	GRADE BEAM	TOS	TOP OF STEEL
H	HORIZONTAL REINFORCEMENT	TYP	TYPICAL
H	HORIZONTAL FORCE IN KIPS	UNO,UON	UNLESS OTHERWISE NOTED
J1,J2	NEW CODE FORMED STEEL	M	VERTICAL REINFORCEMENT
JOISTS	REINFORCEMENT	V	VERTICAL BEAM END
LAP	FULL TENSION CAPACITY LAP	REACTION IN KIPS	
SPLICE		VIF	VERIFY IN FIELD
LD		WP	WORKPOINT
		WWF	WELDED WIRE FABRIC



A VICINITY MAP
 NOT TO SCALE



A PLOT PLAN
 NOT TO SCALE

DRPILLA
 CONSULTING ENGINEERS
 - DOMINICK R. PILLA ASSOCIATES -

845.727.7785 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.

THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SCHEDULES, PLANS, STUDIES, DRAWINGS, SPECIFICATIONS AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
4 SALISBURY PLACE
 NYACK, NY 10960
 66.78-125

TITLE SHEET

SEAL AND SIGNATURE:



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

ISSUE: PLANNING BOARD RESUB.
 DATE: 02/27/2026
 PROJECT NO.: 25-002
 DRAWN/CHK BY: JB/JS/GF
 SCALE: AS NOTED
 DWG NO.:

C-001.00

GENERAL NOTES

UNLESS OTHERWISE NOTED OR SHOWN ON THE CIVIL DRAWINGS, THE FOLLOWING REQUIREMENTS, TOGETHER WITH THE PROJECT PLANS AND SPECIFICATIONS.

- 1. 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.
2. 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.
3. 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 CIVIL STRUCTURES, PIPES, INLETS, CURBS, ETC. WITHOUT WRITTEN APPROVAL OF ENGINEER OF RECORD.
4. 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.
5. 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.
6. DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYPED 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:

- 1. NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION STORMWATER MANAGEMENT DESIGN MANUAL (JULY 31, 2024)
2. TOWN OF ORANGETOWN ZONING CODE

SHOP DRAWINGS AND OTHER SUBMITTALS

- 1. INCOMPLETE SUBMITTALS WILL BE RETURNED WITHOIT REVIEW.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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:
a. 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.
b. CAD FILES OR COPIES OF THE CIVIL DRAWINGS ARE NOT CONTRACT DOCUMENTS. IN THE EVENT OF A CONFLICT, THE CIVIL DRAWINGS SHALL GOVERN.
c. 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;
d. 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.
e. 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

- 1. 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.
2. 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.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER IN A MANNER THAT DOES NOT INCONVENIENCE OR DAMAGE THE WORK.

CONSTRUCTION NOTES:

- 1. 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.
2. 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 COMPENSATION FOR EXTRA WORK RESULTING FROM CHANGED CONDITIONS UNLESS THE ENGINEER HAS

APPROVED THE WORK IN WRITING.

- 3. CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVED CITY ORDINANCES AND SHALL POST SUCH DOCUMENTS AT VISIBLE LOCATIONS AND MAINTAIN UPDATED DOCUMENTATION ACCORDINGLY.
4. 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.
5. 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.
6. CONTRACTOR SHALL NOTIFY ALL UTILITY SERVICES FOR TEMPORARY SHUT OFF AS REQUIRED. CONTRACTOR SHALL MAINTAIN AND PROTECT SERVICES AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
7. 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.
8. 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.
9. 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.
10. 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
11. 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.
12. 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.
13. THE REFUSE RESULTING FROM ANY CLEARING AND GRUBBING AND ALL DEBRIS AND MATERIALS FROM ANY 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 ABUTTING PRIVATE PROPERTIES, OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT SITE. DEBRIS SHALL NOT BE DEPOSITED IN ANY STREAM, LAKE, WETLAND, BODY OF WATER, OR IN ANY STREET OR ALLEY, OR UPON ANY PRIVATE PROPERTY EXCEPT BY WRITTEN CONSENT OF THE PRIVATE PROPERTY OWNER. NO RECLAIMED LUMBER OR MATERIALS SHALL BE RE-USED EXCEPT AS SPECIFICALLY APPROVED BY THE ARCHITECT OR OWNER.
14. 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.
15. 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.

REINFORCED CONCRETE

- 1. COMPLY WITH ACI 301 AND 318.
2. ALL CAST-IN-PLACE CONCRETE SHALL BE CONTROLLED CONCRETE AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F_c) AT 28 DAYS AS FOLLOWS:
FOOTINGS 4,000 PSI
POURED WALLS 4,000 PSI
SLABS-ON-GRADE 4,000 PSI
3. USE NORMAL WEIGHT CONCRETE FOR ALL STRUCTURAL MEMBERS. U.O.N.
4. CONCRETE REINFORCEMENT SHALL BE ASTM A615, GRADE 60 DEFORMED REINFORCING STEEL. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN (U.O.N.). HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS, U.O.N.
5. USE EPOXY COATED REINFORCEMENT CONFORMING TO ASTM A775 FOR CONCRETE SUBJECT TO WATER AND CHLORITE PENETRATION.
A. LOADING DOCK SLABS AND WALLS.
6. WHERE SPECIFIED, PROVIDE PLAIN, COLD-DRAWN ELECTRONICALLY WELDED WIRE REINFORCEMENT (WWF) CONFORMING TO ASTM A185. SUPPLY IN FLAT SHEETS ONLY. LAP SPLICE SHALL BE ONE CROSS WIRE SPACING PLUS TWO INCHES.
7. FOLLOW ACI 117-10 "SPECIFICATION FOR TOLERANCES OF CONCRETE CONSTRUCTION AND MATERIALS" FOR REQUIRED TOLERANCES.
8. UTILITIES SHALL NOT PENETRATE BEAMS OR COLUMNS BUT MAY PASS THROUGH SLABS AND WALLS INDIVIDUALLY, UON. SEE TYPICAL DETAILS.
9. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318, SECTION 6.4. PROVIDE KEYWAYS AND ADEQUATE DOWELS. SUBMIT DRAWINGS SHOWING LOCATION OF CONSTRUCTION JOINTS AND DIRECTION OF POUR FOR REVIEW.
10. PROVIDE 3/4" CHAMFER FOR ALL EXPOSED CORNERS. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL CONCRETE FINISH REQUIREMENTS.

CONCRETE FIELD TESTING:

- 1. TESTING: OWNER WILL ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM FIELD TESTS AND PREPARE TEST REPORTS.
2. CONCRETE TESTS: TESTING OF COMPOSITE SAMPLES OF FRESH CONCRETE OBTAINED ACCORDING TO ASTM C172 AND SECTION BC 1905.6.5 OF NYC BUILDING CODE SHALL BE PERFORMED ACCORDING TO THE FOLLOWING REQUIREMENTS:
a. TESTING FREQUENCY: OBTAIN ONE COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF.
b. WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN FIVE COMPRESSIVE STRENGTH TESTS OF EACH CONCRETE MIXTURE, TESTING SHALL BE CONDUCTED FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED.
c. WATER CONTENT AND SLUMP: VERIFY WATER CONTENT IN ACCORDANCE WITH AASHTO T-318 "STANDARD METHOD OF TESTS FOR WATER CONTENT USING MICROWAVE OVEN DRYING." TEST SLUMP IN ACCORDANCE WITH ASTM C143; ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
d. AIR CONTENT: ASTM C231, PRESSURE METHOD, FOR NORMAL-WEIGHT CONCRETE; ASTM C173, VOLUMETRIC METHOD, FOR LIGHTWEIGHT CONCRETE; ONE TEST FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE.

c. CONCRETE TEMPERATURE: ASTM C1064; ONE TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEG F AND BELOW AND WHEN 80 DEG F AND ABOVE, AND ONE TEST FOR EACH COMPOSITE SAMPLE.

f. COMPRESSION TEST SPECIMENS: ASTM C31.

- i.a. CAST AND LABORATORY CURE ALL TEST CYLINDER SPECIMENS.
ii.b. WHEN REQUIRED, CAST AND FIELD CURE TWO SETS OF TWO STANDARD CYLINDER SPECIMENS FOR EACH COMPOSITE SAMPLE.

ii. COMPRESSIVE-STRENGTH TESTS: ASTM C39 AND SECTION BC 1905.6.2 OF THE NYC BUILDING CODE; TEST FIRST SET OF TWO LABORATORY-CURED SPECIMENS AT 7 DAYS FOR INFORMATION, SECOND SET OF TWO LABORATORY-CURED SPECIMENS AT 28 DAYS FOR ACCEPTANCE AND THIRD SET OF TWO SPECIMENS AT 56 DAYS IF NECESSARY.

- i.a. TEST ONE SET OF FIELD-CURED SPECIMENS AT 7 DAYS AND ONE SET OF TWO SPECIMENS AT 28 DAYS.
ii.b. A COMPRESSIVE-STRENGTH TEST SHALL BE THE AVERAGE COMPRESSIVE STRENGTH FROM A SET OF TWO SPECIMENS OBTAINED FROM SAME COMPOSITE SAMPLE AND TESTED AT AGE INDICATED.

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 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.

CONTOUR DATUM NOTES:

- 1. ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.
2. SOURCE BENCHMARK INFORMATION IS LOCATED AT HTTPS://WWW.NGS.NOAA.GOV/DATUMS/VERTICAL/NORTH-AMERICAN-VERTICAL-DATUM-1988.SHTML. A SUMMARY IS BELOW:
2.1. TIDE STATION: POINTE-AE-PERE, RIMOUSKI
2.2. TIDE STATION LOCATION: QUEBEC, CANADA
2.3. PID: TY5255
2.4. VM: 54L071
2.5. BENCH MARK: 1250 G
2.6. HT ABOVE LMSL (METERS): 6.271

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

Table with 3 columns: NO., DATE, DESCRIPTION

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

THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SCHEDULES, PLANS, STUDIES, DRAWINGS, SCHEDULES AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR REPRODUCED DIGITALLY, ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT: 4 SALISBURY PLACE NYACK, NY 10960 06/78-125

GENERAL NOTES

SEAL AND SIGNATURE:

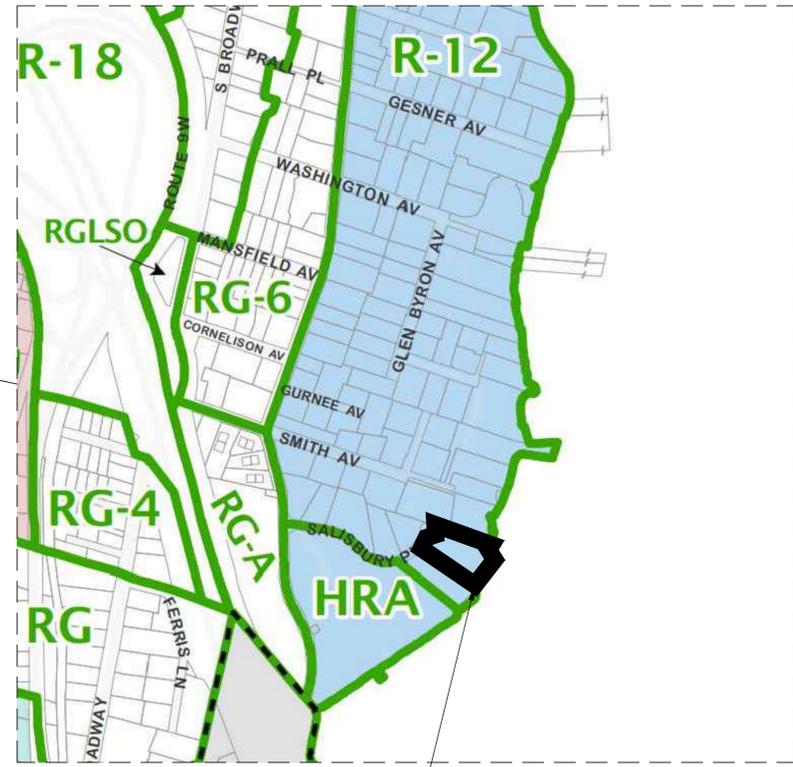
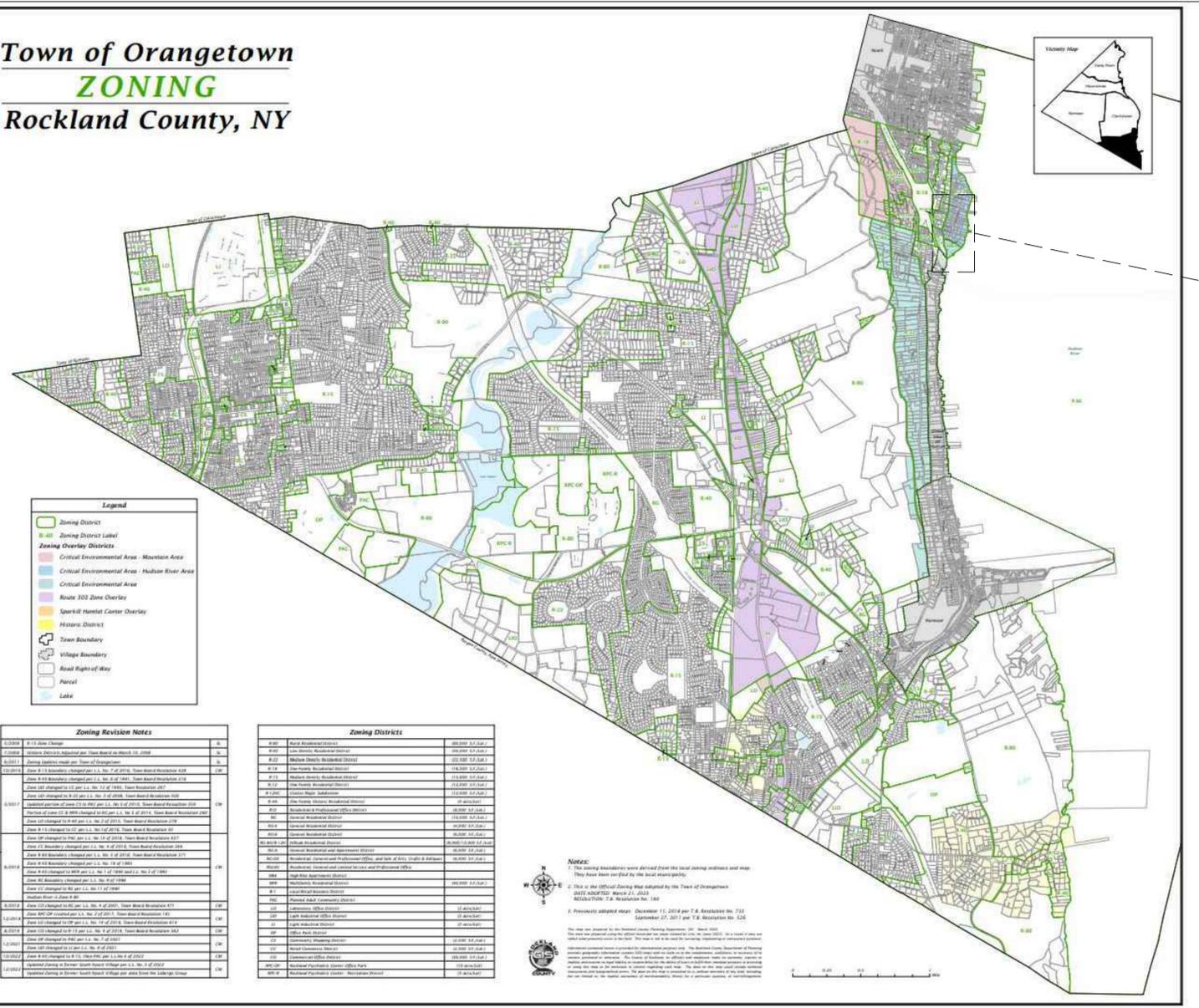


DOMINICK R. PILLA, P.E., R.A. N.Y. P.E. 074213-1 N.Y. R.A. 027028-1

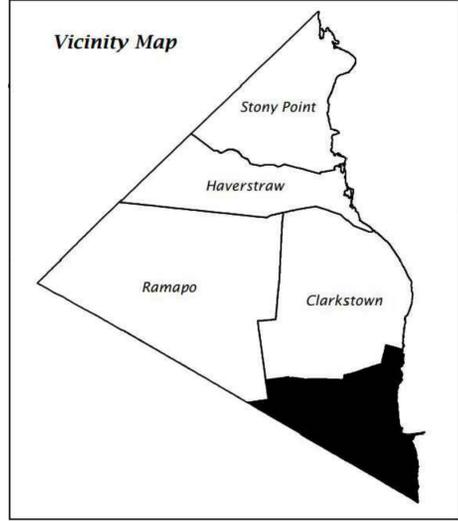
ISSUE: PLANNING BOARD RESUB. DATE: 02/27/2026 PROJECT NO.: 25-002 DRAWN/CHK BY: JB/JS/GF SCALE: AS NOTED DWG NO.:

C-002.00

Town of Orangetown
ZONING
Rockland County, NY



PROJECT SITE
ZONING DISTRICT: R-12



A ZONING MAP
NOT TO SCALE

B ZONING MAP VICINITY
NOT TO SCALE

ZONING REGULATIONS - TOWN OF ORANGETOWN

ZONING DISTRICT	USE	MINIMUM LOT		MAX LOT COVERAGE (%)	MINIMUM YARDS (FT)				MAX HEIGHT			PERMITTED ACCESSORY USES (COLUMN APPLIES ACROSS DISTRICT)	USE TYPE	PARKING		
		AREA 1 (SQFT)	AREA 2 (SQFT)		FRONTAGE (FT)	FRONT	REAR	SIDE, 1	SIDE, BOTH	STORIES	FEET (A)				FEET (B)	
REQUIRED	R-12	P	12,000.00	18,000.00	100.00	45.00	35.00	25.00	15.00	35.00	3.00	30.00	36.00	PRIVATE GARAGE	PA	2.0 SPACES PER DWELLING UNIT
EXISTING			32,528.00	0.00	97.43	22.55	147.00	84.00	21.70	71.70	2.00	UNKNOWN	UNKNOWN			
PROPOSED			32,528.00	0.00	97.43	25.46	147.00	84.00	21.70	71.70	2.00	NO CHANGE	NO CHANGE			
COMPLIANT/NONCOMPLIANT	N/A	N/A	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	PRE-EXIST CONDITION	PRE-EXIST CONDITION	N/A	N/A	N/A

NOTES:
 1. P = PERMITTED USE
 2. PA = PERMITTED ACCESSORY
 3. MINIMUM LOT AREA APPLICABILITY:
 3.1. AREA 1 = EXISTING PRINCIPAL BUILDING AND LOT
 3.2. AREA 2 = NEW PRINCIPAL BUILDING OR SUBDIVISION OR EXISTING BUILDING WITH A PROPOSED FLOOR AREA EXPANSION IN EXCESS OF 50% (MUST MEET MINIMUM LOT AREA REQUIREMENTS AFTER APPLICATION OF THE SLOPE FORMULA, 18.32)

REVISIONS:		
NO.	DATE	DESCRIPTION

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.
 THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SCHEDULES, PLANS, STUDIES, DRAWINGS, SPECIFICATIONS AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DRPILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR REPRODUCED IN ANY MANNER, ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DRPILLA ASSOCIATES, P.C.

PROJECT:
4 SALISBURY PLACE
NYACK, NY 10960
06/28/25

ZONING ANALYSIS

SEAL AND SIGNATURE:

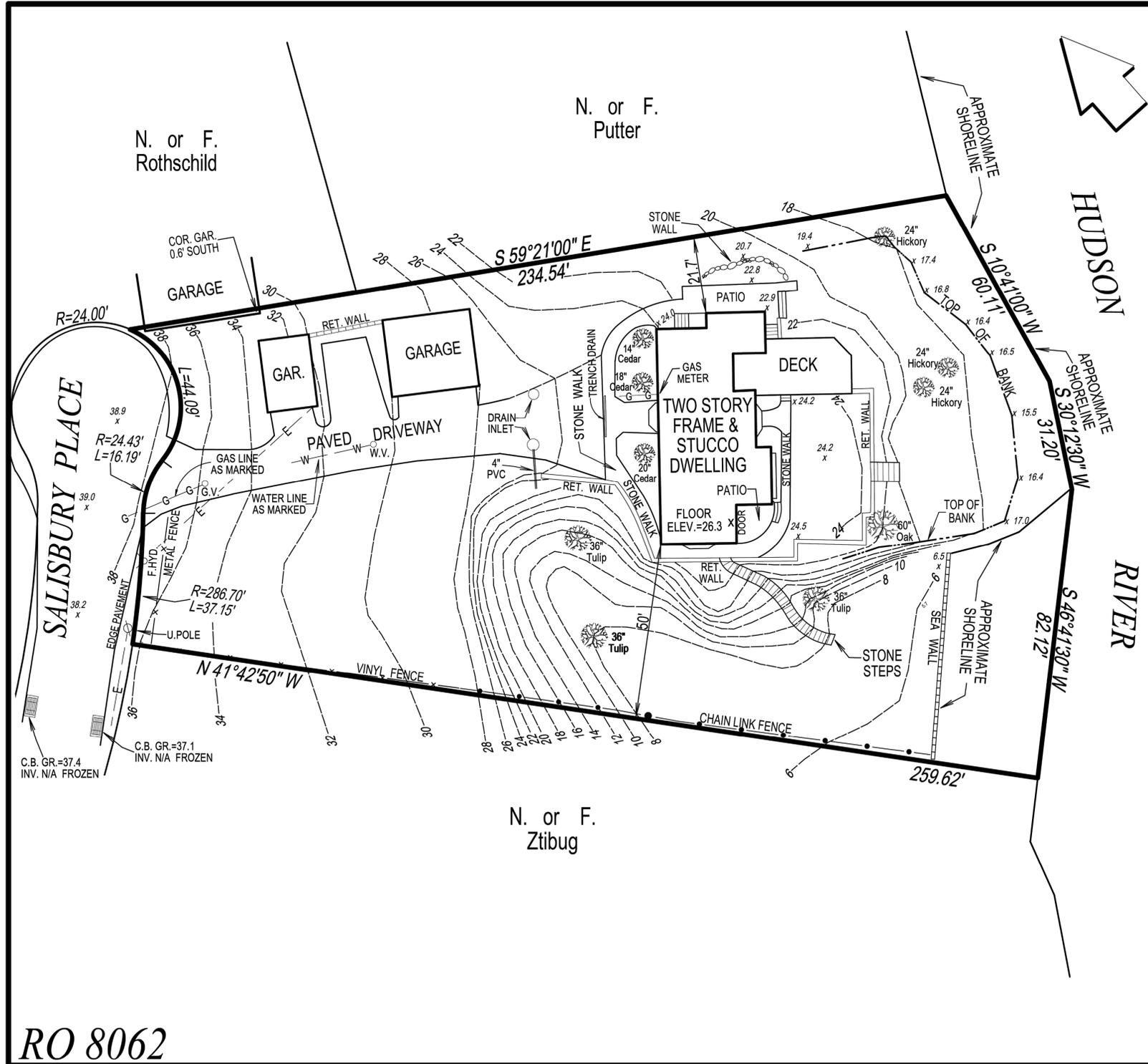


DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: PLANNING BOARD RESUB.
 DATE: 02/27/2026
 PROJECT NO.: 25-002
 DRAWN/CHK BY: JB/JS/GF
 SCALE: AS NOTED
 DWG NO.:

C-003.00

INFORMATION SHOWN IS BASED ON A SURVEY PROVIDED BY ROBERT E. SORACE, PLS DATED OCTOBER 3, 2024.



Land Survey
For
"ROSS"
Nyack
Town of Orangetown Rockland County, NY
Scale: 1" = 30' Area = 0.75 Ac.
(32,528 sf)
October 3, 2024
February 18, 2025 - Rev.

Tax Lot Desig.: Sect. 66.78 Block 1 Lot 25

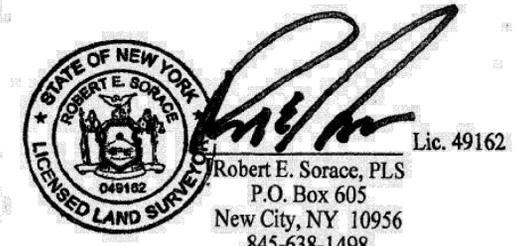
Reference: Shown as Lot # 8 on map entitled "MAP OF SALISBURY POINT", Filed in the Rockland County Clerks Office May 21, 1913.

Certified to:
* David E. Ross
* Jennifer C. Ross

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 of 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
P.O. Box 605
New City, NY 10956
845-638-1498

Lic. 49162



RO 8062

A EXISTING SITE SURVEY
NOT TO SCALE

NO.	DATE	DESCRIPTION

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

THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SCHEDULES, PLANS, STUDIES, DRAWINGS, SPECIFICATIONS AND SPECIFICATIONS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR REPRODUCED DIGITALLY, ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
4 SALISBURY PLACE
NYACK, NY 10960
66.78-125

EXISTING SITE SURVEY



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

ISSUE: PLANNING BOARD RESUB.
DATE: 02/27/2026
PROJECT NO.: 25-002
DRAWN/CHK BY: JB/JS/GF
SCALE: AS NOTED
DWG NO.:

C-004.00

25-002 C-004 EXISTING SITE SURVEY 4 OF 12

GENERAL NOTES

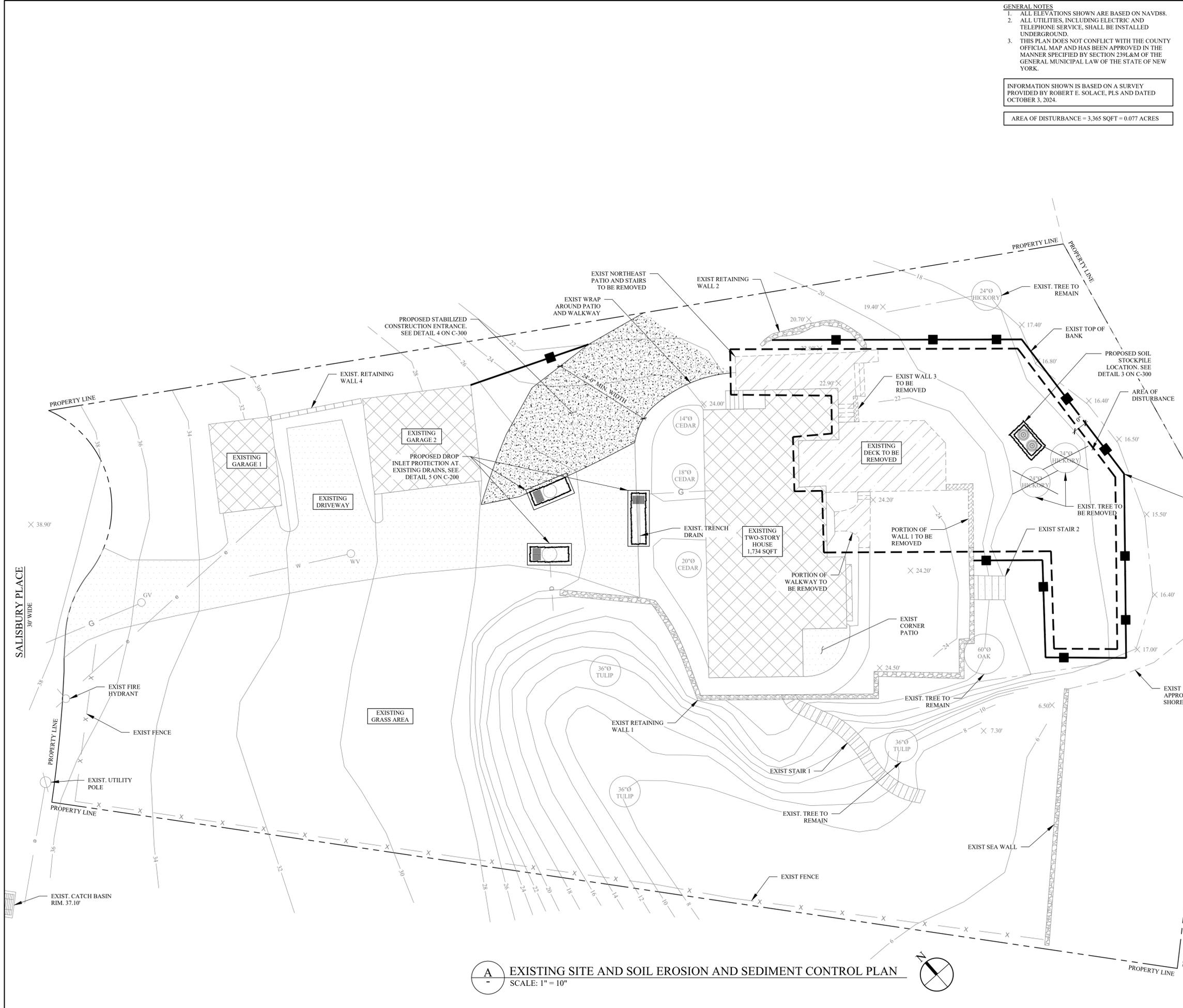
1. ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.
2. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
3. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.

INFORMATION SHOWN IS BASED ON A SURVEY PROVIDED BY ROBERT E. SOLACE, PLS AND DATED OCTOBER 3, 2024.

AREA OF DISTURBANCE = 3,365 SQFT = 0.077 ACRES

LEGEND

	PROPERTY LINE
	EXIST. ROOF AREA
	EXIST. PAVED AREA TO REMAIN
	EXIST. PAVED AREA TO BE REMOVED
	EXIST. RETAINING WALL TO REMAIN
	EXIST. PERVIOUS AREA
	EXISTING CONTOURS
	EXIST FENCE
	SILT FENCE
	AREA OF DISTURBANCE
	DETENTION SYSTEM ZONE 1
	EXIST GAS LINE
	EXIST ELECTRIC LINE
	EXIST WATER LINE
	EXIST DRAIN LINE
	GAS VALVE, WATER VALVE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXIST. RETAINING WALL TO BE REMOVED
	PROPOSED DROP INLET PROTECTION



REVISIONS:

NO.	DATE	DESCRIPTION

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

THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SCHEDULES, PLANS, STUDIES, DRAWINGS, SPECIFICATIONS AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR REPRODUCED IN ANY MANNER, ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
4 SALISBURY PLACE
 NYACK, NY 10960

EXISTING SITE AND SOIL EROSION AND SEDIMENT CONTROL PLAN

SEAL AND SIGNATURE:



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

ISSUE: PLANNING BOARD RESUB.
 DATE: 02/27/2026
 PROJECT NO.: 25-002
 DRAWN/CHK BY: JB/JS/GF
 SCALE: AS NOTED
 DWG NO.:

C-100.00

A EXISTING SITE AND SOIL EROSION AND SEDIMENT CONTROL PLAN
 SCALE: 1" = 10"

CULTEC C-100HD SCHEDULE										
ZONE	SOURCE	CULTEC FIELD SIZE	# OF CHAMBERS	GRADE ELEV. (FT)	T.O. GRAVEL ELEV. (FT)	T.O. CULTECS ELEV. (FT)	INLET INV. ELEV. (FT)	EMERGENCY OVERFLOW ELEV. (FT)	B.O. CULTECS ELEV. (FT)	B.O. GRAVEL ELEV. (FT)
1	NEW POOL, POOL PATIO, AND EXPANDED DECK	32.50'W X 11.67'L X 2.04'D	12	17.50	16.50	16.00	15.50	15.50	15.00	14.50

INFILTRATION TEST RESULTS						
HOLE NUMBER	RUN NO.	ELAPSE TIME (MIN)	DEPTH TO WATER FROM GROUND SURFACE		WATER LEVEL DROP IN INCHES	PERC RATE (IN/HR)
			START (INCHES)	STOP (INCHES)		
PT-1	1	60	88.00	106.00	18.00	18.00
	2	60	87.00	105.00	18.00	18.00
	3	60	87.50	105.50	18.00	18.00
	4	60	88.00	106.00	18.00	18.00
PT-2	1	60	62.50	75.00	12.50	12.50
	2	60	62.00	70.00	8.00	8.00
	3	60	61.00	69.00	8.00	8.00
	4	60	62.00	70.00	8.00	8.00

NOTE: THE INFILTRATION RATE USED FOR THE STORMWATER SYSTEM DESIGN IS THE LOWEST RECORDED ON SITE, 8 IN/HR.

POOL ZONING REGULATIONS - TOWN OF ORANGETOWN									
REQUIRED	ZONING DISTRICT	USE	MINIMUM YARDS (FT)				MAXIMUM HEIGHT		
			FRONT	REAR	SIDE, 1	SIDE, BOTH	STORIES	FEET (a)	FEET (b)
REQUIRED	R-12	PA	60.00	8.00	8.00	16.00	1.00	15.00	15.00
EXISTING	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PROPOSED	N/A	N/A	185.92	29.92	27.50	90.08	N/A	8.57	8.57
COMPLIANT/ NONCOMPLIANT	N/A	N/A	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	N/A	COMPLIANT	COMPLIANT

SUBCATCHMENT AREAS				
TOTAL AREAS (SQFT)	EXISTING	PROPOSED	INCREASE	DECREASE
TOTAL AREA	32,528	32,528	-	-
ROOF AREA	2,568	2,568	0	-
PAVED AREAS	4,788	5,727	939	-
GRASS AREA	25,172	24,233	-	939

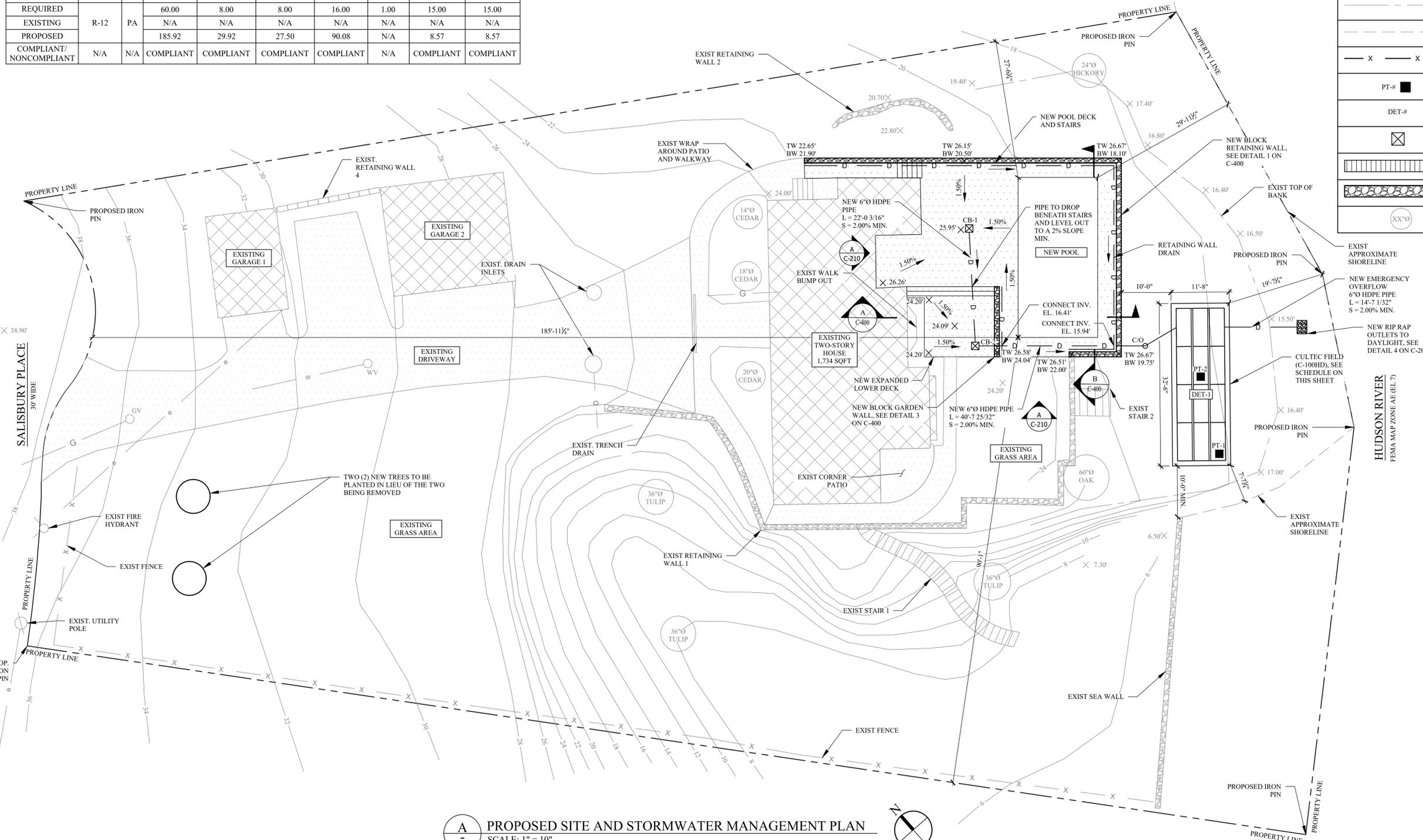
TOTAL NEW IMPERVIOUS AREA = 939 SQFT

CATCH BASIN SCHEDULE			
CATCH BASIN	RIM ELEVATION (FT)	OUTLET INVERT ELEVATION (FT)	INLET INVERT ELEVATION (FT)
CB-1	25.95	24.45	-
CB-2	24.04	22.54	22.54

- GENERAL NOTES
- ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.
 - 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.
 - 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 ENDWALLS SHALL CONFORM TO NEW YORK STATE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS.
 - ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
 - PROVIDE 2% MAXIMUM CROSS SLOPE ON ALL SIDEWALKS AND ADA PARKING AREAS.
 - CONTRACTOR SHALL APPLY EROSION CONTROL BLANKET AND LOW MAINTENANCE GRASS SEED MIX TO ALL SLOPES 3H:1V OR GREATER. REFER TO SOIL EROSION AND SEDIMENT CONTROL DETAIL FOR LOW MAINTENANCE GRASS SEED MIXTURE SPECIFICATION.
 - 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.
 - 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.
 - THE 100-YR FLOOD PLAIN ELEVATION IS 7 FT NAVD88.
 - PROPERTY OWNER: OWNER
DAVID ROSS SIGNATURE:
4 SALISBURY PLACE
NYACK, NY 10960

AREA OF DISTURBANCE = 3,365 SQFT = 0.077 ACRES

LEGEND	
	PROPERTY LINE
	EXIST. ROOF AREA
	NEW. PAVED AREA
	EXIST. PAVED AREA
	EXIST. RETAINING WALL
	EXIST. PERVIOUS AREA
	EXIST FENCE
	PROPOSED CONTOURS
	EXISTING CONTOURS
	NEW DRAIN LINE
	EXIST. TOP OF BANK
	EXIST. APPROX. SHORELINE
	NEW GUARDRAIL
	LOCATION OF PERCOLATION TEST
	DETENTION SYSTEM ZONE LOCATION
	NEW 12"X12" CATCH BASIN
	NEW TRENCH DRAIN
	NEW RETAINING WALL
	EXISTING TREE TO REMAIN



A PROPOSED SITE AND STORMWATER MANAGEMENT PLAN
SCALE: 1" = 10'

REVISIONS:		
NO.	DATE	DESCRIPTION

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.
THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SCHEDULES, PLANS, STUDIES, DRAWINGS, SCHEDULES AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS OR REPRODUCTIONS THEREOF, ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
4 SALISBURY PLACE
NYACK, NY 10960
6678-125
PROPOSED SITE AND STORMWATER MANAGEMENT PLAN

SEAL AND SIGNATURE:

DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1
ISSUE: PLANNING BOARD RESUB.
DATE: 02/27/2026
PROJECT NO.: 25-002
DRAWN/CHK BY: JB/JS/GF
SCALE: AS NOTED
DWG NO.:

PROPOSED AREA BREAKDOWN		
TOTAL AREA		32,528
EXIST ROOF	EXISTING HOUSE	1,734
	EXISTING GARAGE 1	292
	EXISTING GARAGE 2	542
TOTAL EXIST ROOF		2,568
EXIST PAVED	EXISTING DRIVEWAY	2,655
	EXISTING RETAINING WALL 1	162
	EXISTING RETAINING WALL 2	33
	EXISTING RETAINING WALL 4	22
	EXISTING SEA WALL	58
	EXISTING CORNER PATIO	96
	EXISTING WALK BUMP OUT	14
	EXISTING WRAP AROUND PATIO AND WALKWAY	739
	EXISTING STAIR 1	123
	EXISTING STAIR 2	44
TOTAL EXISTING PAVED		3,946
NEW PAVED	NEW POOL	512
	NEW POOL DECK	943
	NEW GARDEN WALL	14
	NEW RETAINING WALL	112
	NEW EXPANDED LOWER DECK	200
TOTAL NEW PAVED		1,781
GRASS AREA		24,233

SUBCATCHMENT AREAS				
TOTAL AREAS (SQFT)	EXISTING	PROPOSED	INCREASE	DECREASE
TOTAL AREA	32,528	32,528	-	-
ROOF AREA	2,568	2,568	0	-
PAVED AREAS	4,788	5,727	939	-
GRASS AREA	25,172	24,233	-	939

SCOPE OF WORK (CONSTRUCTION):

- CONSTRUCTION:**
- CONSTRUCTION OF A NEW POOL & POOL PATIO 1,661 SQFT
 - CONSTRUCTION OF A NEW RETAINING WALL 112 SQFT
 - CONSTRUCTION OF A NEW GARDEN WALL 14 SQFT

TOTAL PAVED AREA TO BE CONSTRUCTED = 1,787 SQFT

OVERALL INCREASE IN IMPERVIOUS AREA = 939 SQFT

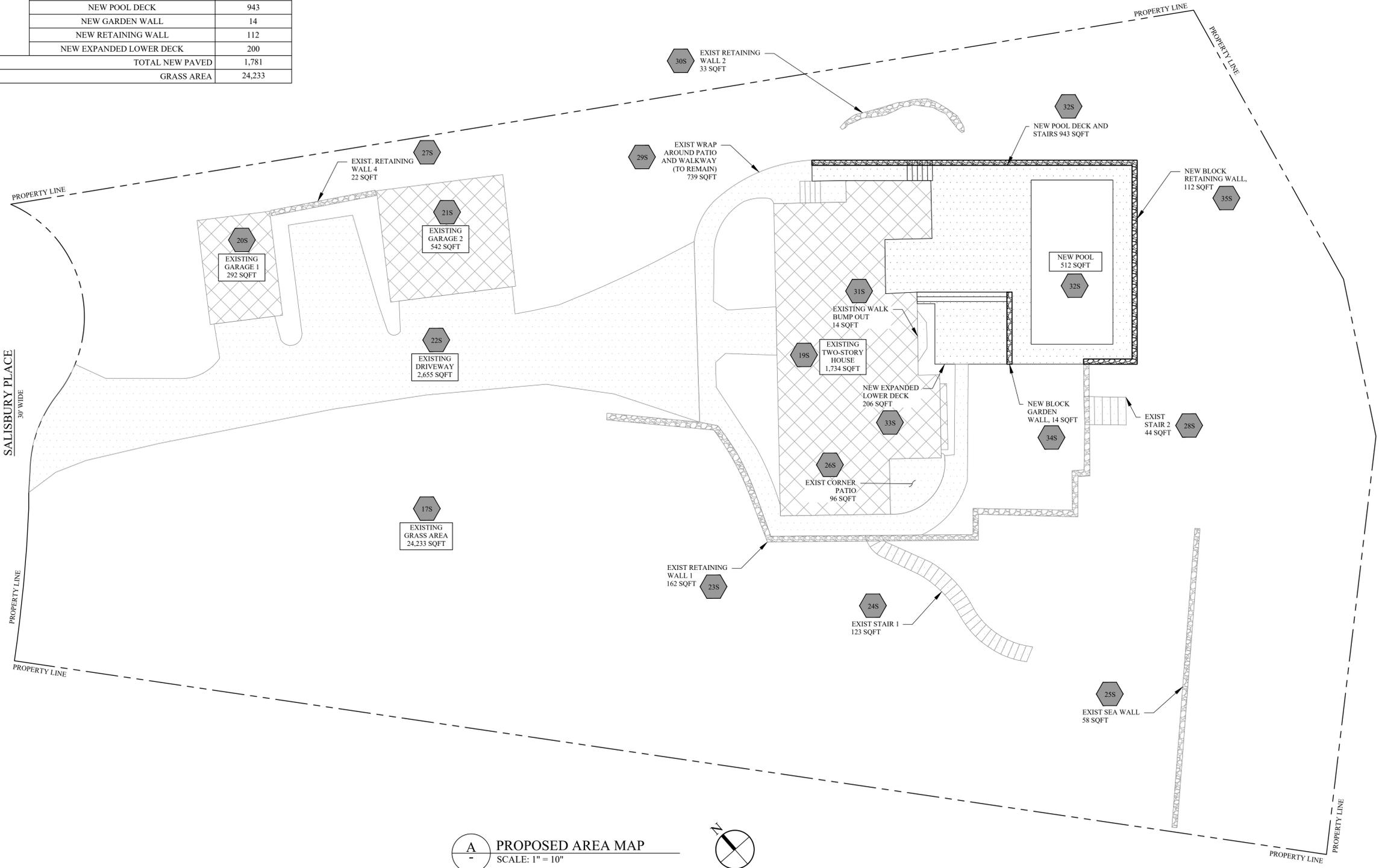
- OTHER:**
- INSTALLATION OF INFILTRATION SYSTEM TO MANAGE RUNOFF FOR THE INCREASE IN IMPERVIOUS AREA.

GENERAL NOTES

- ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.
- 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.
- 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 ENDWALLS SHALL CONFORM TO NEW YORK STATE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED
- PROVIDE 2% MAXIMUM CROSS SLOPE ON ALL SIDEWALKS AND ADA PARKING AREAS
- CONTRACTOR SHALL APPLY EROSION CONTROL BLANKET AND LOW MAINTENANCE GRASS SEED MIX TO ALL SLOPES 3H:1V OR GREATER. REFER TO SOIL EROSION AND SEDIMENT CONTROL DETAIL FOR LOW MAINTENANCE GRASS SEED MIXTURE SPECIFICATION.
- 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.
- 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.

AREA OF DISTURBANCE = 3,365 SQFT = 0.077 ACRES

LEGEND	
	PROPERTY LINE
	EXIST. ROOF AREA
	EXIST. PAVED AREA
	NEW PAVED AREA
	EXIST. RETAINING WALL
	NEW RETAINING WALL
	EXIST. PERVIOUS AREA
	ASSOCIATED HYDROCAD NODE



A PROPOSED AREA MAP
SCALE: 1" = 10"

DRPILLA
CONSULTING ENGINEERS
- DOMINICK R. PILLA ASSOCIATES -

845.727.7785 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.

THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SCHEDULES, PLANS, STUDIES, DRAWINGS, SPECIFICATIONS, AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
4 SALISBURY PLACE
NYACK, NY 10960
6678-125

PROPOSED AREA MAP

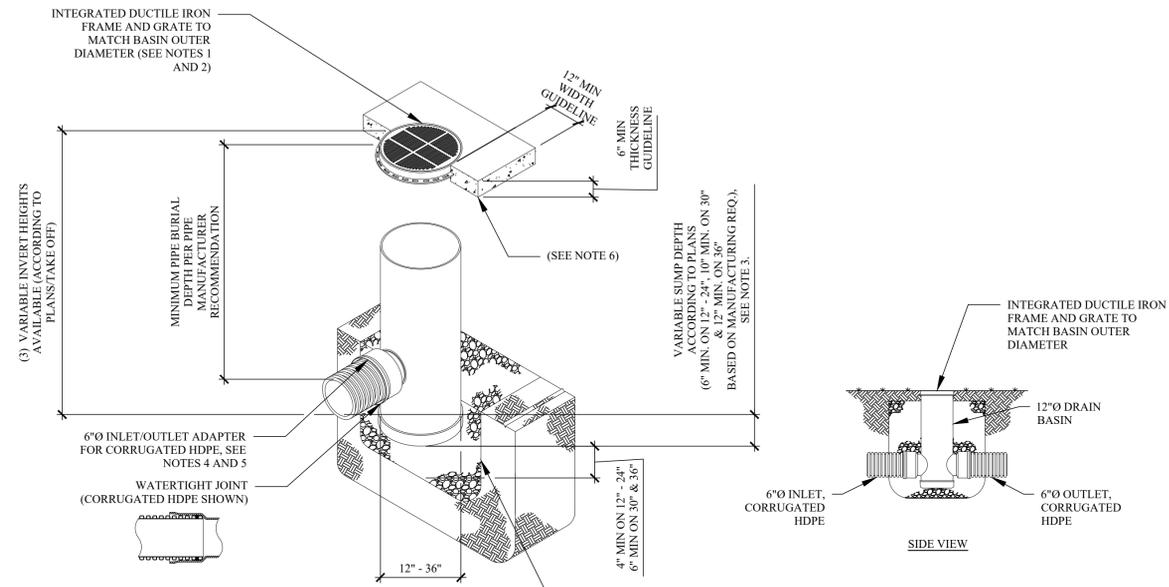
SEAL AND SIGNATURE:



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

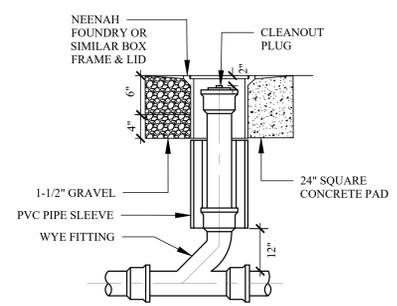
ISSUE: PLANNING BOARD RESUB.
DATE: 02/27/2026
PROJECT NO.: 25-002
DRAWN/CHK BY: JB/JS/GF
SCALE: AS NOTED
DWG NO.:

C-103.00

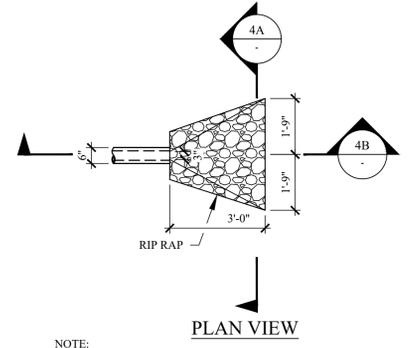


- NOTES:**
- 12" - 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE NYOPLAST DRAWING NO. 7001-110-065.
 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
 - ADAPTERS CAN BE MOUNTED 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE NYOPLAST DRAWING NO. 7001-110-012.
 - 12" - 24" PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING. 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE NYOPLAST DRAWING NO. 7001-110-144 FOR H-20 TRAFFIC LOAD GUIDELINES).

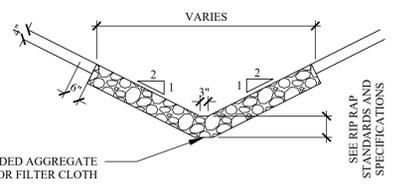
1 NYOPLAST DRAIN BASIN (CATCH BASIN)
PEDESTRIAN TRAFFIC ONLY - SEE NYOPLAST DRAWING 7001-110-283
SCALE: 3/8" = 1'-0"



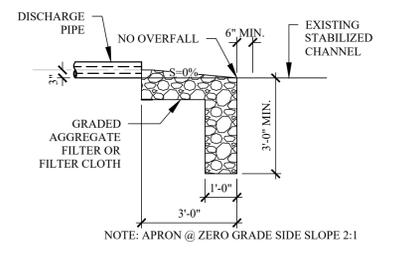
3 TYP. CLEANOUT DETAIL
SCALE: 1/2" = 1'-0"



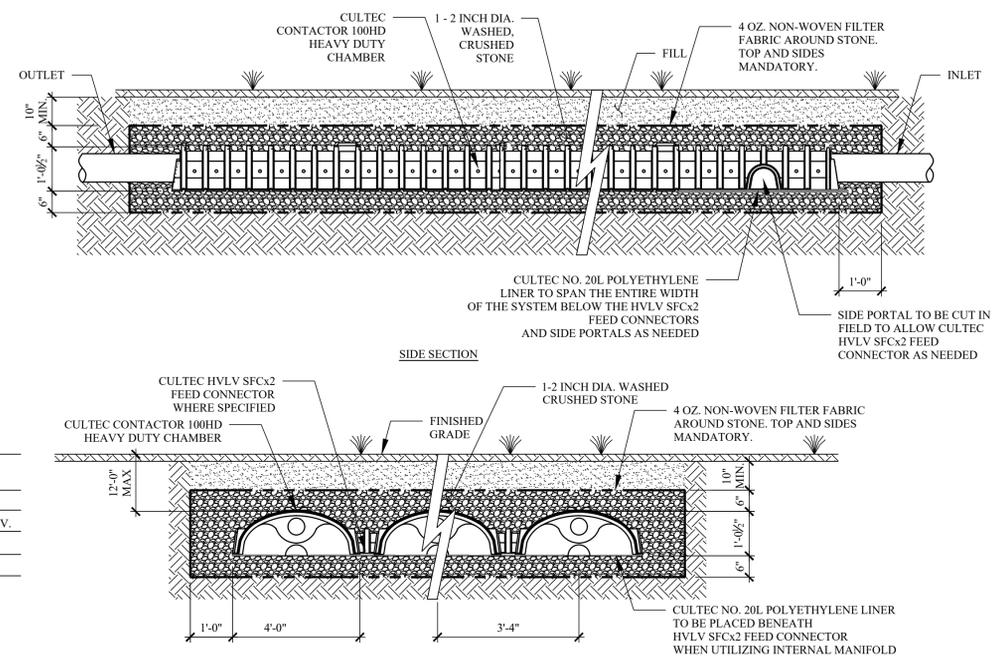
4 DISCHARGE AREA EROSION CONTROL DETAIL
3/8" = 1'-0"



4A CROSS SECTION
3/8" = 1'-0"

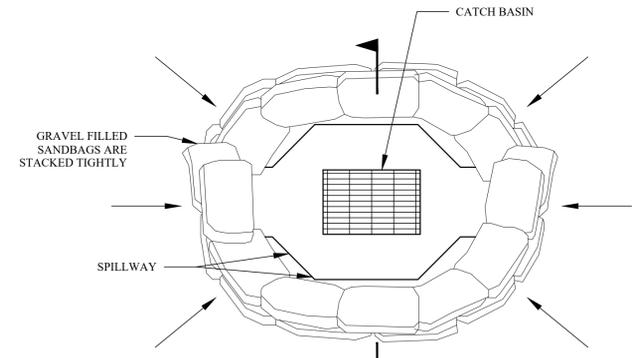


4B PROFILE VIEW
3/8" = 1'-0"



- GENERAL NOTES**
- CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 3.84 CF/FT PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. USE CONTACTOR 100HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.
- ALL CONTACTOR 100HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL CONTACTOR 100 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

2 CULTEC SECTION DETAIL
CONTACTOR 100HD
SCALE: 1/2" = 1'0"
NOTE:
1. ALL ELEVATIONS PER PLAN



5 DROP INLET PROTECTION
SCALE: 1/2" = 1'-0"

- NOTES:**
- SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 - LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
 - INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

NO.	DATE	DESCRIPTION

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

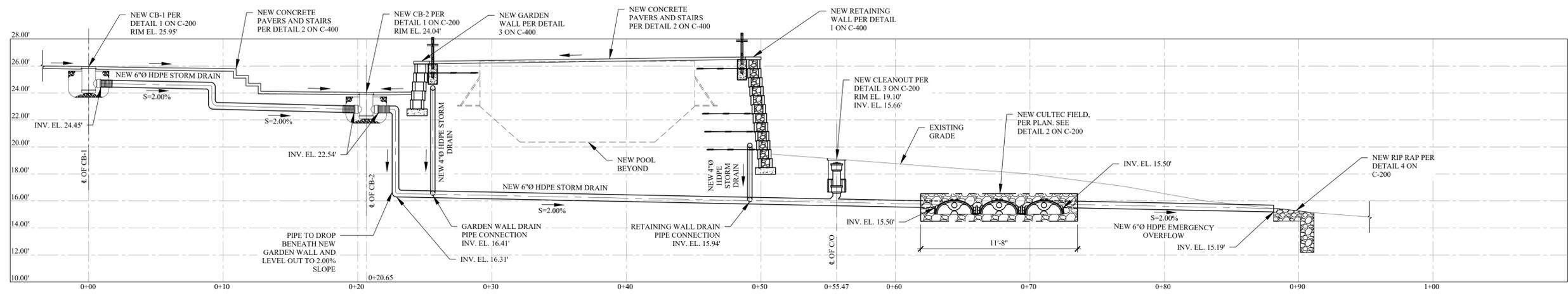
THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SCHEDULES, PLANS, STUDIES, DRAWINGS, SPECIFICATIONS AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR REPRODUCED DIGITALLY, ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
4 SALISBURY PLACE
NYACK, NY 10960
6678-125
STORMWATER
MANAGEMENT DETAILS

SEAL AND SIGNATURE:

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

ISSUE: PLANNING BOARD RESUB.
DATE: 02/27/2026
PROJECT NO.: 25-002
DRAWN/CHK BY: JB/JS/GF
SCALE: AS NOTED
DWG NO.:



A
C-101 **NEW STORM DRAIN PROFILE**
 SCALE: 1/4" = 1'-0"
 NOTES:
 1. ALL PIPING IS CORRUGATED HDPE PER DETAIL 1 ON C-200. PIPE IS SHOWN AS SMOOTH FOR CLARITY.

REVISIONS:		
NO.	DATE	DESCRIPTION

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

THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SKETCHES, PLANS, STUDIES, DRAWINGS, SCHEDULES AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR REPRODUCED DIGITALLY, ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
4 SALISBURY PLACE
 NYACK, NY 10960
 66.78-1-25

STORMWATER PROFILES

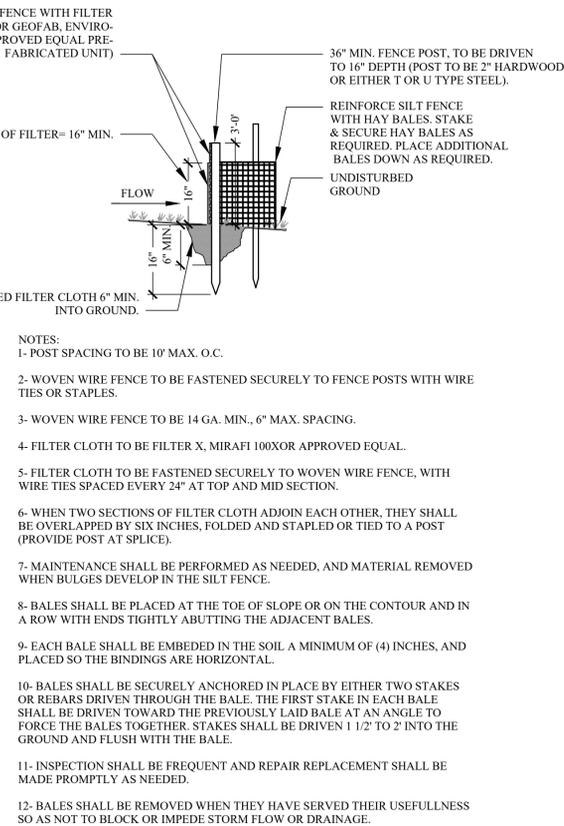
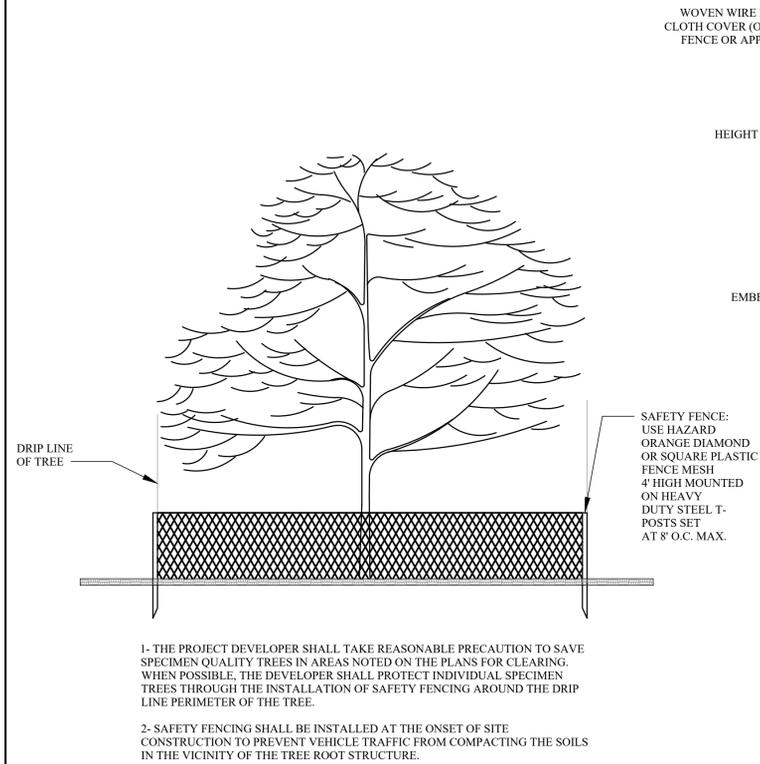
SEAL AND SIGNATURE:



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

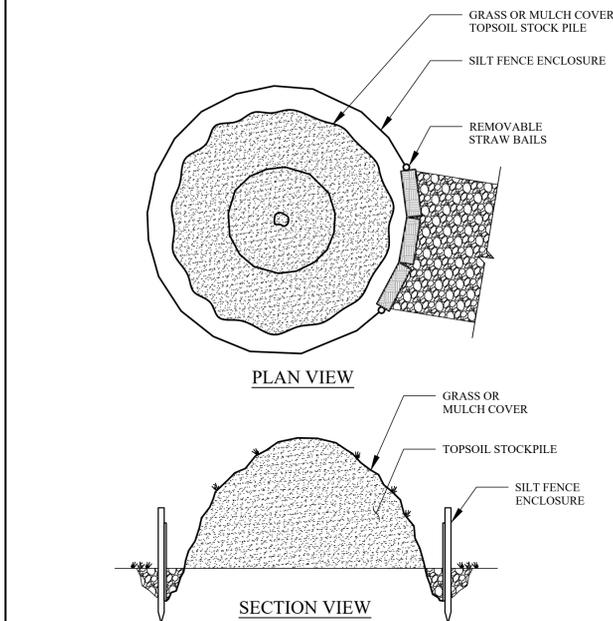
ISSUE: **PLANNING BOARD RESUB.**
 DATE: **02/27/2026**
 PROJECT NO.: **25-002**
 DRAWN/CHK BY: **JB/JS/GF**
 SCALE: **AS NOTED**
 DWG NO.:

C-210.00



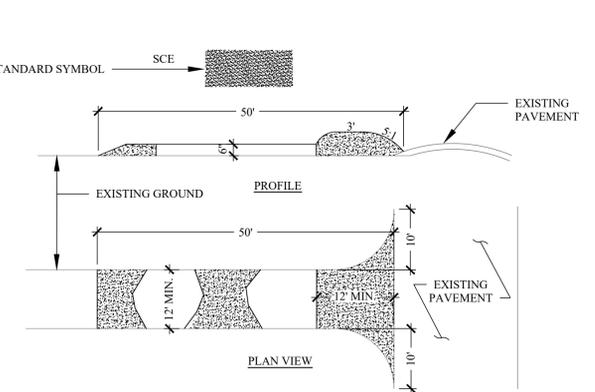
1 TREE PROTECTION DETAIL
NOT TO SCALE

2 TYPICAL SILT FENCE DETAIL
NOT TO SCALE



- NOTES:
- SOIL STOCKPILE SHALL BE ENCIRCLED WITH SILT FENCING WITH PASSAGEWAY PROVIDED FOR EQUIPMENT ACCESS.
 - 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

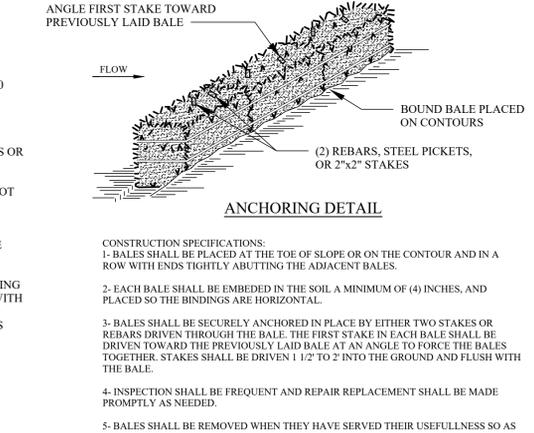
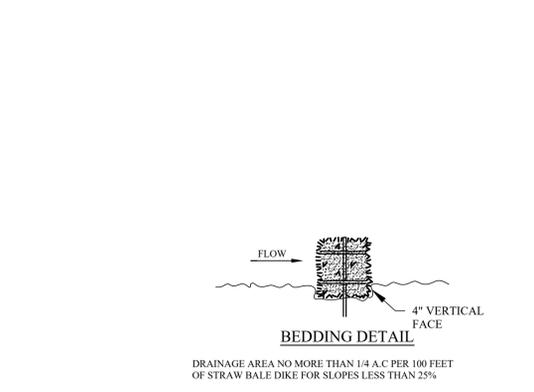
3 SOIL STOCK PILE DETAIL
NOT TO SCALE



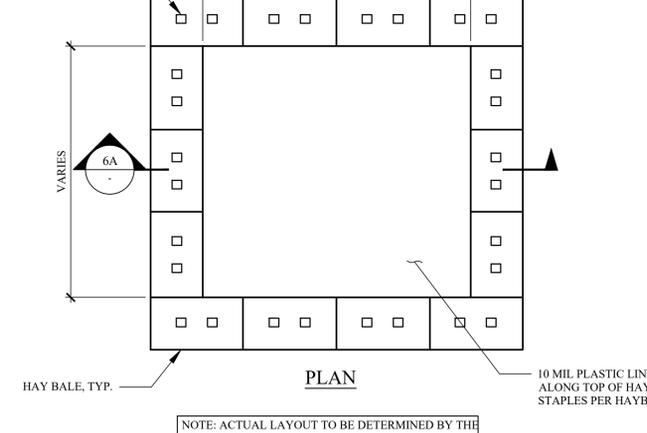
- CONSTRUCTION SPECIFICATIONS:
- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN (6) INCHES.
 - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - 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.
 - 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.
 - 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.
 - 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.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

4 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

- EROSION CONTROL:**
- 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.
 - ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECTED 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).
 - 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.
 - STABILIZATION SPECIFICATIONS:
 - 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).
 - 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).
 - 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.
 - SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
 - 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.
 - 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.
 - MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 - DRIVEWAYS MUST BE STABILIZED WITH 1" - 2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
 - 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.
 - CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH NY STANDARDS.
 - STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
 - DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH NY STANDARDS.
 - DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH NY STANDARDS.
 - 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.
 - 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.
 - 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.
 - A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
 - 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.
 - 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:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM TRUNK 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 PL WOOD 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 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.
 - 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.
 - 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.
 - 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.
 - THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE MUNICIPALITY.
 - PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.



5 TYPICAL HAY BALE DETAIL
NOT TO SCALE



6 TYPICAL CONCRETE WASHOUT DETAIL
ABOVE GRADE NOT TO SCALE

NO.	DATE	DESCRIPTION

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

THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SCHEDULES, PLANS, STUDIES, DRAWINGS, SCHEDULES AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, REPRODUCED OR REPRODUCED DIGITALLY, ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
4 SALISBURY PLACE
NYACK, NY 10960
06/78-125

SOIL EROSION AND SEDIMENT CONTROL DETAILS

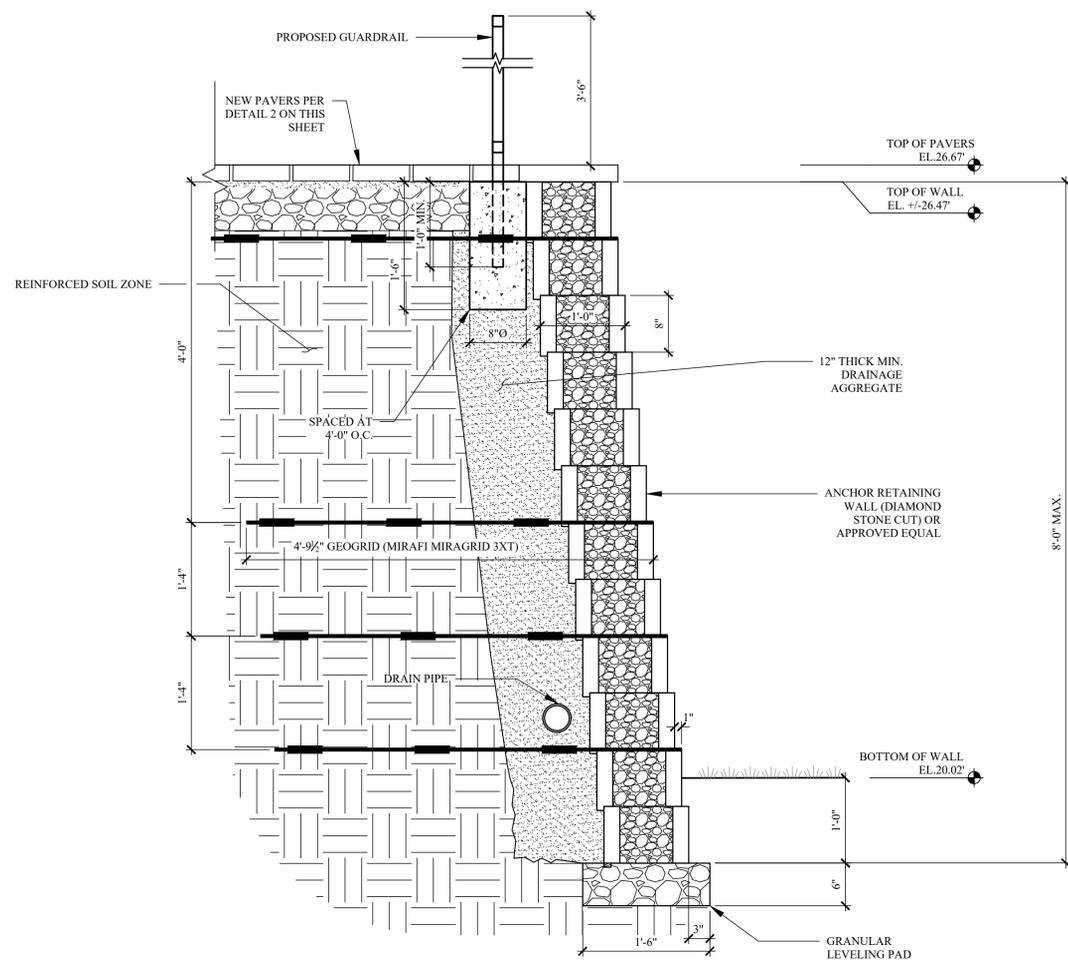
SEAL AND SIGNATURE:



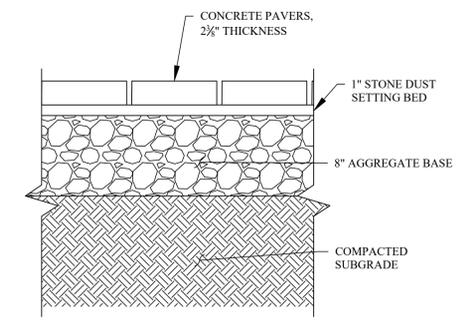
DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: **PLANNING BOARD RESUB.**
DATE: **02/27/2026**
PROJECT NO.: **25-002**
DRAWN/CHK BY: **JB/JS/GF**
SCALE: **AS NOTED**
DWG NO.:

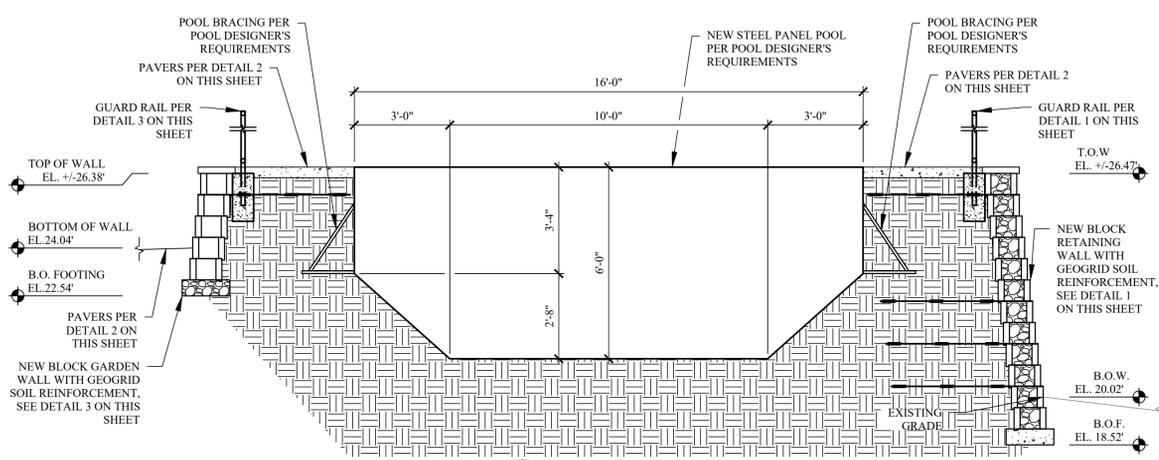
C-300.00



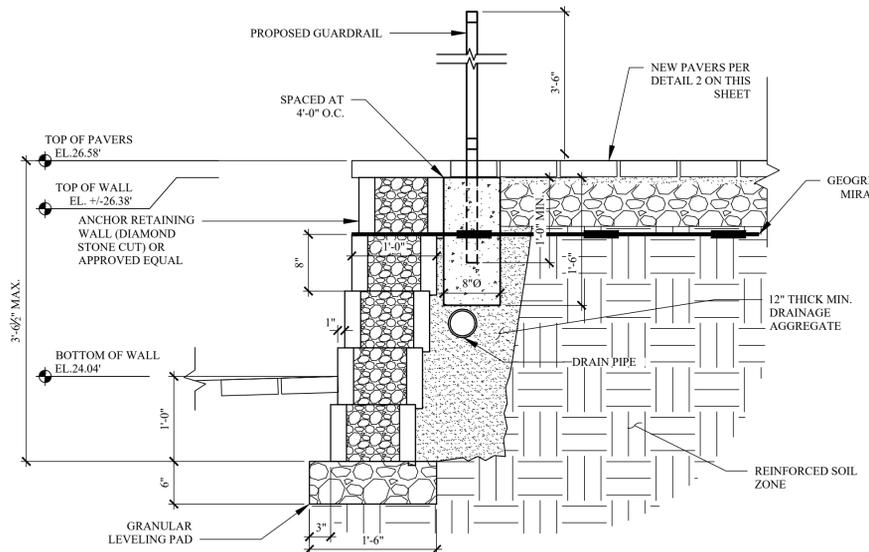
1 BLOCK RETAINING WALL DETAIL
 C-101 SCALE: 1"=1'-0"



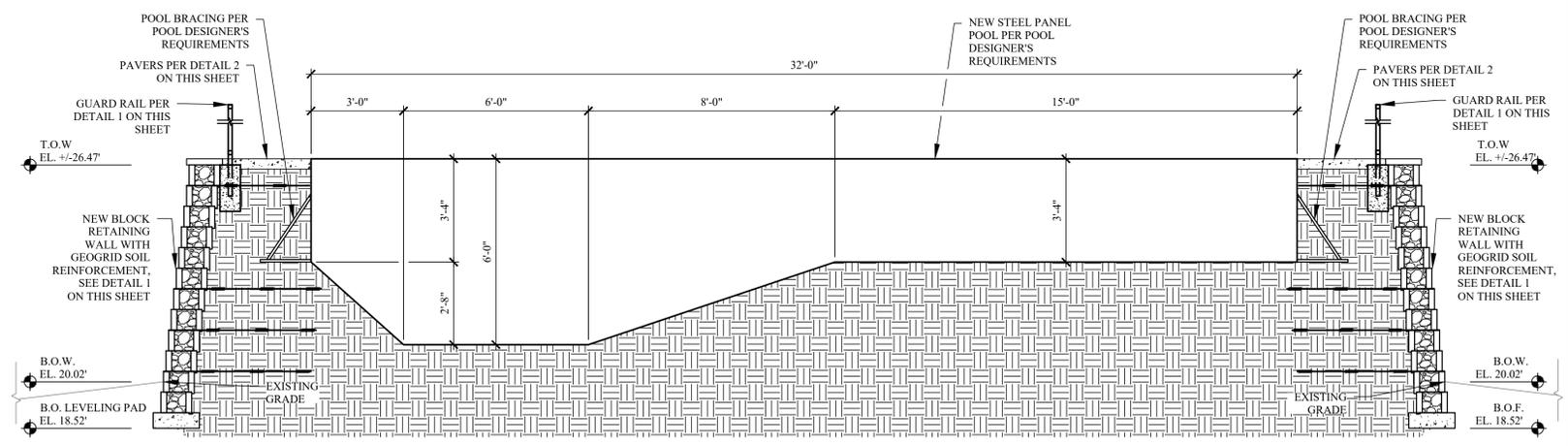
2 NEW PATIO DETAIL
 SCALE: 1-1/2"=1'-0"



A SECTION A
 C-101 SCALE: 3/8"=1'-0"



3 BLOCK RETAINING WALL DETAIL
 C-101 SCALE: 1"=1'-0"



B SECTION B
 C-101 SCALE: 3/8"=1'-0"

REVISIONS:		
NO.	DATE	DESCRIPTION

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

THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SKETCHES, PLANS, STUDIES, DRAWINGS, SCHEDULES AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR REPRODUCED IN ANY MANNER, ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
4 SALISBURY PLACE
 NYACK, NY 10960
 06/78-125

CONCRETE AND RETAINING WALL DETAILS

SEAL AND SIGNATURE:



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

ISSUE: PLANNING BOARD RESUB.
 DATE: 02/27/2026
 PROJECT NO.: 25-002
 DRAWN/CHK BY: JB/JS/GF
 SCALE: AS NOTED
 DWG NO.:

C-400.00