

625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE
625.0(BC)	DENOTES EXISTING "BOTTOM OF CURB" GRADE		DENOTES EXISTING CONCRETE SURFACE
625.0(DC)	DENOTES EXISTING "DROP CURB" GRADE	EM	DENOTES PROPOSED ELECTRIC METERS
625.0(BW)	DENOTES EXISTING "BOTTOM OF WALL" GRADE		DENOTES PROPOSED CONCRETE SURFACE
625.0(TW)	DENOTES EXISTING "TOP OF WALL" GRADE	GM	DENOTES PROPOSED GAS METER
WV	DENOTES EXISTING WATER VALVE		DENOTES EXISTING STONE WALL
GV	DENOTES EXISTING GAS VALVE		DENOTES PROPOSED STONE
WMH	DENOTES EXISTING WATER MANHOLE	— GM —	DENOTES PROPOSED EXISTING GAS MAIN
TMH	DENOTES EXISTING TELEPHONE MANHOLE	— PGS —	DENOTES PROPOSED GAS SERVICE
SMH	DENOTES EXISTING SANITARY MANHOLE	— —	DENOTES EXISTING OVERHEAD WIRES
DMH	DENOTES EXISTING DRAINAGE MANHOLE	— PE —	DENOTES PROPOSED UNDERGROUND ELECTRIC SERVICE
LP	DENOTES EXISTING LIGHT POLE	— #WS —	DENOTES #(SIZE)" DOMESTIC WATER SERVICE
CB	DENOTES EXISTING CATCH BASIN	— #FS —	DENOTES #(SIZE)" FIRE SERVICE LINE
+217.6	DENOTES EXISTING SPOT GRADE	— #F&WS —	DENOTES #(SIZE)" DOMESTIC & FIRE SERVICE LINE
<+XXXX.XX'±>	DENOTES PROPOSED SPOT GRADE	— #FS —	DENOTES #(SIZE)" FIRE SERVICE LINE
-238	DENOTES EXISTING CONTOUR LINE	CV ●	DENOTES PROPOSED CURB VALVE
	DENOTES PROPOSED CONTOUR		DENOTES PROPOSED SANITARY SEWER MAIN
	DENOTES EXISTING SANITARY MANHOLE		DENOTES PROPOSED SANITARY MANHOLE
WL ●	DENOTES EXISTING WETLANDS LIMIT LINE		DENOTES EXISTING WETLANDS LIMIT LINE
CO ●	DENOTES PROPOSED SEWER LATERAL CLEANOUT		

1. ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR.
2. NO SITE PREPARATION OR CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITTING AND APPROVALS HAVE BEEN OBTAINED.
3. GAS, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
4. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE IN ACCORDANCE TO THE CONSTRUCTION OF PAVEMENT TOP COURSE.
5. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION WHERE EXISTING UTILITIES ARE CROSSED BY PROPOSED CONSTRUCTION TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNDETECTED PROFESSIONAL INFORMATION IF ANY FIELD ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD BE THE DESIGN HEREON INAPPROPRIATE OR INEFFECTIVE.
6. THESE PLANS DO NOT DEPICT ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS, NO EXPLORATORY OR TESTING SERVICE, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, HAZARDOUS, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE ENDORSED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE THEREOF. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
7. THE CONTRACTOR IS RESPONSIBLE ALL FOR SITE SAFETY, INCLUDING OF ALL APPROPRIATE PERSONNEL PROTECTIVE EQUIPMENT REQUIRED CURED EQUIPMENT, TRAINING AND CERTIFICATIONS AS REQUIRED BY ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
8. NEITHER THE PROFESSIONAL ACTIVITIES OF THE PROJECT DESIGN ENGINEER NOR THE PRESENCE OF THEIR REPRESENTATIVES AND SUB-CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE OWNER, GENERAL CONTRACTOR OR SUBCONTRACTORS DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO CONSTRUCTION MEANS AND METHODS, SCHEDULES, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND INSURING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES DESIGN ENGINEER AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH AND SAFETY PROGRAMS OR PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SECURITY AND SAFETY DESIGN ENGINEER SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE RESPONSIBLE FOR ANY LOSS OR DAMAGE INCURRED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
9. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER AND LOCAL BUILDING DEPARTMENT AND/OR MUNICIPAL ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THEREOF AND ALL CONSEQUENT OR PUNITIVE DAMAGES AND LITIGATION THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER, ENGINEER AND MUNICIPALITY HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.
10. ALL AREAS DISTURBED BY ONSITE GRADING SHOULD BE LIMED AND FERTILIZED BEFORE SEEDING.
11. THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER AND AT LEAST EIGHTEEN (18") INCHES IN LENGTH, INSTALLED AFTER FINAL GRADING.
12. SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH VILLAGE OF SOUTH BLOOMING GROVE SPECIFICATIONS, WHERE AND IF REQUIRED.
13. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED, AS SHOWN TO INTERCEPT AND CLARIFY SILT LAZEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERM, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES OR OTHER SILT LAZEN MATERIAL, DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LAZEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE USED FOR FILL BUT SHALL BE REMOVED BY SPECIALIZED EQUIPMENT DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
14. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 lb of RYE GRASS OR MULCHED WITH 100 lbs of STRAW OR HAY PER 1,000 SQUARE- FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY INSTALLING THE BASE COURSE.
15. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
16. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE-GRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
17. THE BUILDER OR CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THE PLANS BEFORE STARTING THE WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, LOCAL MUNICIPAL AUTHORITIES AND THE INTERNATIONAL BUILDING CODE (IBC) REQUIREMENTS.
18. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS, SPECIFICATIONS, REPORTS OR NOTES THE CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS.
19. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

ZONING DISTRICT: SN-R-12HC CLUSTER SUBDIVISION:
FOR ACCESSORY STRUCTURES SEE APPROVED SUBDIVISION PLAT.

MINIMUM:	REQUIRED	PROVIDED	COMMENTS
LOT AREA:	17,587± SQUARE-FOOT	17,587± SQUARE-FOOT	OK
STREET FRONTAGE:	95.82 FEET	95.82 FEET	OK
FRONT YARD:	20 FEET	21.1+ FEET	OK
SIDE YARD:	15 FEET	16.1+ FEET	OK
TWO SIDE YARDS:	30 FEET	33.4+ FEET	OK
REAR YARD:	32 FEET	67.7+ FEET	OK
MAXIMUMS:	REQUIRED	REQUIRED	REQUIRED
BUILDING HEIGHT (FEET):	30 FEET	< 30 FEET	OK
BUILDING HEIGHT (STORIES):	3 STORIES	<3 STORIES	OK
DEVELOPMENT COVERAGE:	30%	20.0%±	OK

* BULK REQUIREMENTS AND SETBACKS DETERMINED DURING THE PLANNING BOARD APPROVAL PROCESS FOR THE "FINAL CLUSTER SUBDIVISION PLAT – MAJOR SUBDIVISION LANDS OF DANSOME, LLC FINAL SUBDIVISION PLAT VILLAGE OF SOUTH NYACK, ROCKLAND COUNTY, NEW YORK" FILED ON JUNE 22, 2005 IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP NUMBER 7769, BOOK 125 & PAGE 8.

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:	OWNERS:	APPLICANT:	STREET ADDRESS:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED " SURVEY PREPARED FOR 228 SOUTH BOULEVARD SECTION 66.69 ~ BLOCK 1 ~ LOT 2,2 PREPARED BY EDWARD T. GANNON, P.L.S. DATED DECEMBER 08, 2024.	NYACK WATERFRONT LLC 511 FOREST ROAD SUITE 316-78 MONROE, NEW YORK 10950	INDIGO DEVELOPERS 511 FOREST ROAD SUITE 316-78 MONROE, NEW YORK 10950	228 SOUTH BOULEVARD NYACK, NEW YORK 10960
THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION, SPECIFICATION SHEET OR MUNICIPAL OR AGENCY APPROVAL. ALL OTHER MATTERS SHOWN ARE NOT TO BE USED UPON, OR TO BE CONSIDERED, AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS OR ACCEPTED CONSTRUCTION METHODS	THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF MICHAEL J. CALISE P.E. DEVELOPED FOR THE EXCLUSIVE USE OF MICHAEL J. CALISE, P.E. FOR THIS PROJECT ONLY. ANY REUSE OF THESE DRAWINGS, OR FILES AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF MICHAEL J. CALISE, P.E. IS PROHIBITED. LIABILITY LIMITED TO THE PROPOSAL OR INVOICED AMOUNT		



1. THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT #/s 66.69-1-2.2 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
2. RECORD OWNER: NYACK WATERFRONT LLC
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950
3. APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950
4. SITE ADDRESS: 228 SOUTH BOULEVARD
NYACK, NEW YORK 10960
5. DEED REFERENCE: DEED BOOK: 125 DEED PAGE: 8.
6. TOTAL AREA OF PARCEL: 17,587± SQUARE-FEET or 0.404± ACRES.
(R-12HC) CLUSTER MAJOR SUBDIVISION
8. FILED MAP REFERENCE: BEING KNOWN AS LOT 1 AS SHOWN ON A CERTAIN
MAP ENTITLED "FINAL CLUSTER SUBDIVISION PLAT
- MAJOR SUBDIVISION LANDS OF DANSOME, LLC
FINAL SUBDIVISION PLAT VILLAGE OF SOUTH NYACK,
ROCKLAND COUNTY, NEW YORK" FILED ON JUNE
22, 2005 IN THE ROCKLAND COUNTY CLERK'S
OFFICE AS MAP NUMBER 7769, BOOK 125 &
PAGE 8.
9. SANITARY SEWER SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM
ORANGETOWN SEWER DISTRICT.
10. WATER SUPPLY SYSTEM: MUNICIPAL/COMMUNITY WATER SYSTEM (VEOLIA
WATER).
11. UTILITIES: GAS/ELECTRIC
(ORANGE AND ROCKLAND UTILITIES, INC.).
12. EXISTING USE: VACANT APPROVED CLUSTER SUBDIVISION LOT.
13. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL.
14. BOUNDARY AND EXISTING
CONDITIONS: BASED ON SURVEY BY PROJECT SURVEYOR.
15. TOPOGRAPHIC DATUM: AS PER PROJECT SURVEYOR.
16. CONTRACTOR TO KEEP ROAD AND SURROUNDING AREAS CLEAR OF CLEAR OF
TRASH AND DEBRIS.
17. CONTRACTOR TO MINIMIZE DIRT AND MUD IN ROADWAY BY CLEANING ROADWAY
AS REQUIRED OR REQUESTED BY THE LOCAL MUNICIPAL AUTHORITIES.

[illegible]

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED N.Y.S. ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT GUARANTEED TO ADDITIONAL SITUATIONS OR SUBSEQUENT OWNERS. COPIES OF THIS PLAN NOT HAVING THE EMBOSSED SEAL OF THE N.Y.S. ENGINEER SHALL NOT BE VALID. PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.


MICHAEL J. CALISE, P.E.
NEW YORK STATE LIC. NO. 074611

PLOT PLAN
PREPARED FOR:
TAX LOT
SECTION 66.69, BLOCK 1, LOT 2.2

228 SOUTH BOULEVARD

VILLAGE OF SOUTH NYACK, TOWN OF ORANGETOWN
COUNTY OF ROCKLAND & STATE OF NEW YORK

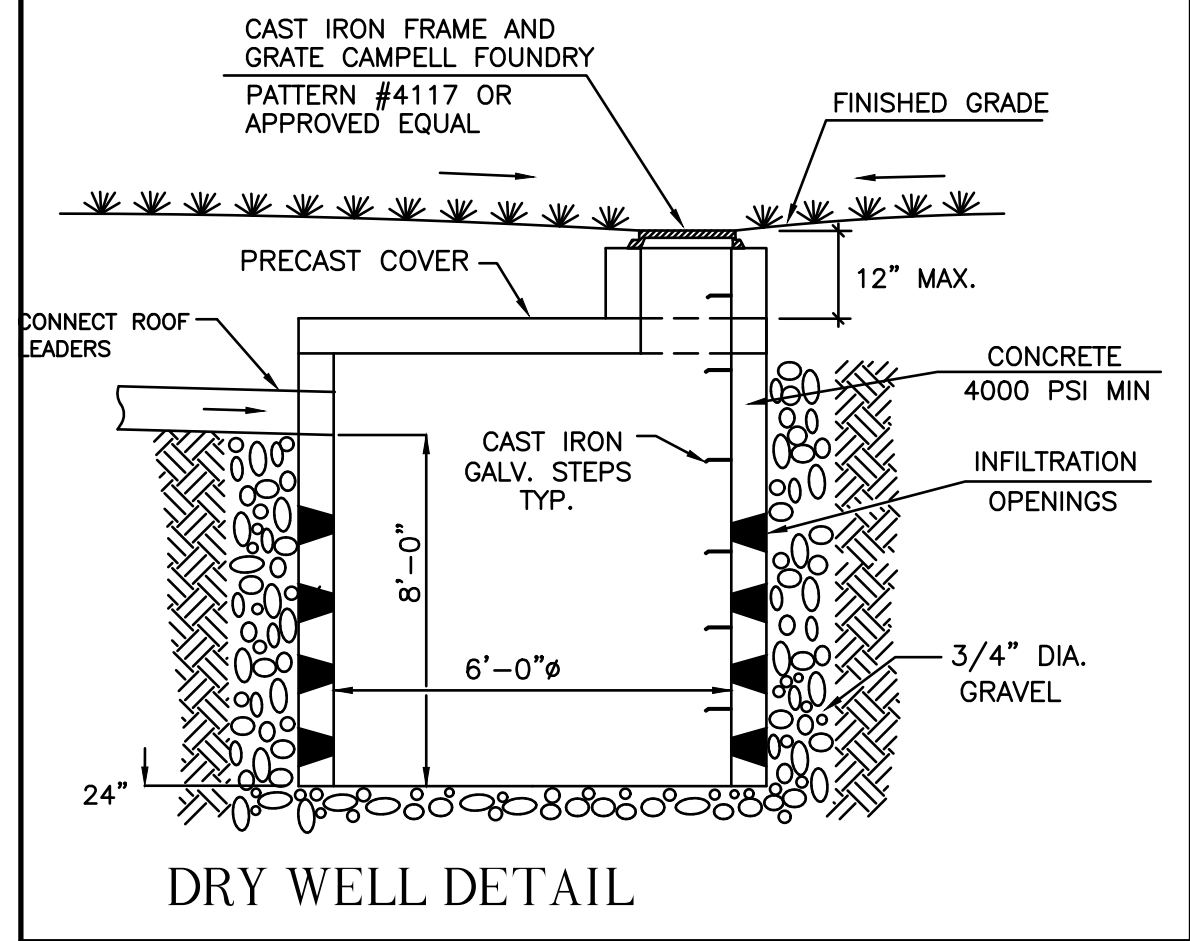
Michael J. Calise, P.E. & Associates, P.C.
Civil Engineering & Land Planning Consultants
Post Office Box 96, Pearl River, New York 10965
Phone (845) 629-3743 mc@caliseengineering.com

TAX LOT NUMBER:	66.69-1-2.2
TOTAL SITE AREA:	0.404± ACRES
	17,587± SQUARE-FEET
JOB NUMBER:	2516
SCALE:	1"=20'
DATE:	FEBRUARY 8, 2025
SHEET:	1 OF 7

LEGEND			
625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE
625.0(BC)	DENOTES EXISTING "BOTTOM OF CURB" GRADE		DENOTES EXISTING CONCRETE SURFACE
625.0(DC)	DENOTES EXISTING "DROP CURB" GRADE	EM	DENOTES PROPOSED ELECTRIC METERS
625.0(BW)	DENOTES EXISTING "BOTTOM OF WALL" GRADE		DENOTES PROPOSED CONCRETE SURFACE
625.0(TW)	DENOTES EXISTING "TOP OF WALL" GRADE	GM	DENOTES PROPOSED GAS METER
WV	DENOTES EXISTING WATER VALVE		DENOTES EXISTING STONE WALL
GV	DENOTES EXISTING GAS VALVE		DENOTES PROPOSED STONE
WMH	DENOTES EXISTING WATER MANHOLE		
TMH	DENOTES EXISTING TELEPHONE MANHOLE	GM	DENOTES PROPOSED EXISTING GAS MAIN
SMH	DENOTES EXISTING SANITARY MANHOLE	PGS	DENOTES PROPOSED GAS SERVICE
DMH	DENOTES EXISTING DRAINAGE MANHOLE		DENOTES EXISTING OVERHEAD WIRES
LP	DENOTES EXISTING LIGHT POLE	PE	DENOTES PROPOSED UNDERGROUND ELECTRIC SERVICE
CB	DENOTES EXISTING CATCH BASIN	# "WS"	DENOTES #(SIZE)" DOMESTIC WATER SERVICE
+217.6	DENOTES EXISTING SPOT GRADE	# "FS"	DENOTES #(SIZE)" FIRE SERVICE LINE
+XXXX.XX±	DENOTES PROPOSED SPOT GRADE	# "F&WS"	DENOTES #(SIZE)" DOMESTIC & FIRE SERVICE LINE
—238—	DENOTES EXISTING CONTOUR LINE	# "FS"	DENOTES #(SIZE)" FIRE SERVICE LINE
—5—	DENOTES PROPOSED CONTOUR	CV	DENOTES PROPOSED CURB VALVE
	DENOTES EXISTING SANITARY MANHOLE		DENOTES PROPOSED SANITARY SEWER MAIN
—WL#—	DENOTES EXISTING WETLANDS LIMIT LINE		DENOTES PROPOSED SANITARY MANHOLE
CO●	DENOTES PROPOSED SEWER LATERAL CLEANOUT		DENOTES EXISTING WETLANDS LIMIT LINE

GRADING NOTES:

- CONTRACTOR SHALL VERIFY LOCATION AND OPERATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES, FEATURES, CONDITIONS, ETC., AND SHALL NOTIFY THE ENGINEER AND APPLICANT, IN WRITING, OF ANY DISCREPANCIES.
- TREE CLEARING TO BE LIMITED TO THAT NECESSARY FOR PROPOSED CONSTRUCTION AND REQUIRED GRADING.
- PROVIDE EROSION CONTROL SHOWN ON "EROSION CONTROL PLAN."
- DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN THIRTY DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2LB. RYE GRASS OR MULCHED WITH 100LBS. OF STRAW OR HAY PER 1,000 SQUARE-Feet. TEMPORARY DIVERSION DITCHES WILL BE ESTABLISHED WHERE NECESSARY.
- STABILIZE ALL DISTURBED AREAS WITH PERMANENT COVER FOLLOWING CONSTRUCTION. APPLY THE NECESSARY LIME, FERTILIZER, SEED AND MULCH.
- TEMPORARY SEDIMENTATION ENTRAPMENT AREA SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED USING EARTHEN BERMS RIP-RAP OR CRUSHED STONE DAMS, HAY BALES OR SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED PLANS.
- ALL CONSTRUCTION SHALL MEET CURRENT SPECIFICATIONS OF THE LOCAL MUNICIPAL AUTHORITY WHICH APPROVED THE PROJECT PLANS AND/OR ANY GOVERNMENT AGENCY HAVING JURISDICTION OVER THIS LOT.
- THE SEED MIXTURE FOR PERMANENT SEEDING SHALL BE:
KENTUCKY BLUEGRASS 100lbs / ACRE (2.0 lb./ 1000 SQUARE-Feet)
CREEPING RED FESCUE 30lbs / ACRE (0.5 lb./ 1000 SQ. FT.)
PERENNIAL RYE GRASS 23lbs / ACRE (0.7 lb./ 1000 SQ. FT.)
- THE FOLLOWING APPLICATION RATES ARE TO BE USED FOR PERMANENT SEEDING: LIME IS TO BE APPLIED TO A pH OF AT LEAST 6.0 TO 7.0 OR AT A RATE OF 4 TONS PER ACRE (STANDARD GRADE LIMESTONE). FERTILIZER TO BE APPLIED AT A RATE OF 800 POUNDS TO 900 POUNDS PER ACRE OR EQUIVALENT 5-10-10 (NITROGEN-PHOSPHOROUS-POTASSIUM)
- SOD MAY BE USED INSTEAD OF SEED.



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BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:	OWNERS:	APPLICANT:	STREET ADDRESS:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED " SURVEY PREPARED FOR 228 SOUTH BOULEVARD - SECTION 66.69 ~ BLOCK 1 ~ LOT 2.2 PREPARED BY EDWARD T. GANNON, P.L.S. DATED DECEMBER 08, 2024.	NYACK WATERFRONT LLC 51 FOREST ROAD SUITE 316-76 MONROE, NEW YORK 10950	INDIGO DEVELOPERS 51 FOREST ROAD SUITE 316-76 MONROE, NEW YORK 10950	228 SOUTH BOULEVARD NYACK, NEW YORK 10960
THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION, SPECIFICATION SHEET OR MUNICIPAL OR AGENCY APPROVAL. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS OR ACCEPTED CONSTRUCTION METHODS			
THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF MICHAEL J. CALISE, P.E. DEVELOPED FOR THE EXCLUSIVE USE OF MICHAEL J. CALISE, P.E. FOR THIS PROJECT ONLY. USE OF THESE DRAWINGS, CAD FILES AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF MICHAEL J. CALISE, P.E. IS PROHIBITED. LIABILITY LIMITED TO THE PROPOSAL OR INVOICED AMOUNT			

ELEVATION TABLE:	
FINISHED FLOOR ELEVATION:	<400.5'±
GARAGE FLOOR ELEVATION:	<398.5'±
BASEMENT FLOOR ELEVATION:	<389.5'±
CAS-IRON ELEVATION:	<388.0'±
SADDLE ELEVATION @ MAIN:	<TBD±
* CONTRACTOR TO VERIFY SEWER MAIN ELEVATION FOR SADDLE AND NOTIFY ENGINEER OF ANY DISCREPANCIES.	

Know what's below.
811
Call before you dig.

SEAL VALID FOR
MJC JOB# 2509
SEAL DATE:
APRIL 8, 2025

THIS PLAN FOR BUILDING
PERMIT PURPOSES ONLY.

REVISIONS:

#	DATE	COMMENTS
1	MARCH 26, 2025	BUILDING INSPECTOR'S MEETING COMMENTS

GRAPHIC SCALE

(IN FEET)
1 inch = 20 Feet.

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MICHAEL J. CALISE, P.E.
NEW YORK STATE LIC. NO. 074611

GRADING AND DRAINAGE PLAN
PREPARED FOR:
TAX LOT
SECTION 66.69, BLOCK 1, LOT 2.2

228 SOUTH BOULEVARD

VILLAGE OF SOUTH NYACK, TOWN OF ORANGETOWN
COUNTY OF ROCKLAND & STATE OF NEW YORK

Michael J. Calise, P.E. & Associates, P.C.
Civil Engineering & Land Planning Consultants
Post Office Box 96, Pearl River, New York 10965
Phone (845) 629-3743 mc@caliseengineering.com

TAX LOT NUMBER:
66.69-1-2.2

TOTAL SITE AREA:
0.404±
ACRES

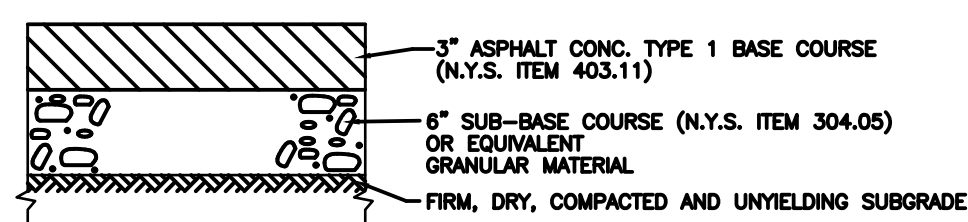
17,587±
SQUARE-Feet
JOB NUMBER:
2516

SCALE:
1"=20'

DATE:
FEBRUARY 8, 2025

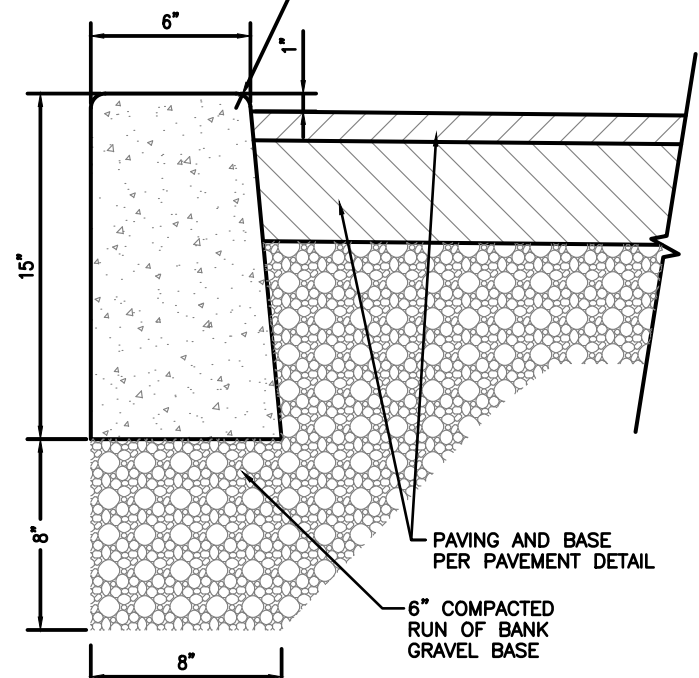
SHEET:
2 OF 7

SITE SPECIFIC NOTES:	
1. THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT #'s 66.69-1-2.2 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.	
2. RECORD OWNER:	NYACK WATERFRONT LLC 51 FOREST ROAD SUITE 316-76 MONROE, NEW YORK 10950
3. APPLICANT:	INDIGO DEVELOPERS 51 FOREST ROAD SUITE 316-76 MONROE, NEW YORK 10950
4. SITE ADDRESS:	228 SOUTH BOULEVARD NYACK, NEW YORK 10960
5. DEED REFERENCE:	DEED BOOK: 125 DEED PAGE: 8.
6. TOTAL AREA OF PARCEL:	17,587± SQUARE-Feet or 0.404± ACRES.
7. ZONING DISTRICT:	(R-12HC) CLUSTER MAJOR SUBDIVISION
8. FILED MAP REFERENCE:	BEING KNOWN AS LOT 1 AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL CLUSTER SUBDIVISION PLAT - MAJOR SUBDIVISION LANDS OF DANSOME, LLC FINAL SUBDIVISION PLAT VILLAGE OF SOUTH NYACK, ROCKLAND COUNTY, NEW YORK" FILED ON JUNE 22, 2005 IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP NUMBER 7769, BOOK 125 & PAGE 8.
9. SANITARY SEWAGE SYSTEM:	MUNICIPAL/COMMUNITY SEWER SYSTEM ORANGETOWN SEWER DISTRICT.
10. WATER SUPPLY SYSTEM:	MUNICIPAL/COMMUNITY WATER SYSTEM (VEOLIA WATER).
11. UTILITIES:	GAS/ELECTRIC (ORANGE AND ROCKLAND UTILITIES, INC.).
12. EXISTING USE:	VACANT APPROVED CLUSTER SUBDIVISION LOT.
13. PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL.
14. BOUNDARY AND EXISTING CONDITIONS:	BASED ON SURVEY BY PROJECT SURVEYOR.
15. TOPOGRAPHIC DATUM:	AS PER PROJECT SURVEYOR.
16. CONTRACTOR TO KEEP ROAD AND SURROUNDING AREAS CLEAR OF TRASH AND DEBRIS.	
17. CONTRACTOR TO MINIMIZE DIRT AND MUD IN ROADWAY BY CLEANING ROADWAY AS REQUIRED OR REQUESTED BY THE LOCAL MUNICIPAL AUTHORITIES.	



ASPHALT DRIVEWAY DETAIL

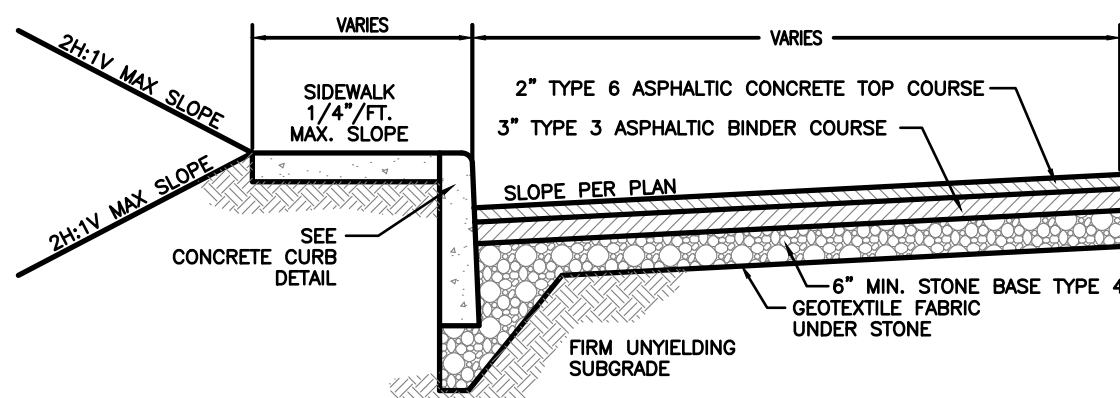
NOT-TO-SCALE



- NOTES:
1. CURB SHALL BE CAST IN PLACE CONCRETE WITH CELLULOSE, OR EQUIVALENT, EXPANSION JOINTS INSTALLED AT TEN (10) FOOT INTERVALS.
 2. MIX DESIGN SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE GUIDELINES FOR CONCRETE EXPOSED TO FREEZING, THAWING AND DE-ICING CHEMICALS. CONCRETE SHALL HAVE A WATER-CEMENTITIOUS RATIO OF 0.45 AND AIR ENTRAINMENT OF $\pm 1/2\%$ FOR A 1" NOMINAL AGGREGATE SIZE CONCRETE TO TEST 4000 PSI AT 28 DAYS.

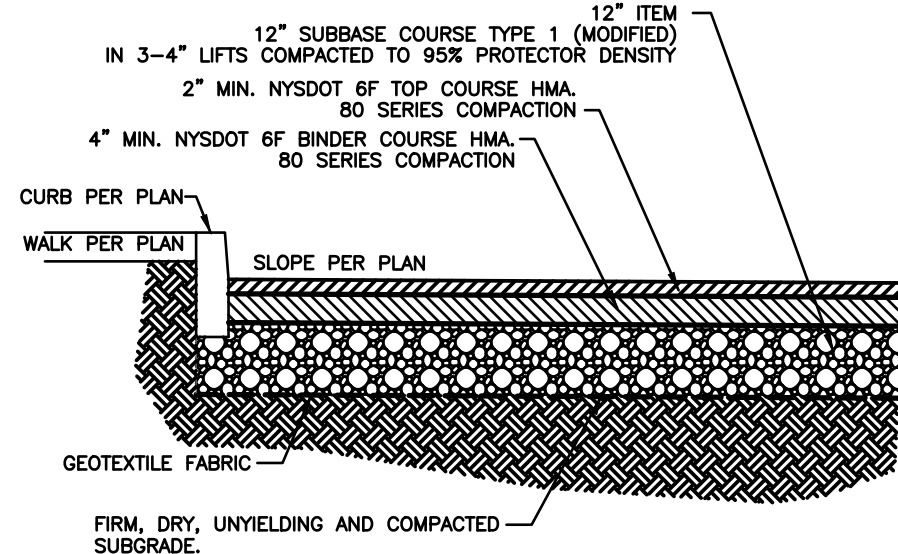
CONCRETE DROP CURB DETAIL

NOT TO SCALE



TYPICAL PAVEMENT SECTION
PARKING LOTS & DRIVEWAYS

NOT TO SCALE

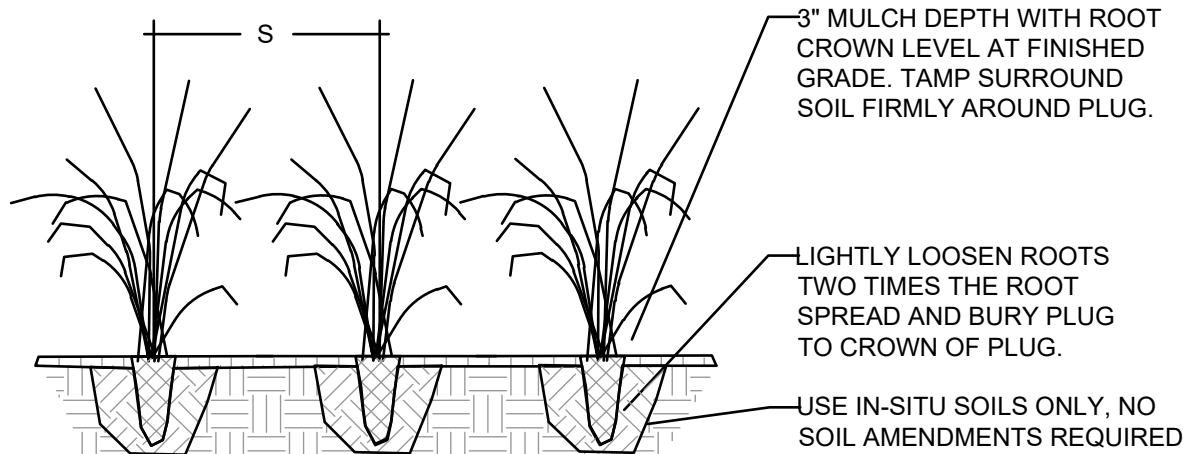


VILLAGE ROAD WIDENING
PAVING SECTION

NOT TO SCALE

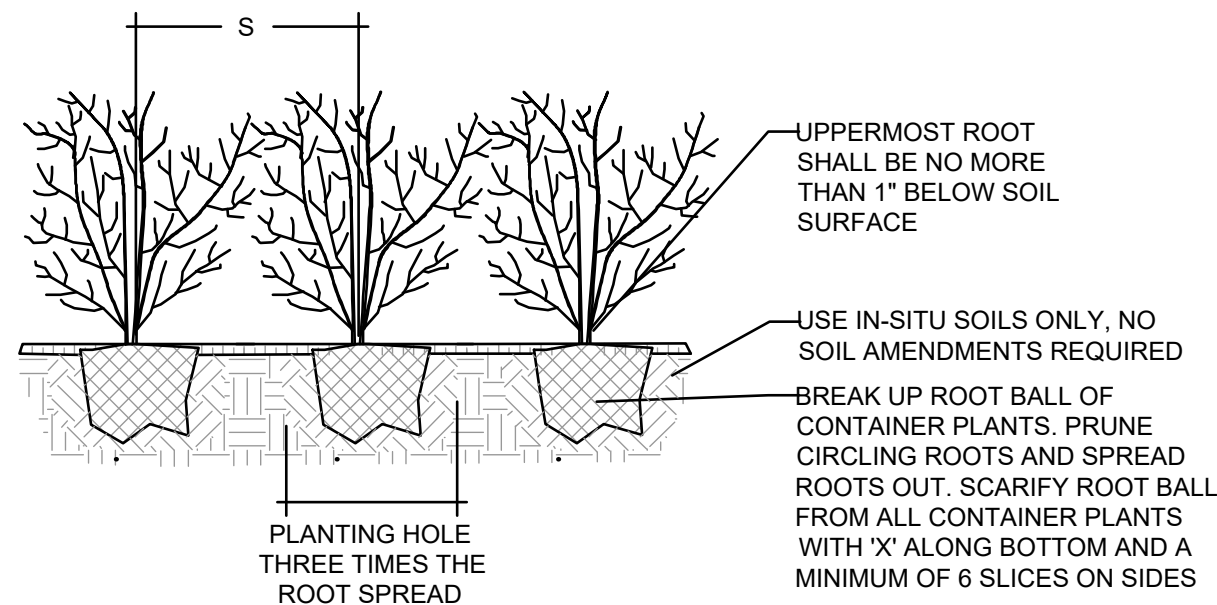
9 LAWN INSTALLATION

Scale: NTS



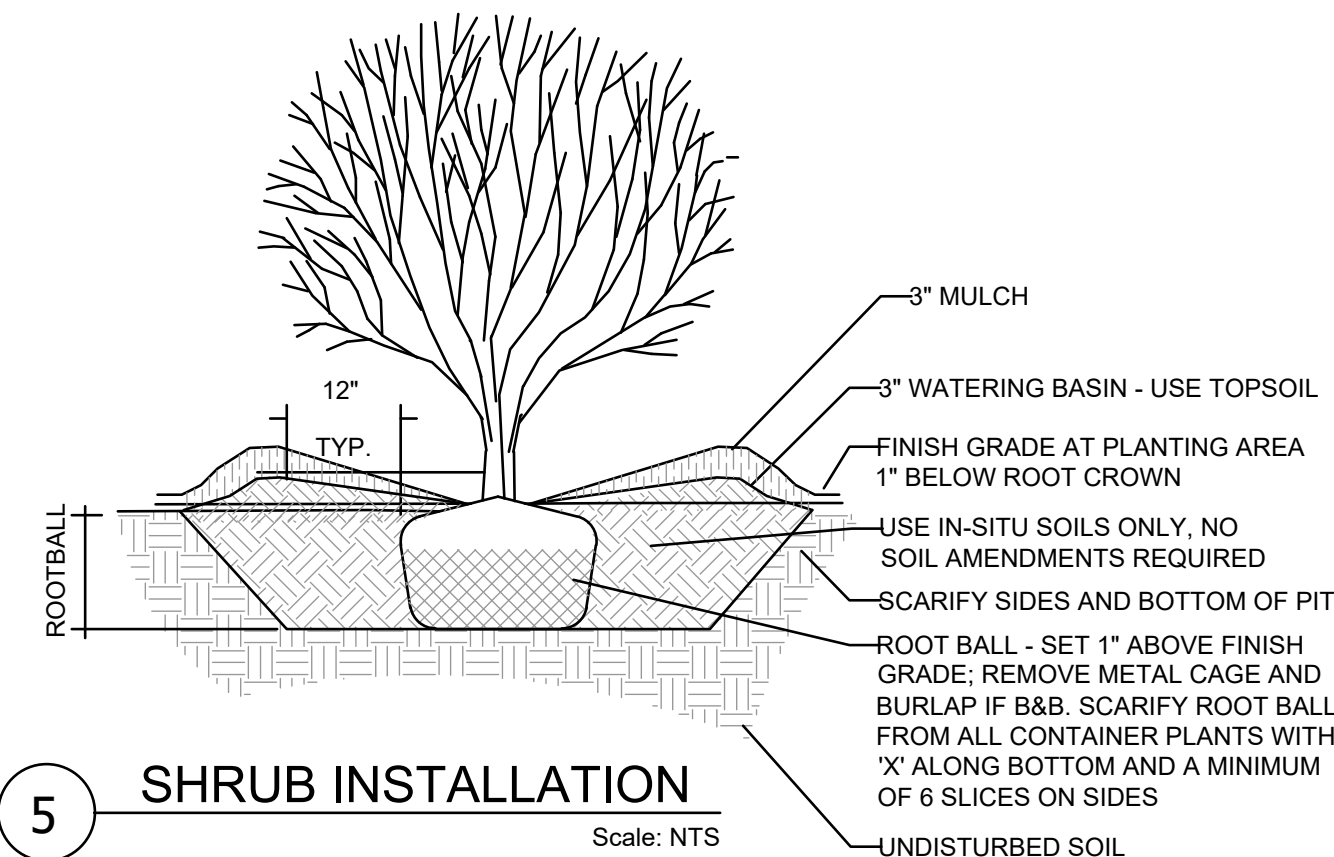
6 PLUG INSTALLATION

Scale: NTS



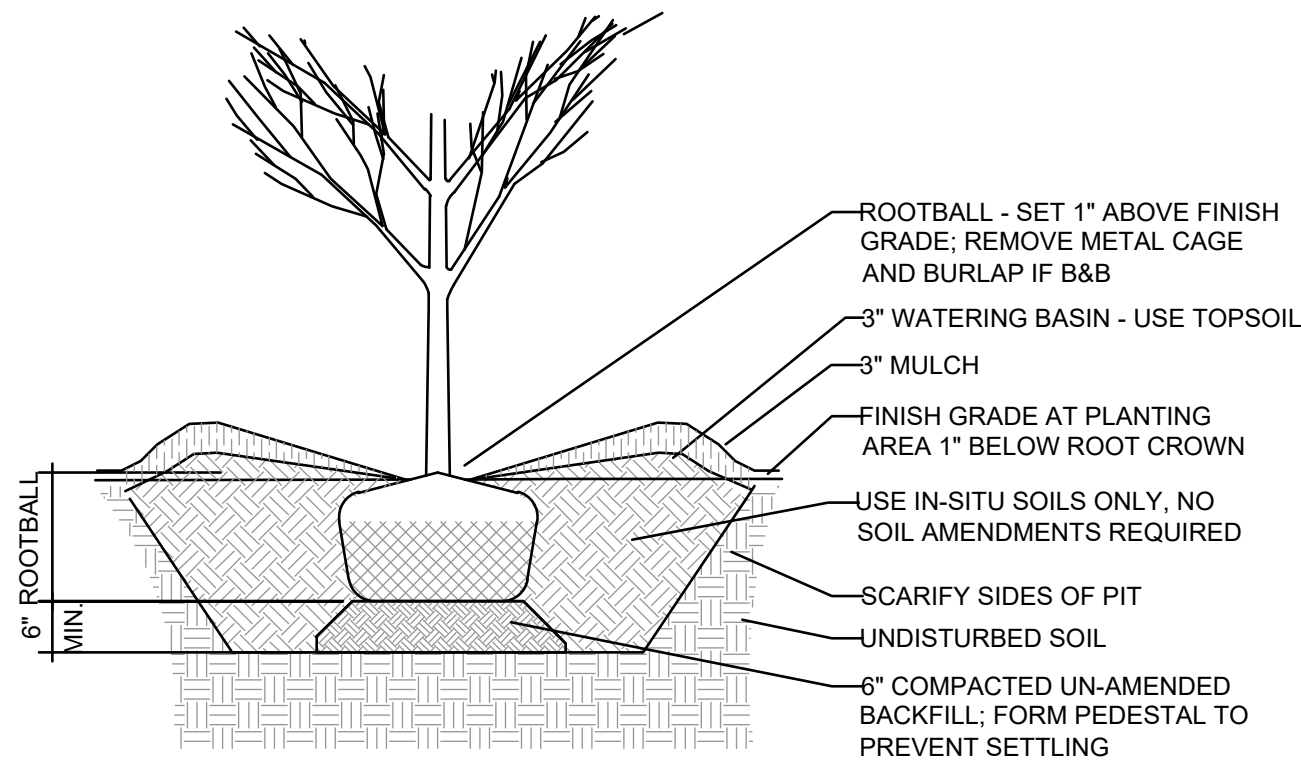
7 PERENNIAL INSTALLATION

Scale: NTS



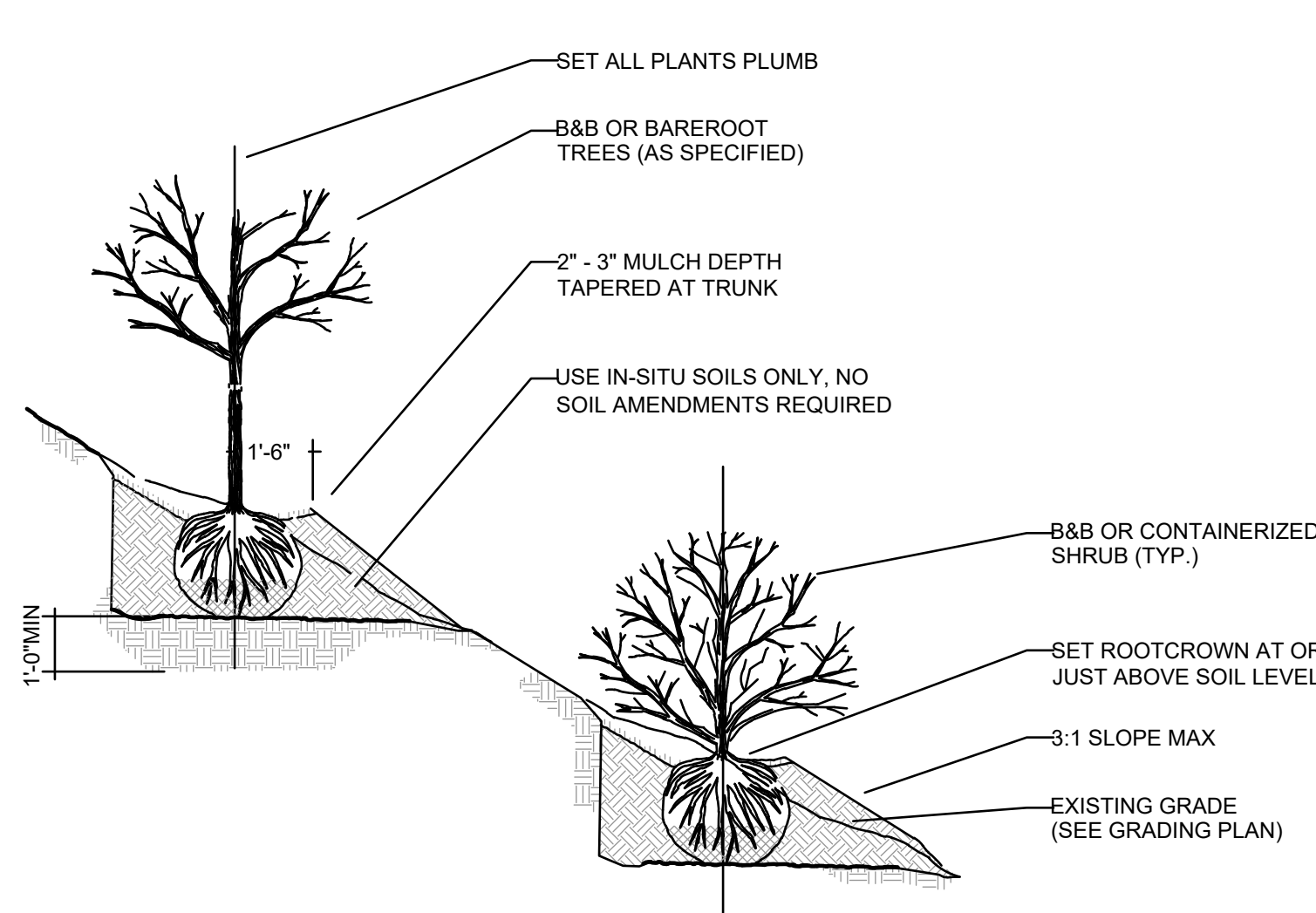
5 SHRUB INSTALLATION

Scale: NTS



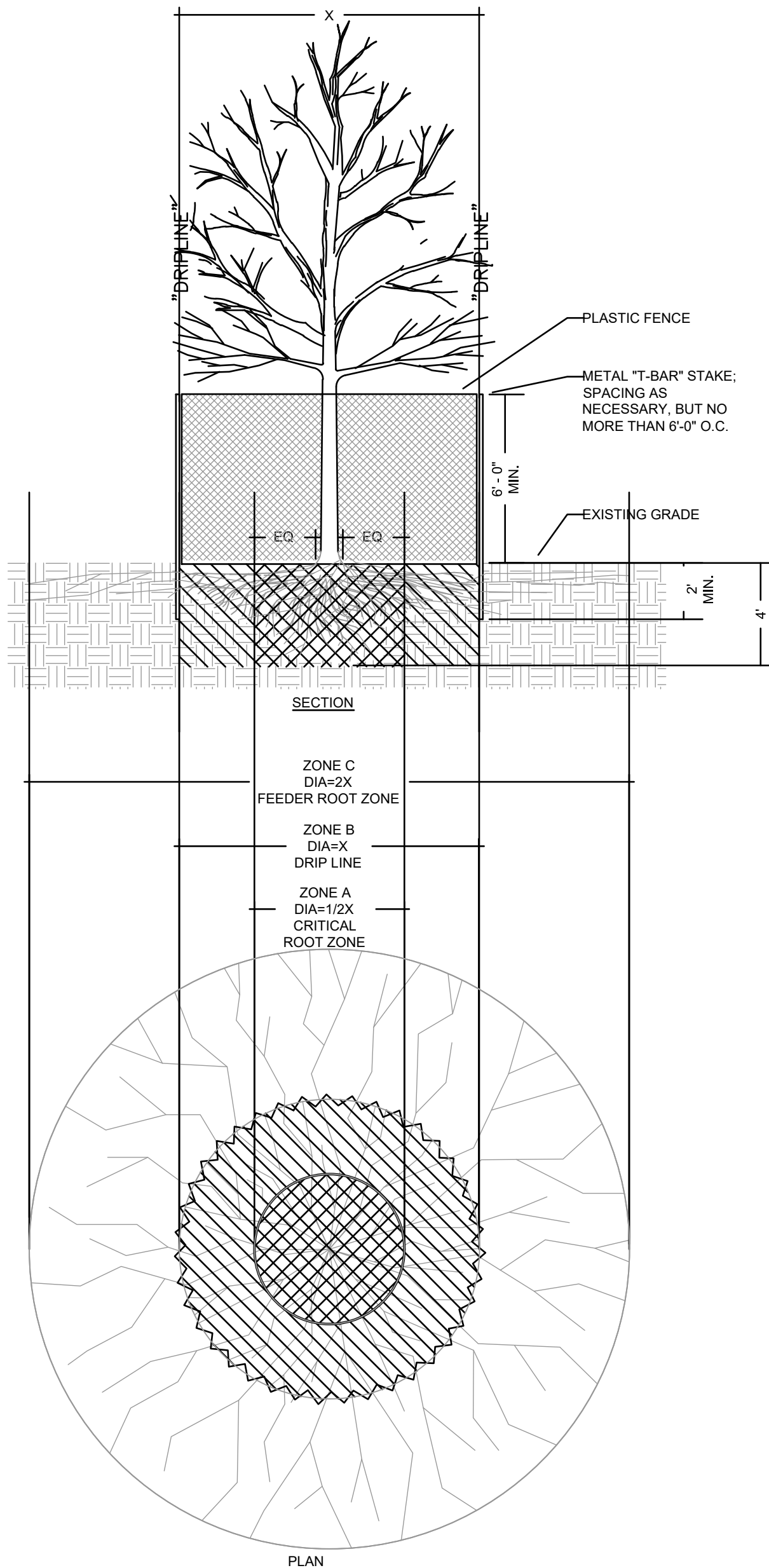
4 TREE INSTALLATION

Scale: NTS



17 PLANT INSTALLATION ON SLOPE

Scale: NTS



FENCING/ROOT PROTECTION
CONSTRUCTION FENCING TO BE PROVIDED AND MAINTAINED AT DRIPLINE

ENGINEER'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION* (SEE BELOW) FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

- * SURFACE PROTECTION MEASURES
1. MULCH LAYER, 6\"/>

TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

1. NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
2. SEVERANCE OF ROOTS LARGER THAN 2\"/>

ZONE B (DRIPLINE)

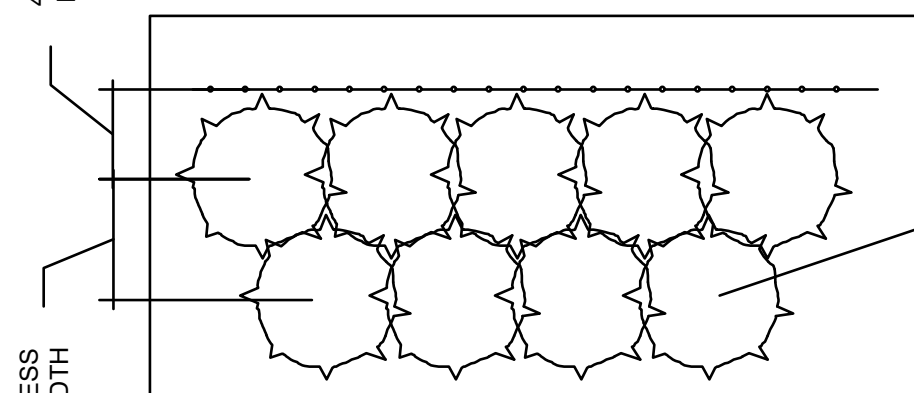
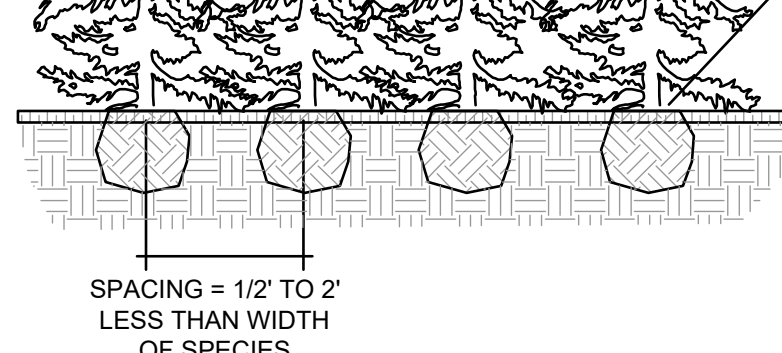
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEERS APPROVAL SURFACE PROTECTION* (SEE ABOVE) MEASURES REQUIRED
2. TRENCHING ALLOWED AS FOLLOWS:
 - 2.1. EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
 - 2.2. LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A
 - 2.3. MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
3. TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

ZONE C (FEEDER ROOT ZONE)

1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEERS APPROVAL SURFACE PROTECTION* MEASURES MAY BE REQUIRED
2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:
 - 2.1. MINIMIZE TRENCH WIDTH
 - 2.2. MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION
 - 2.3. CONDITION

SITE SPECIFIC NOTES:

1. THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT #'s 66.69-1-2.2 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
2. RECORD OWNER: NYACK WATERFRONT LLC
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950
3. APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950
4. SITE ADDRESS: 228 SOUTH BOULEVARD
NYACK, NEW YORK 10960
5. DEED REFERENCE: DEED BOOK: 125 DEED PAGE: 8.
6. TOTAL AREA OF PARCEL: 17,587± SQUARE-FEET OR 0.404± ACRES.
7. ZONING DISTRICT: (R-12HC) CLUSTER MAJOR SUBDIVISION
8. FILED MAP REFERENCE: BEING KNOWN AS LOT 1 AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL CLUSTER SUBDIVISION PLAT - MAJOR SUBDIVISION LANDS OF DANSOME, LLC FINAL SUBDIVISION PLAT VILLAGE OF SOUTH NYACK, ROCKLAND COUNTY, NEW YORK" FILED ON JUNE 22, 2005 IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP NUMBER 7769, BOOK 125 & PAGE 8
9. SANITARY SEWAGE SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM ORANGETOWN SEWER DISTRICT.
10. WATER SUPPLY SYSTEM: MUNICIPAL/COMMUNITY WATER SYSTEM (VEOLIA WATER).
11. UTILITIES: GAS/ELECTRIC (ORANGE AND ROCKLAND UTILITIES, INC.).
12. EXISTING USE: VACANT APPROVED CLUSTER SUBDIVISION LOT.
13. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL.
14. BOUNDARY AND EXISTING CONDITIONS: BASED ON SURVEY BY PROJECT SURVEYOR.
15. TOPOGRAPHIC DATUM: AS PER PROJECT SURVEYOR.
16. CONTRACTOR TO KEEP ROAD AND SURROUNDING AREAS CLEAR OF CLEAR OF TRASH AND DEBRIS.
17. CONTRACTOR TO MINIMIZE DIRT AND MUD IN ROADWAY BY CLEANING ROADWAY AS REQUIRED OR REQUESTED BY THE LOCAL MUNICIPAL AUTHORITIES.



18 PLANT SCREENING SPACING

Scale: NTS

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED " SURVEY PREPARED FOR 228 SOUTH BOULEVARD - SECTION 66.69 ~ BLOCK 1 ~ LOT 2.2 PREPARED BY EDWARD T. GANNON, P.L.S. DATED DECEMBER 08, 2024.

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION, SPECIFICATION SHEET OR MUNICIPAL OR AGENCY APPROVAL. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS OR ACCEPTED CONSTRUCTION METHODS

OWNERS:

NYACK WATERFRONT LLC
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950

APPLICANT:

INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950

STREET ADDRESS:

228 SOUTH BOULEVARD
NYACK, NEW YORK 10960

ELEVATION TABLE:

FINISHED FLOOR ELEVATION: <400.5'±>
GARAGE FLOOR ELEVATION: <398.5'±>
BASEMENT FLOOR ELEVATION: <389.5'±>
CAST-IRON ELEVATION: <388.0'±>
SADDLE ELEVATION @ MAIN*: <388.0'±>

* CONTRACTOR TO VERIFY SEWER MAIN ELEVATION FOR SADDLE AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

Know what's below.



Call before you dig.

SEAL VALID FOR
MJC JOB# 2509
SEAL DATE:
APRIL 8, 2025



THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.

REVISIONS:

#	DATE	COMMENTS
1	MARCH 26, 2025	BUILDING INSPECTOR'S MEETING COMMENTS

GRAPHIC SCALE



(IN FEET)

1 inch = 20 Feet.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED N.Y.S. ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF. BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF THIS PLAN NOT HAVING THE EMBOSSED SEAL OF THE N.Y.S. ENGINEER SHALL NOT BE VALID. PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.

Michael J. Calise

MICHAEL J. CALISE, P.E.
NEW YORK STATE LIC. NO. 074611

DETAIL SHEET

PREPARED FOR:

TAX LOT

SECTION 66.69, BLOCK 1, LOT 2.2

228 SOUTH BOULEVARD

VILLAGE OF SOUTH NYACK, TOWN OF ORANGETOWN
COUNTY OF ROCKLAND & STATE OF NEW YORK

Michael J. Calise, P.E. & Associates, P.C.

Civil Engineering & Land Planning Consultants
Post Office Box 96, Pearl River, New York 10965
Phone (845) 629-3743 mc@caliseengineering.com

TAX LOT NUMBER:

66.69-1-2.2

TOTAL SITE AREA:

0.404±

ACRES

17,587±

SQUARE-FEET

JOB NUMBER:

2516

SCALE:

1"=20'

DATE:

FEBRUARY 8, 2025

SHEET:

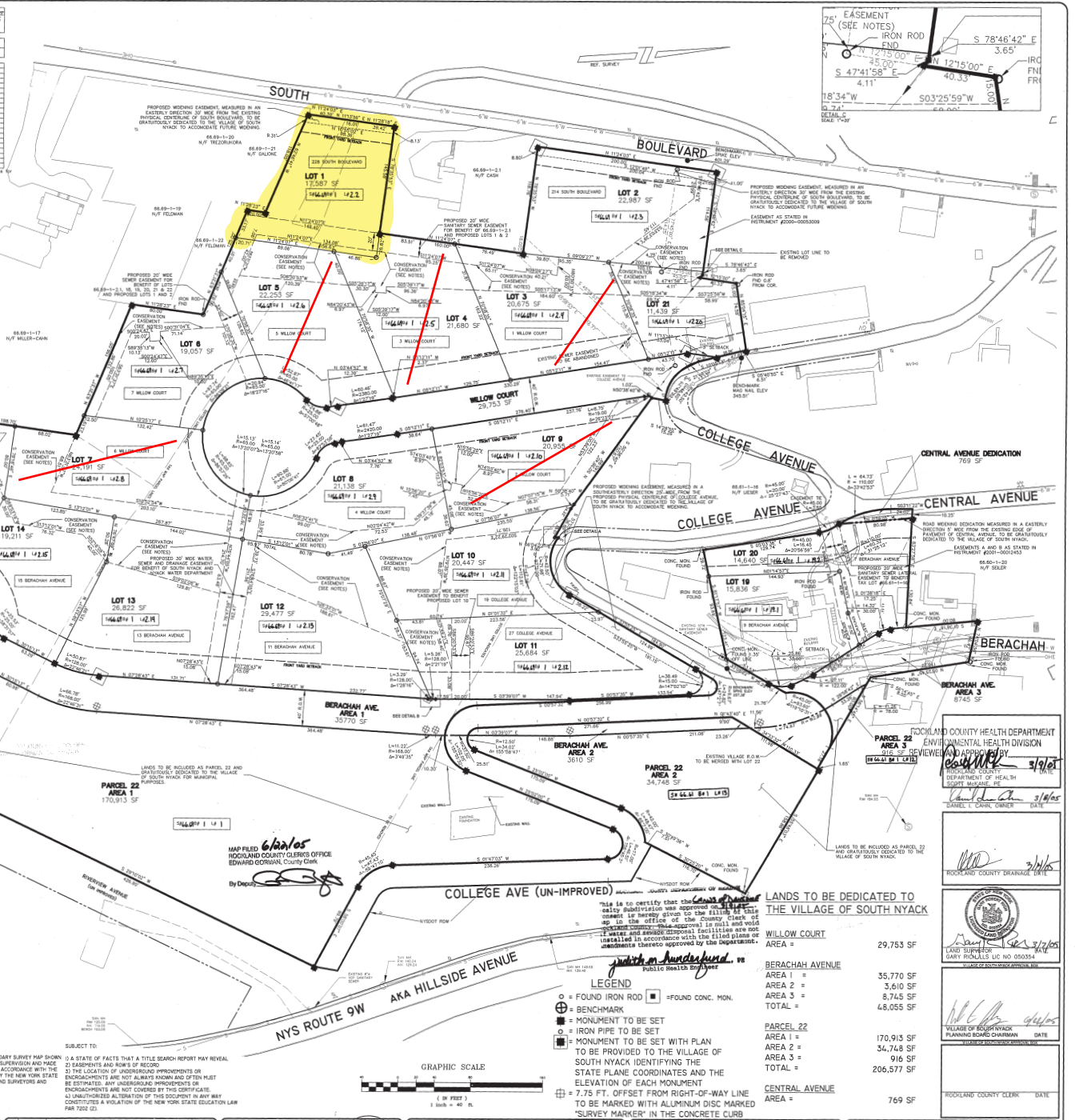
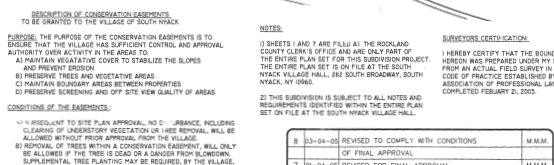
6 OF 7

* The proposed minimum front yard is 30 ft. less than the standard front yard requirement. A 30 ft. increase in the minimum required rear yard has been provided to compensate for this modification in accordance with §10-17.14(d)(3) of the Village of South Nyack Zoning Regulation "Development on Minimum Exemptions to Yard Requirements."

** Side yard setback includes 15 ft. on the south side and a 45 ft. easement on the north side, for a total of 60 ft.

*** Lot has two front yard setbacks, one backyard setback, and one side yard setback.

**** Easement.



8	03-04-02	REVISED TO COMPLY WITH CONDITIONS OF FINAL APPROVAL	M.M.M.	4	09-08-04	FOR FINAL APPROVAL	M.M.M.
7	01-04-05	REVISED FOR FINAL APPROVAL	M.M.M.	3	07-07-04	REVISED FOR FINAL APPROVAL	M.M.M.
6	11-23-04	REVISED FOR FINAL APPROVAL	M.M.M.	5	20-20-04	REVISED FOR ROCKLAND COUNTY DOH SUBMITTAL	M.M.M.
5	10-05-04	REVISED FOR FINAL APPROVAL	M.M.M.	1	01-19-04	REVISED FOR PRELIMINARY PLAN SIGNATURE	M.M.M.
				0	11-14-03	ISSUED PRELIMINARY PLAN SET	M.M.M.
NO.	DATE	REVISIONS	CHK BY	NO.	DATE	REVISIONS	CHK BY

Michael M. Murphy, P.E.
Michael M. Murphy 1 Mar 05
 NY P.E. LIC. No. 071197 DATE
 BUILDING IS a notation of the New York State Education Law
 for persons who are not a duly licensed architect or a licensed
 professional engineer. It shall not be used in any
 way to distinguish from those persons who are. The
 shall be made in accordance with 145-subsection 7389 of the
 New York State Education Law

Lawler, Matusky & Skelly Engineers LLP
Environmental Science & Engineering Consultants

LMS One Blue Hill Plaza, PO Box 1509 Phone: 845.735.8300
Pearl River NY 10965 Fax: 845.735.7466

WWW.LMSENG.COM

**MAJOR SUBDIVISION
LANDS OF DANSOME, L.L.C.
FINAL SUBDIVISION PLAN**
VILLAGE OF SOUTH NYACK
ROCKLAND COUNTY, NEW YORK

FINAL CLUSTER SUBDIVISION PLAT			
Designed by: <u>M.M.M. L.A.R.</u>	DATE 11-14-03	Sheet	Rev.
Drawn by: <u>S.G.B.</u>	801-002	7	8
Approved by: <u>M.M.M.</u>			