

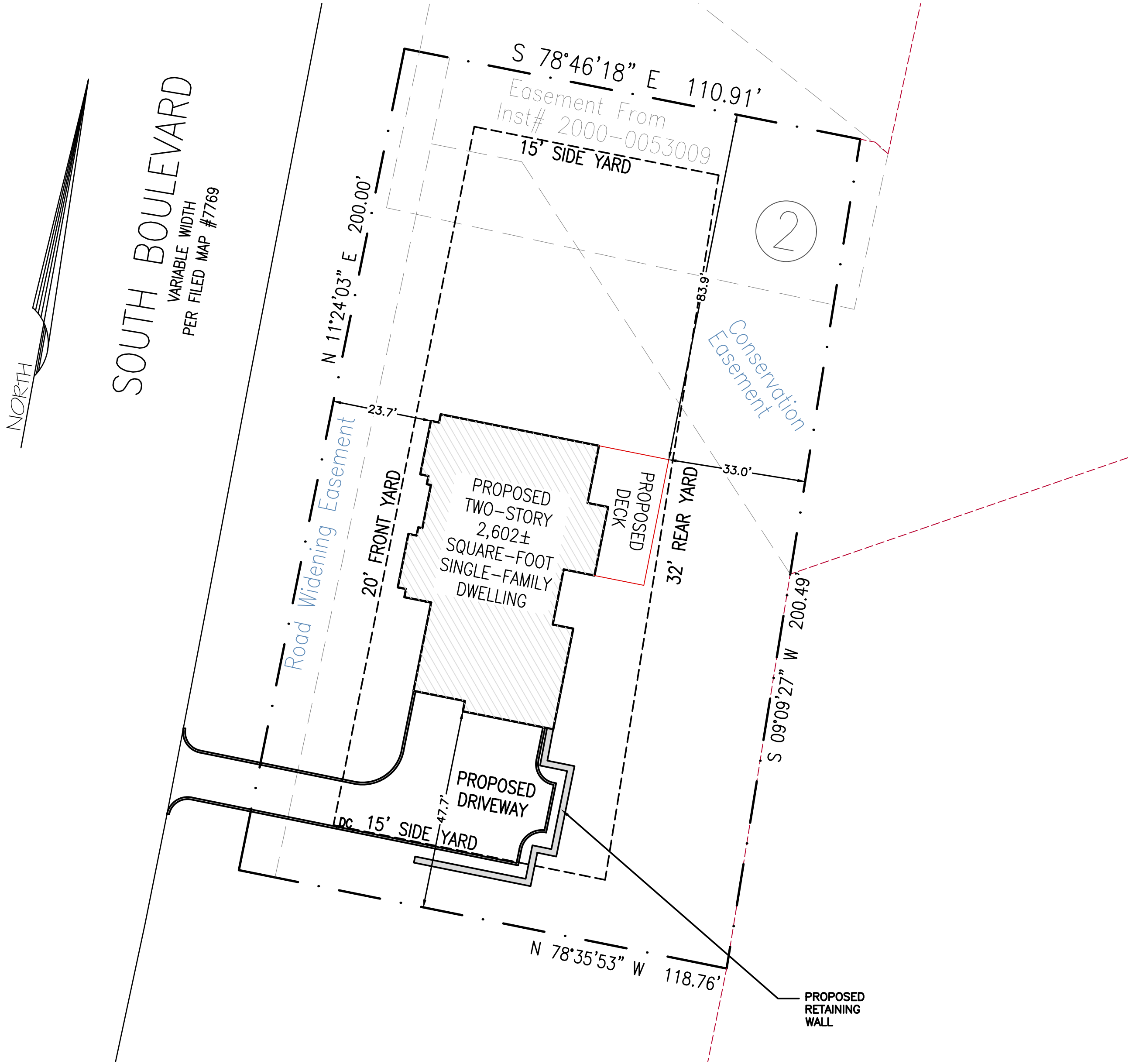
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LEGEND		
625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE	
625.0(BC)	DENOTES EXISTING "BOTTOM OF CURB" GRADE	
625.0(DC)	DENOTES EXISTING "DROP CURB" GRADE	EM
625.0(BW)	DENOTES EXISTING "BOTTOM OF WALL" GRADE	
625.0(TW)	DENOTES EXISTING "TOP OF WALL" GRADE	GM
WV	DENOTES EXISTING WATER VALVE	
GV	DENOTES EXISTING GAS VALVE	
WMH	DENOTES EXISTING WATER MANHOLE	
TMH	DENOTES EXISTING TELEPHONE MANHOLE	
SMH	DENOTES EXISTING SANITARY MANHOLE	
DMH	DENOTES EXISTING DRAINAGE MANHOLE	
LP	DENOTES EXISTING LIGHT POLE	
CB	DENOTES EXISTING CATCH BASIN	
+217.6	DENOTES EXISTING SPOT GRADE	
+XXXX.XX'±	DENOTES PROPOSED SPOT GRADE	
—238	DENOTES EXISTING CONTOUR LINE	
—[5]4	DENOTES PROPOSED CONTOUR	
	DENOTES EXISTING SANITARY MANHOLE	
—WL#	DENOTES EXISTING WETLANDS LIMIT LINE	
CO●	DENOTES PROPOSED SEWER LATERAL CLEANOUT	
	DENOTES EXISTING UTILITY POLE	
	DENOTES EXISTING CONCRETE SURFACE	
	DENOTES PROPOSED ELECTRIC METERS	
	DENOTES PROPOSED CONCRETE SURFACE	
	DENOTES PROPOSED GAS METER	
	DENOTES EXISTING STONE WALL	
	DENOTES PROPOSED STONE	
	DENOTES PROPOSED EXISTING GAS MAIN	GM
	DENOTES PROPOSED GAS SERVICE	PGS
	DENOTES EXISTING OVERHEAD WIRES	
	DENOTES PROPOSED UNDERGROUND ELECTRIC SERVICE	—PE—
	DENOTES #(SIZE)" DOMESTIC WATER SERVICE	—#"WS—
	DENOTES #(SIZE)" FIRE SERVICE LINE	—#"FS—
	DENOTES #(SIZE)" DOMESTIC & FIRE SERVICE LINE	—#"F&WS—
	DENOTES #(SIZE)" FIRE SERVICE LINE	—#"FS—
	DENOTES PROPOSED CURB VALVE	CV●
	DENOTES PROPOSED SANITARY SEWER MAIN	
	DENOTES PROPOSED SANITARY MANHOLE	
	DENOTES EXISTING WETLANDS LIMIT LINE	

- GENERAL NOTES:**
- ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR.
 - NO SITE PREPARATION OR CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITTING AND APPROVALS HAVE BEEN OBTAINED.
 - 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.
 - TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT TOP COURSE.
 - 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 NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD BE THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
 - THESE PLANS DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS, NO EXPLORATORY OR TESTING SERVICES, 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 OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE ALL FOR SITE SAFETY, INCLUDING OF ALL APPROPRIATE PERSONNEL PROTECTIVE EQUIPMENT REQUIRED CREW EQUIPMENT, TRAINING AND CERTIFICATIONS AS REQUIRED BY ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
 - 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 COORDINATING 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 NAMED AS ADDITIONALLY INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF OF GENERAL LIABILITY INSURANCE.
 - 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 THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND MUNICIPALITY HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.
 - ALL AREAS DISTURBED BY ONSITE GRADING SHOULD BE LIMED AND FERTILIZED BEFORE SEEDING.
 - 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.
 - SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF ORANGETOWN SPECIFICATIONS,WHERE AND IF REQUIRED.
 - TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED, AS SHOWN TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES OR OTHER SUITABLE MATERIAL. 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.
 - 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.
 - 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 RE-GRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
 - 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.
 - 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.
 - THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

BULK TABLE*:			
ZONING DISTRICT: SN-R-12HC CLUSTER SUBDIVISION:			
FOR ACCESSORY STRUCTURES SEE APPROVED SUBDIVISION PLAT.			
MINIMUM:	REQUIRED	PROVIDED	COMMENTS
LOT AREA:	22,987± SQUARE- FEET	22,987± SQUARE- FEET	OK
STREET FRONTAGE:	200.00 FEET	200.00 FEET	OK
FRONT YARD:	20 FEET	23.7+ FEET	OK
SIDE YARD:	15 FEET	47.7+ FEET	OK
TWO SIDE YARDS:	30 FEET	131.6+ FEET	OK
REAR YARD:	32 FEET	33.0+ 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%	< 19.9±%	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.			

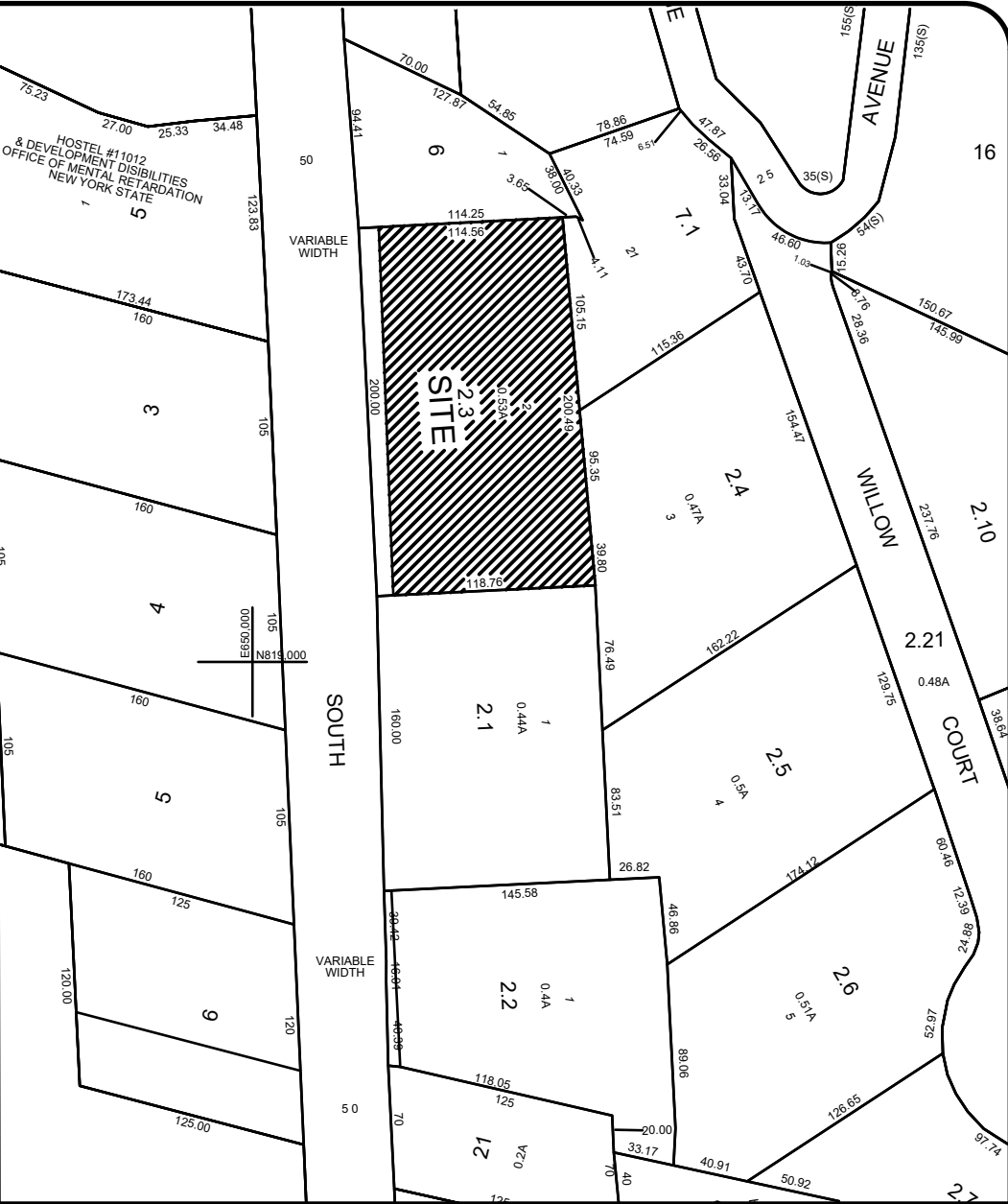
BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:	OWNERS:	APPLICANT:	STREET ADDRESS:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED " SURVEY PREPARED FOR 214 SOUTH BOULEVARD - SECTION 66.69 ~ BLOCK 1 ~ LOT 2.3 PREPARED BY EDWARD T. GANNON, P.L.S. DATED DECEMBER 08, 2024.	RIVER RIDGE ESTATES, LLC. 4 HAYES COURT #201 MONROE, NEW YORK 10950	INDIGO DEVELOPERS 51 FOREST ROAD SUITE 316-76 MONROE, NEW YORK 10950	214 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 SHOULD BE 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. DEVELOPER 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			



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, P.E.
NEW YORK STATE LIC. NO. 074611



- SITE SPECIFIC NOTES:**
- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT #'s 66.69-1-2.3 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
 - RECORD OWNER: RIVER RIDGE ESTATES, LLC
4 HAYES COURT - #201
MONROE, NEW YORK 10950
 - APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950
 - SITE ADDRESS: 214 SOUTH BOULEVARD
NYACK, NEW YORK 10960
 - DEED REFERENCE: DEED BOOK: 125 DEED PAGE: 8.
 - TOTAL AREA OF PARCEL: 22,987± SQUARE- FEET OR 0.528± ACRES.
(R-12HC) CLUSTER MAJOR SUBDIVISION
 - FILED MAP REFERENCE: BEING KNOWN AS LOT 2 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.
 - SANITARY SEWAGE SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM
ORANGETOWN SEWER DISTRICT.
 - WATER SUPPLY SYSTEM: MUNICIPAL/COMMUNITY WATER SYSTEM (VEOLIA WATER).
 - UTILITIES: GAS/ELECTRIC (ORANGE AND ROCKLAND UTILITIES, INC.).
VACANT APPROVED CLUSTER SUBDIVISION LOT.
 - EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
 - PROPOSED USE: SINGLE-FAMILY RESIDENTIAL.
 - BOUNDARY AND EXISTING CONDITIONS: BASED ON SURVEY BY PROJECT SURVEYOR.
 - TOPOGRAPHIC DATUM: AS PER PROJECT SURVEYOR.
 - CONTRACTOR TO KEEP ROAD AND SURROUNDING AREAS CLEAR OF CLEAR OF TRASH AND DEBRIS.
 - CONTRACTOR TO MINIMIZE DIRT AND MUD IN ROADWAY BY CLEANING ROADWAY AS REQUIRED OR REQUESTED BY THE LOCAL MUNICIPAL AUTHORITIES.

PLOT PLAN
PREPARED FOR:
TAX LOT
SECTION 66.69, BLOCK 1, LOT 2.3

214 SOUTH BOULEVARD

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

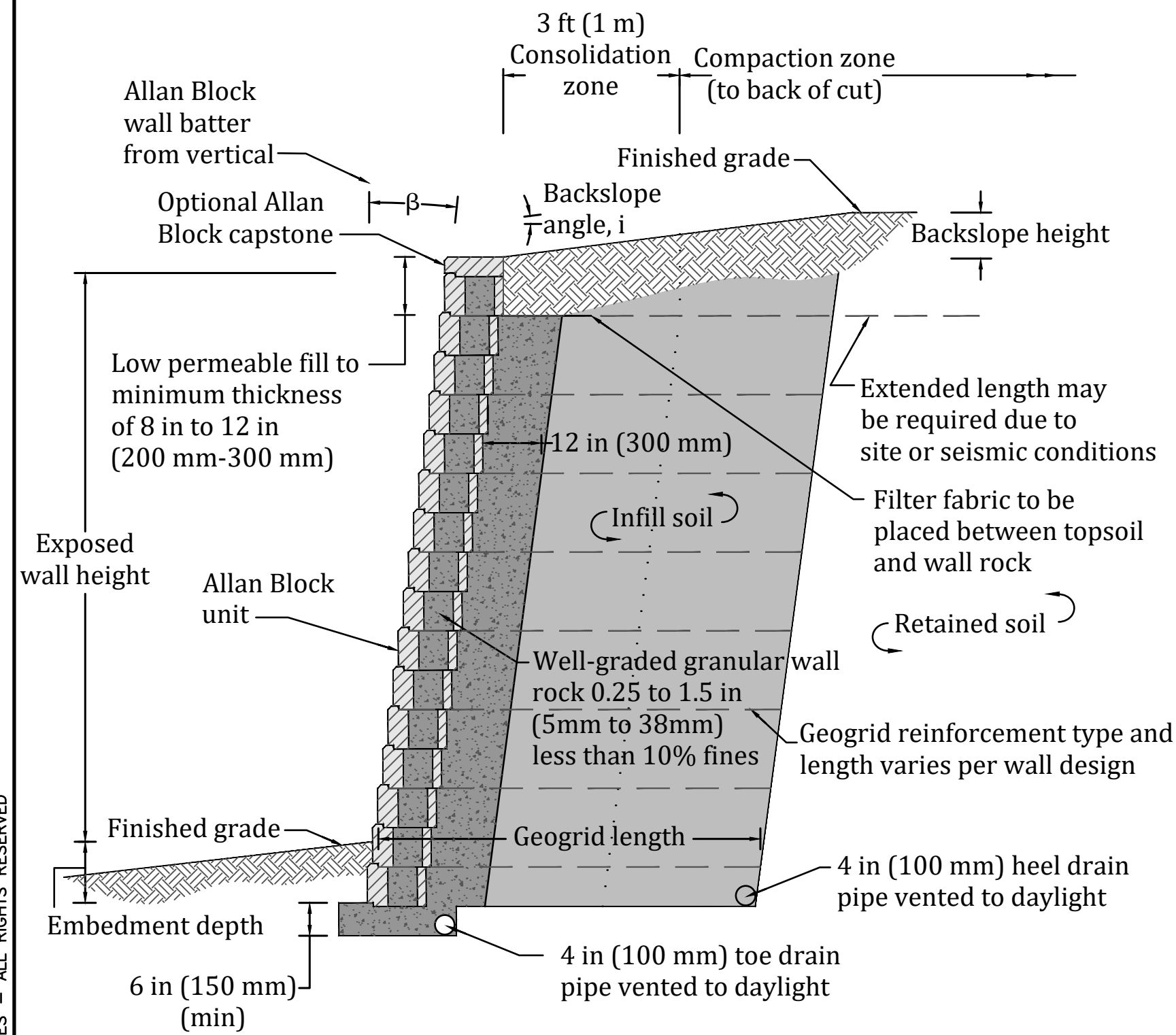
Michael J. Calise, P.E. & Associates, P.C.
Civil Engineering & Land Planning Consultants
Post Office Box 96, Pearl River, New York 10965
Phone (845) 629-3743 mc@caliseengineering.com

TAX LOT NUMBER: 66.69-1-2.3
TOTAL SITE AREA: 0.528± ACRES
22,987± SQUARE- FEET
JOB NUMBER: 2516
SCALE: 1"=20'
DATE: FEBRUARY 8, 2025
SHEET: 1 OF 8

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		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		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		DENOTES PROPOSED EXISTING GAS MAIN
SMH	DENOTES EXISTING SANITARY MANHOLE		DENOTES PROPOSED GAS SERVICE
DMH	DENOTES EXISTING DRAINAGE MANHOLE		DENOTES EXISTING OVERHEAD WIRES
LP	DENOTES EXISTING LIGHT POLE		DENOTES PROPOSED UNDERGROUND ELECTRIC SERVICE
CB	DENOTES EXISTING CATCH BASIN		DENOTES #(SIZE)" DOMESTIC WATER SERVICE
+217.6	DENOTES EXISTING SPOT GRADE		DENOTES #(SIZE)" FIRE SERVICE LINE
+<XXX.XX±>	DENOTES PROPOSED SPOT GRADE		DENOTES #(SIZE)" DOMESTIC & FIRE SERVICE LINE
-238	DENOTES EXISTING CONTOUR LINE		DENOTES #(SIZE)" FIRE SERVICE LINE
-5	DENOTES PROPOSED CONTOUR		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

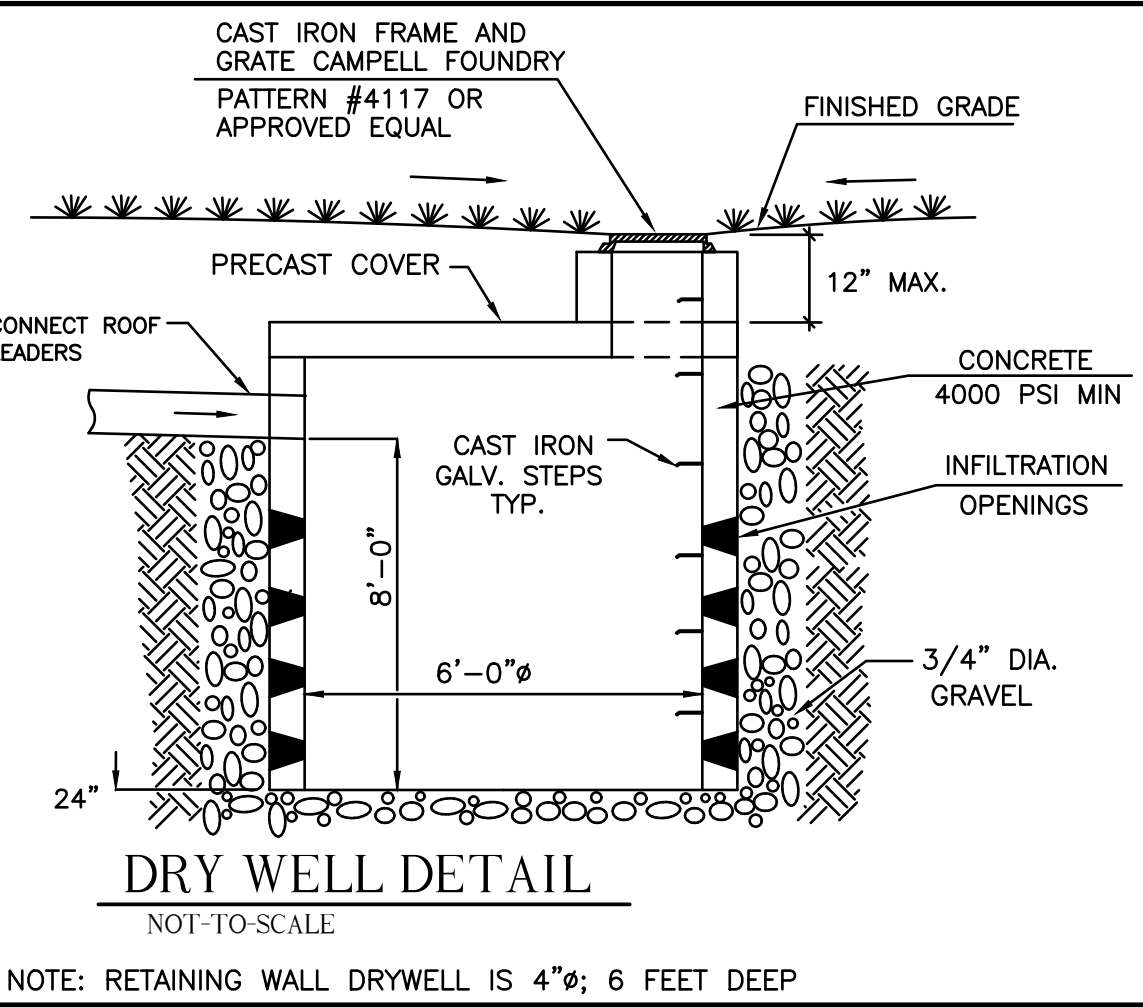
GRADING NOTES:

- 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 PLOT.
- 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-PHOSPHORUS-POTASSIUM)
- SOD MAY BE USED INSTEAD OF SEED.

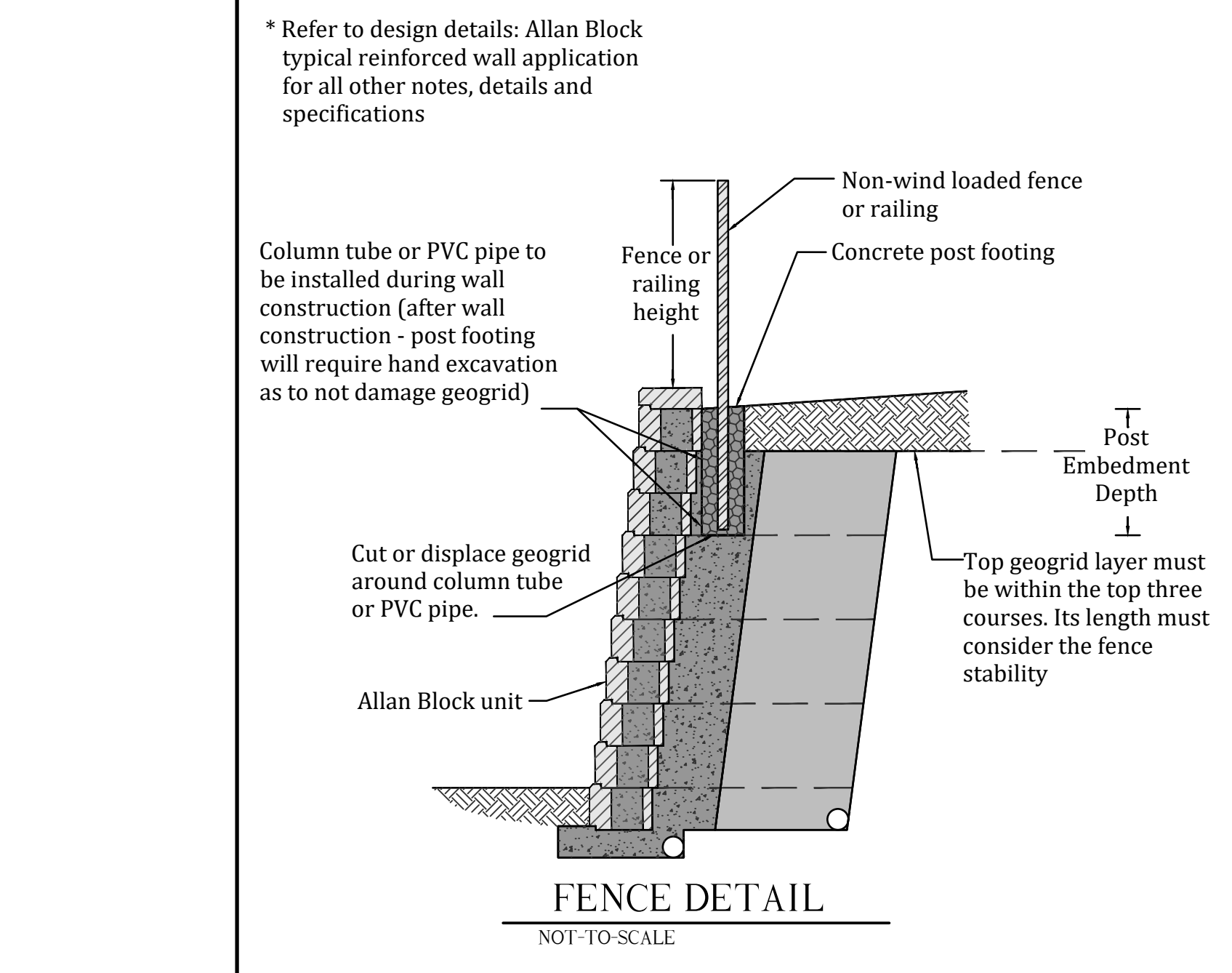
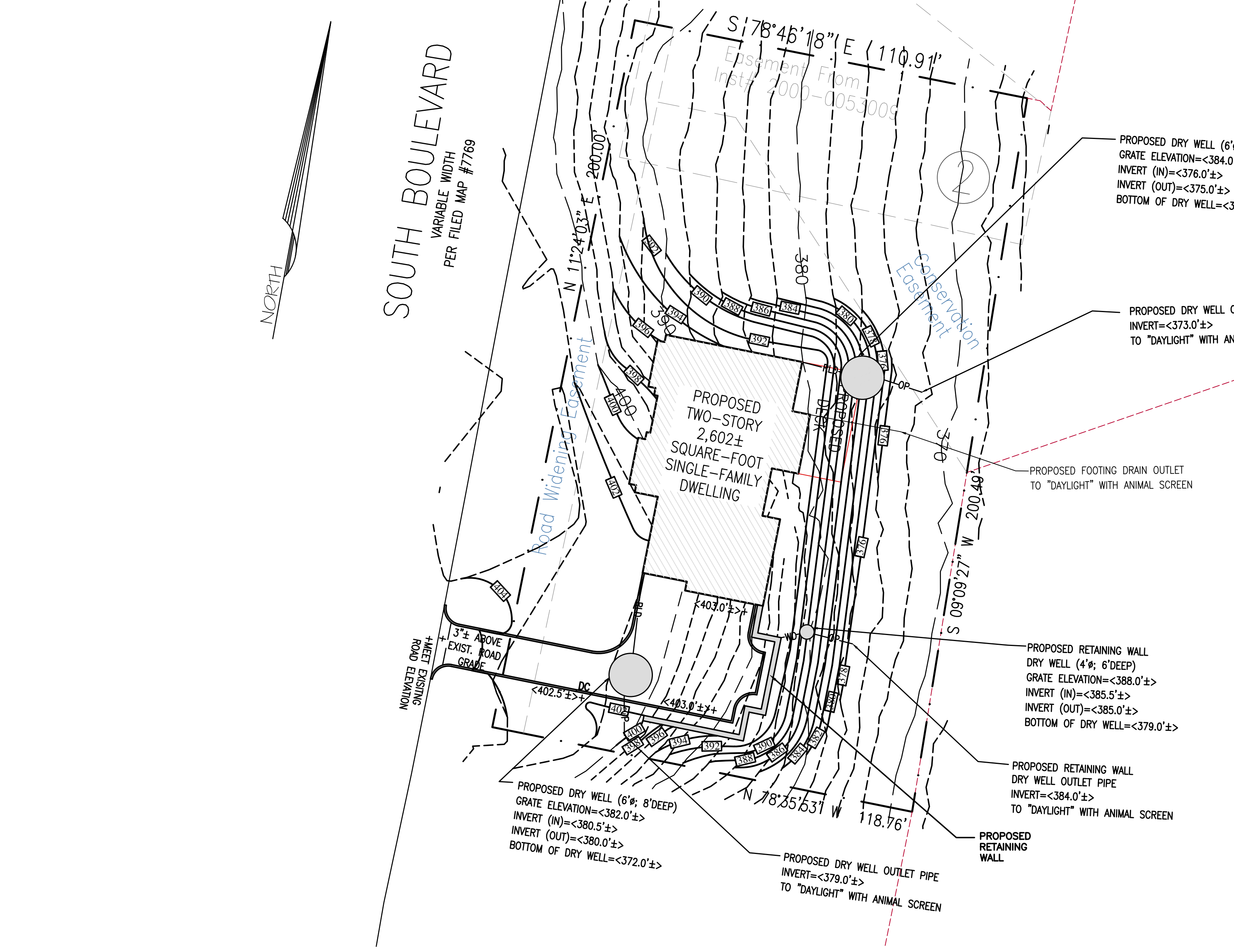


GEOGRID REINFORCED MODULAR BLOCK WALL DETAIL
NOT-TO-SCALE

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:	OWNERS:	APPLICANT:	STREET ADDRESS:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY PREPARED FOR 214 SOUTH BOULEVARD - SECTION 66.69 ~ BLOCK 1 ~ LOT 2.3 PREPARED BY EDWARD T. GANNON, P.L.S. DATED DECEMBER 08, 2024."	RIVER RIDGE ESTATES, LLC. 4 HAYES COURT #201 MONROE, NEW YORK 10950	INDIGO DEVELOPERS 51 FOREST ROAD SUITE 316-76 MONROE, NEW YORK 10950	214 SOUTH BOULEVARD NYACK, NEW YORK 10960
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NOTE: RETAINING WALL DRYWELL IS 4"Ø; 6 FEET DEEP



FENCE DETAIL
NOT-TO-SCALE

Know what's below.

811

Call before you dig.

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

STATE OF NEW YORK
MICHAEL J. CALISE
07469
PROFESSIONAL ENGINEER

THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.

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

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)

1 inch = 20 Feet.

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Michael J. Calise

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

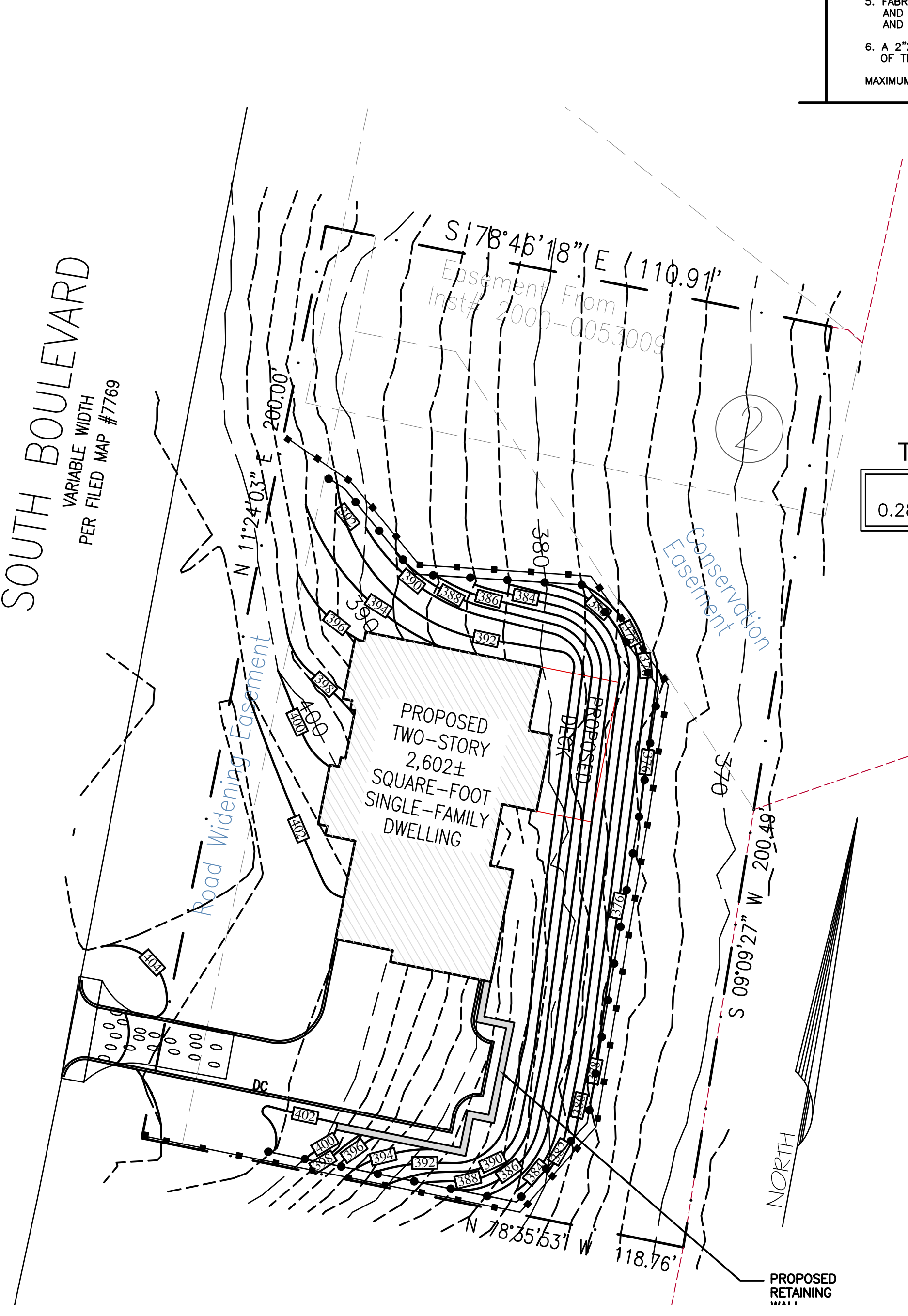
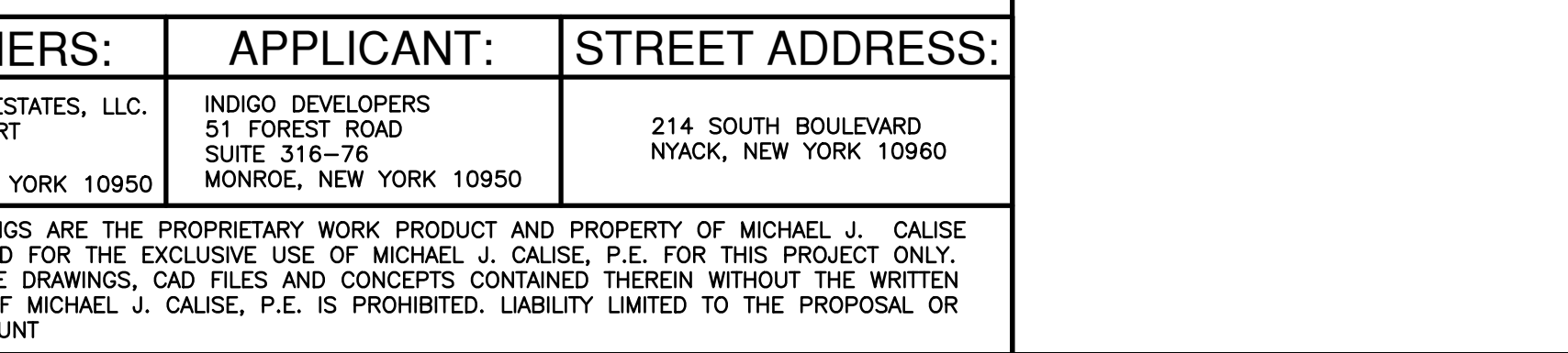
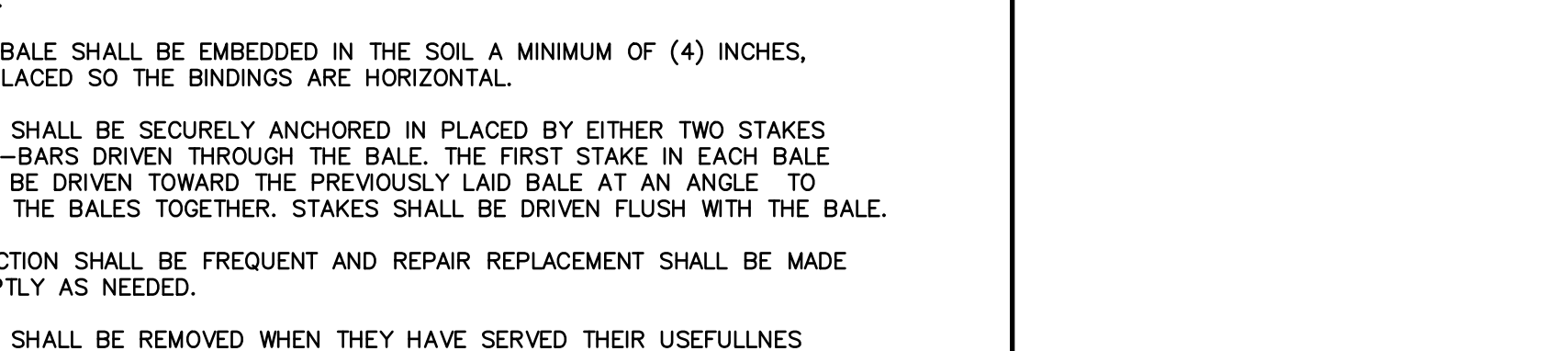
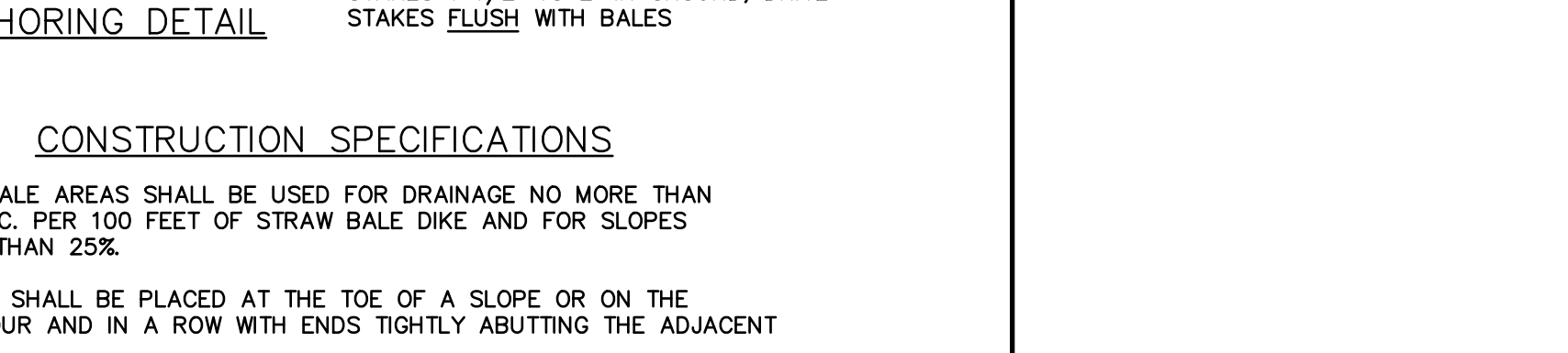
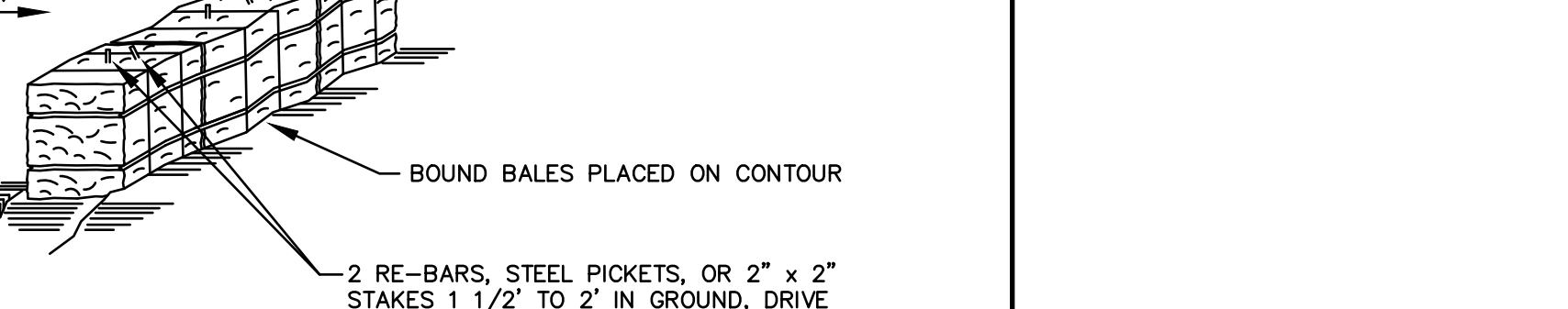
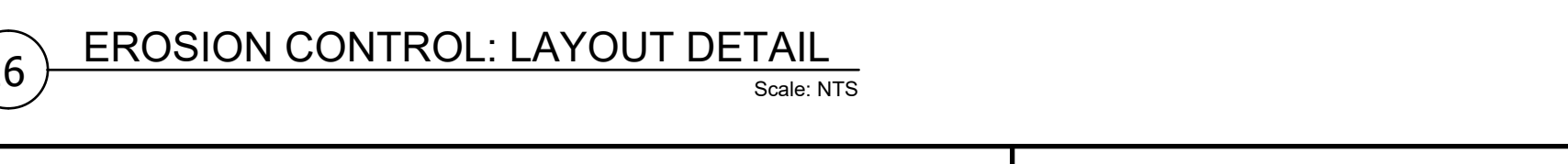
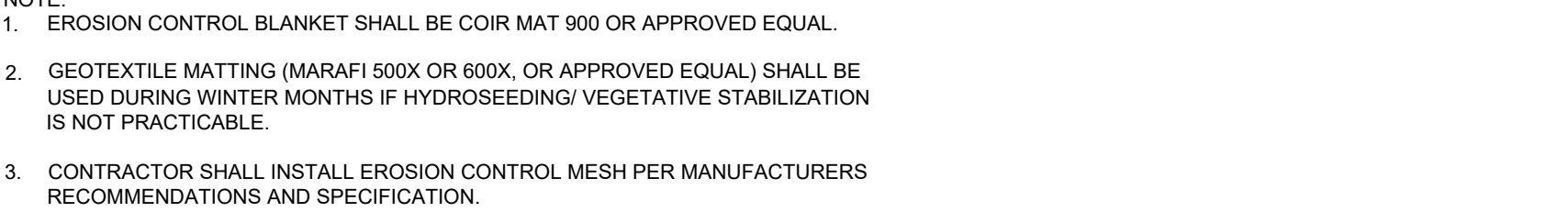
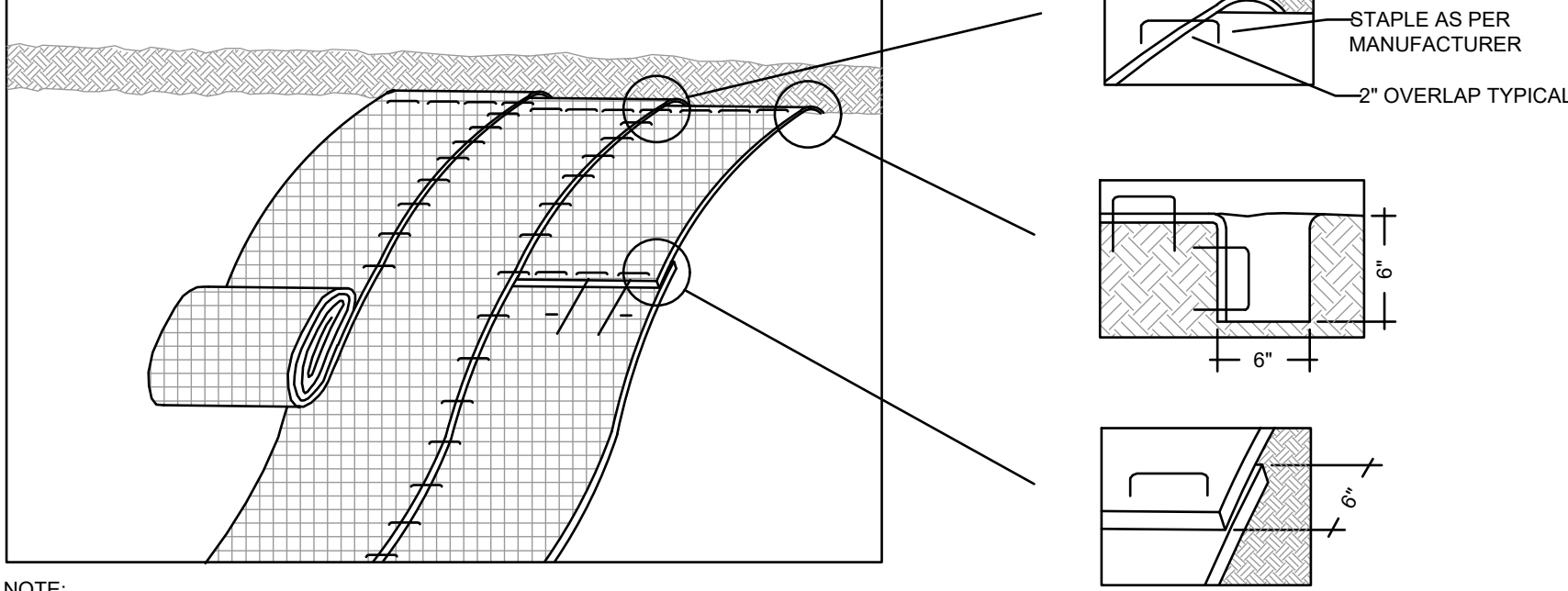
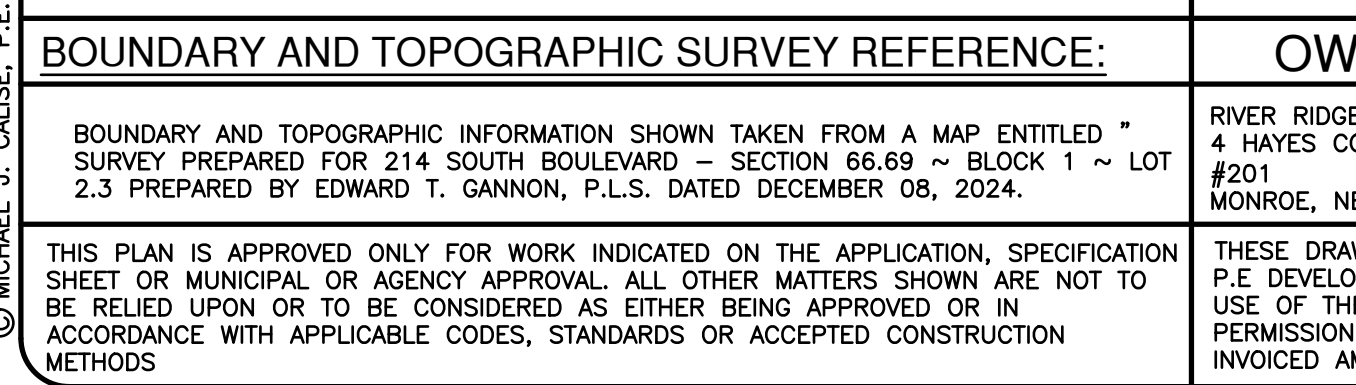
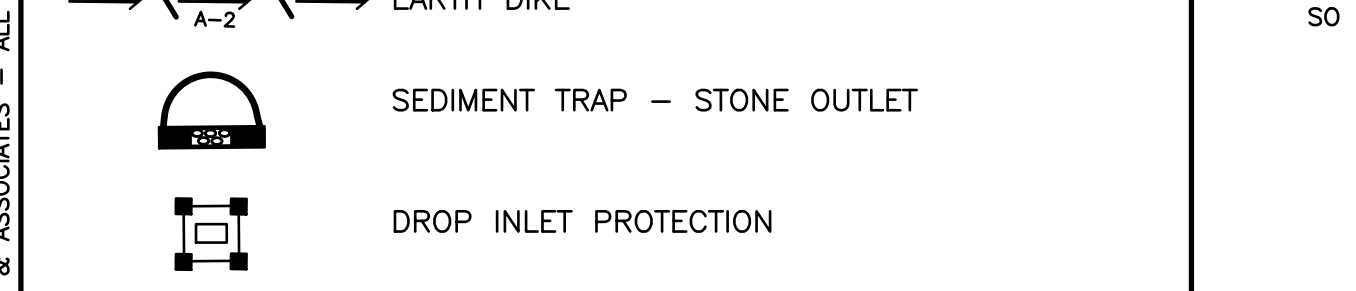
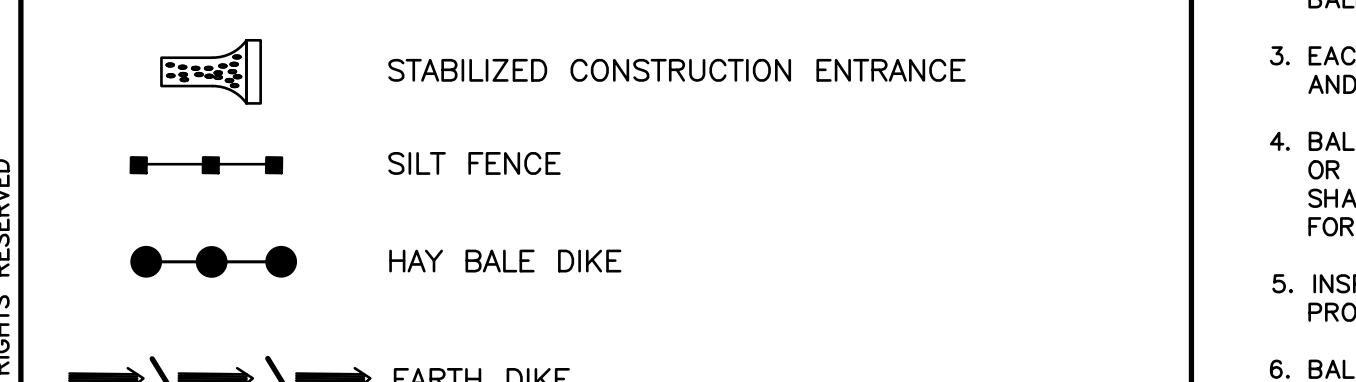
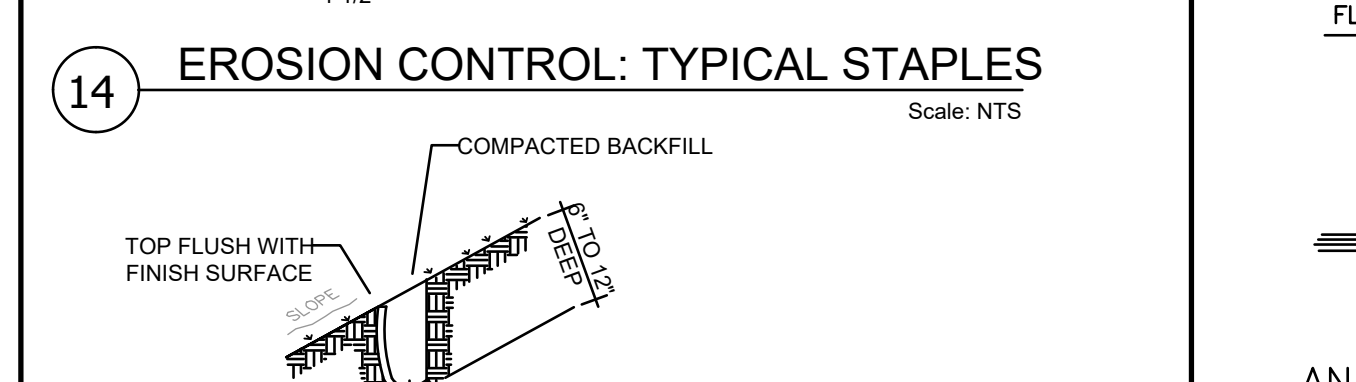
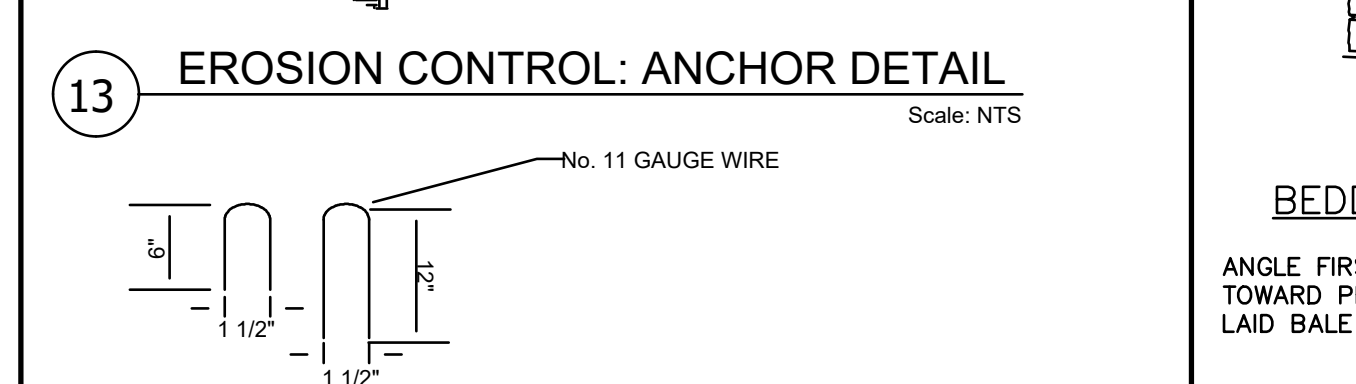
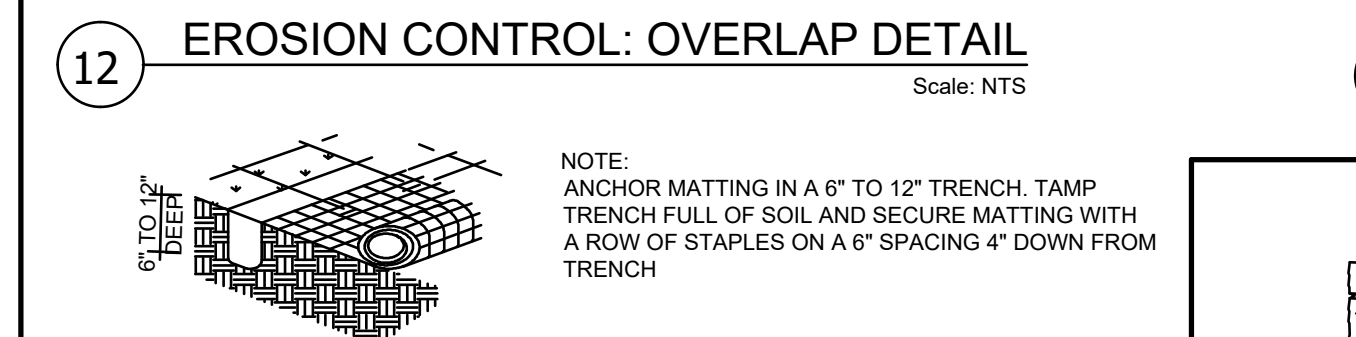
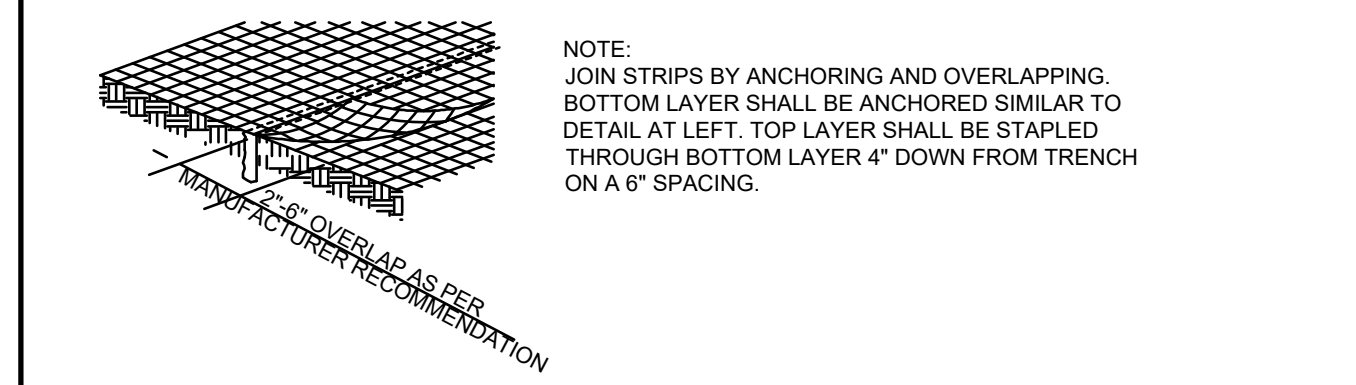
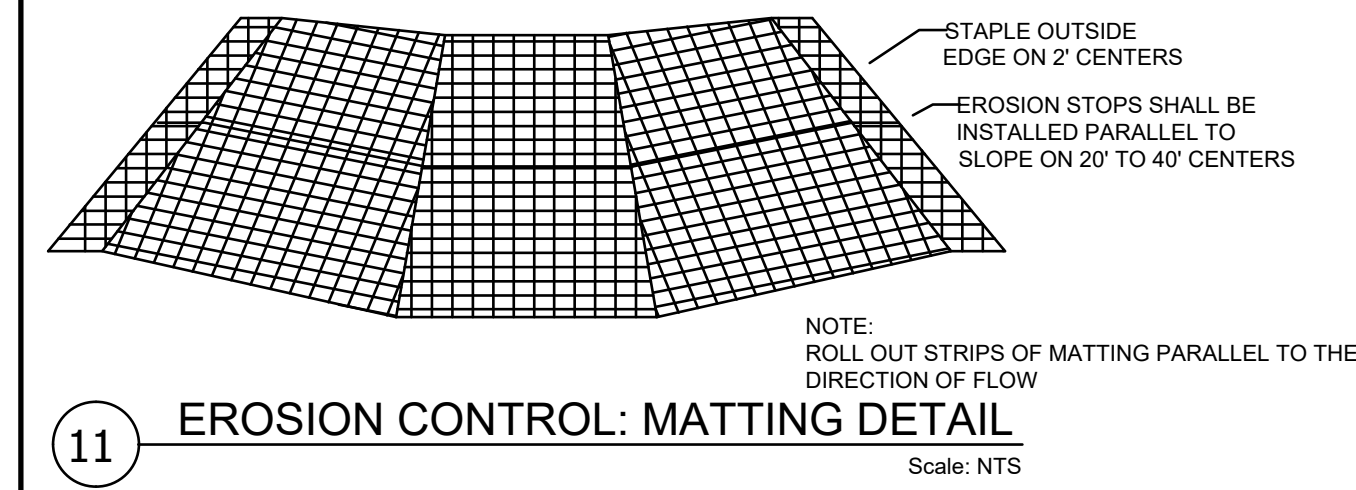
GRADING AND DRAINAGE PLAN		TAX LOT NUMBER:
PREPARED FOR:		66.69-1-2.3
TAX LOT		TOTAL SITE AREA:
SECTION 66.69, BLOCK 1, LOT 2.3		0.528± ACRES
214 SOUTH BOULEVARD		22,987± SQUARE-Feet
VILLAGE OF SOUTH NYACK, TOWN OF ORANGETOWN		JOB NUMBER:
COUNTY OF ROCKLAND & STATE OF NEW YORK		2516
Michael J. Calise, P.E. & Associates, P.C.		SCALE:
Civil Engineering & Land Planning Consultants		1"=20'
Post Office Box 96, Pearl River, New York 10965		DATE:
Phone (845) 629-3743 mc@caliseengineering.com		FEBRUARY 8, 2025
		SHEET:
		2 OF 7

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LEGEND		
625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE	
625.0(BC)	DENOTES EXISTING "BOTTOM OF CURB" GRADE	
625.0(DC)	DENOTES EXISTING "DROP CURB" GRADE	
625.0(BW)	DENOTES EXISTING "BOTTOM OF WALL" GRADE	
625.0(TW)	DENOTES EXISTING "TOP OF WALL" GRADE	
WV	DENOTES EXISTING WATER VALVE	
GV	DENOTES EXISTING GAS VALVE	
WMH	DENOTES EXISTING WATER MANHOLE	
TMH	DENOTES EXISTING TELEPHONE MANHOLE	
SMH	DENOTES EXISTING SANITARY MANHOLE	
DMH	DENOTES EXISTING DRAINAGE MANHOLE	
LP	DENOTES EXISTING LIGHT POLE	
CB	DENOTES EXISTING CATCH BASIN	
+217.6	DENOTES EXISTING SPOT GRADE	
---238---	DENOTES EXISTING CONTOUR LINE	
	DENOTES PROPOSED CONTOUR	
	DENOTES EXISTING SANITARY MANHOLE	
	DENOTES EXISTING WETLANDS LIMIT LINE	
	DENOTES PROPOSED SEWER LATERAL CLEANOUT	
	DENOTES EXISTING UTILITY POLE	
	DENOTES EXISTING CONCRETE SURFACE	
	DENOTES PROPOSED ELECTRIC METERS	
	DENOTES PROPOSED CONCRETE SURFACE	
	DENOTES PROPOSED GAS METER	
	DENOTES EXISTING STONE WALL	
	DENOTES PROPOSED STONE	
	DENOTES PROPOSED EXISTING GAS MAIN	
	DENOTES PROPOSED GAS SERVICE	
	DENOTES EXISTING OVERHEAD WIRES	
	DENOTES PROPOSED UNDERGROUND ELECTRIC SERVICE	
	DENOTES #(SIZE)" DOMESTIC WATER SERVICE	
	DENOTES #(SIZE)" FIRE SERVICE LINE	
	DENOTES #(SIZE)" FIRE SERVICE LINE	
	DENOTES #(SIZE)" FIRE SERVICE LINE	
	DENOTES PROPOSED CURB VALVE	
	DENOTES PROPOSED SANITARY SEWER MAIN	
	DENOTES PROPOSED SANITARY MANHOLE	
	DENOTES EXISTING WETLANDS LIMIT LINE	

EROSION CONTROL SEQUENCE OF CONSTRUCTION:

- CONSTRUCT AND MAINTAIN CONSTRUCTION ENTRANCE. AT THE COMPLETION OF CONSTRUCTION REMOVE CONSTRUCTION ENTRANCE.
- INSTALL ALL EROSION CONTROL DEVICES AS SHOWN ON THIS PLAN AND NOTED IN THE "LEGEND FOR EROSION CONTROL REQUIRED AT THE TIME OF CONSTRUCTION."
- DURING CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- CLEAR GRUB AND EXISTING TREES AND VEGETATION FROM AREAS WITHIN THE LIMITS OF DISTURBANCE (LOD) OR WITHIN AREAS TO BE EXCAVATED, CUT OR FILLED.
- STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
- PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE.
- INSTALL STORM DRAINAGE SYSTEM, AS SHOWN ON THE PROJECT PLANS.
- SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNFINISHED FOR A PERIOD OF 15 DAYS, OR MORE, AS PER NOTE 4 OF "GRADING NOTES."
- AFTER COMPLETION OF THE SITE CONSTRUCTION, FILL, GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 10, 11 AND 12 OF "GRADING NOTES."
- AFTER LOT STABILIZATION HAS TAKEN PLACE: PAVE (BASE COURSE) DRIVEWAYS. IF NECESSARY, CLEAN DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED DURING CONSTRUCTION.
- REMOVE ALL EROSION CONTROL DEVICES.
- MAINTAIN ALL SEEDING AND PLANTED AREAS TO INSURE A VIABILITY OF STABILIZED VEGETATIVE COVER.
- SILT THAT HAS BEEN ACCUMULATED IN SILT RETENTION BASINS TO BE REMOVED WHEN BASIN IS FILLED IN TO 50% OF PROVIDED DEPTH.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS REQUIRED AND REQUESTED BY LOCAL MUNICIPAL AUTHORITIES. THIS IS TO PREVENT DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.



TOTAL SITE DISTURBANCE:
TOTAL DISTURBED AREA:
0.288± Acres (12,549.2± square-foot)

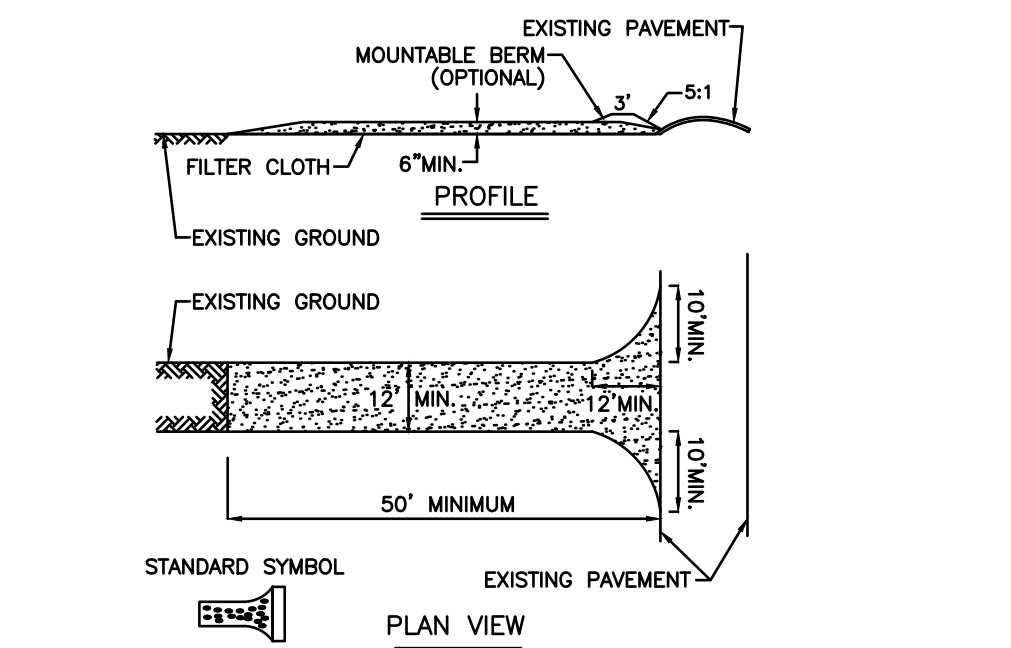
DROP INLET PROTECTION

- SYMBOL:
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 - CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 - STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
 - SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 - FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW THE GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 - A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
- MAXIMUM DRAINAGE AREA: 1 ACRE

CONSTRUCTION SPECIFICATIONS

SITE SPECIFIC NOTES:

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT #'s 66.69-1-2.3 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
- RECORD OWNER: RIVER RIDGE ESTATES, LLC
4 HAYES COURT - #201
MONROE, NEW YORK 10950
- APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950
- SITE ADDRESS: 214 SOUTH BOULEVARD
NYACK, NEW YORK 10960
- DEED REFERENCE: DEED BOOK: 125 DEED PAGE: 8.
- TOTAL AREA OF PARCEL: 22,987± SQUARE-FOOT OR 0.528± ACRES.
- ZONING DISTRICT: (R-12HC) CLUSTER MAJOR SUBDIVISION
- FILED MAP REFERENCE: BEING KNOWN AS LOT 2 AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL CLUSTER SUBDIVISION PLAT - MAJOR SUBDIVISION LANDS OF D'AMORE, 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.
- SANITARY SEWAGE SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM ORANGETOWN SEWER DISTRICT.
- WATER SUPPLY SYSTEM: MUNICIPAL/COMMUNITY WATER SYSTEM (VEOLIA WATER).
- UTILITIES: GAS/ELECTRIC (ORANGE AND ROCKLAND UTILITIES, INC.).
- EXISTING USE: VACANT APPROVED CLUSTER SUBDIVISION LOT.
- PROPOSED USE: SINGLE-FAMILY RESIDENTIAL.
- BOUNDARY AND EXISTING CONDITIONS: BASED ON SURVEY BY PROJECT SURVEYOR.
- TOPOGRAPHIC DATUM: AS PER PROJECT SURVEYOR.
- CONTRACTOR TO KEEP ROAD AND SURROUNDING AREAS CLEAR OF TRASH AND DEBRIS.
- CONTRACTOR TO MINIMIZE DIRT AND MUD IN ROADWAY BY CLEANING ROADWAY AS REQUIRED OR REQUESTED BY THE LOCAL MUNICIPAL AUTHORITIES.



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - 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. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 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.

STABILIZED CONSTRUCTION ENTRANCE

NTS

THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY.

EROSION CONTROL PLAN

PREPARED FOR:

TAX LOT

SECTION 66.69, BLOCK 1, LOT 2.3

214 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 10956

Phone (845) 629-3743 mcaliseengineering.com

TAX LOT NUMBER:

66.69-1-2.3

TOTAL SITE AREA:

0.528± ACRES

22,987± SQUARE-FOOT

JOB NUMBER:

2516

SCALE:

1"=20'

DATE:

FEBRUARY 8, 2025

SHEET:

3 OF 6

REVISIONS:

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

GRAPHIC SCALE

20 0 10 20 40 60

(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, P.E.

NEW YORK STATE LIC. NO. 074611

Know what's below.

811

Call before you dig.

SEAL VALID FOR

MJC JOB# 2509

SEAL DATE:

APRIL 8, 2025

STATE OF NEW YORK

MICHAEL J. CALISE

074611

REGISTERED PROFESSIONAL ENGINEER

THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.

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(CD)	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	— FS —	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
+<XXX.XX>+	DENOTES PROPOSED SPOT GRADE	— # " FS —	DENOTES #("SIZE") FIRE SERVICE LINE
— 238 —	DENOTES EXISTING CONTOUR LINE	CV ●	DENOTES PROPOSED CURB VALVE
— [514] —	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		

GENERAL LANDSCAPE PLANTING NOTES:

1. ALL PRECAUTIONS SHALL BE TAKEN IN CARTING, STORING, AND PLANTING OF MATERIALS TO PROTECT ADJACENT PAVEMENT AND LANDSCAPE AREAS.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, UNLESS SPECIFICALLY NOTED. ALL PLANTS SHALL BE OF SPECIMEN QUALITY. EXCEPTIONAL HEAVY, SYMMETRICAL, FREE OF DISEASE AND INSECTS, EGGS, OR LARVAE, AND SHALL HAVE HEALTHY, VIGOROUS ROOT SYSTEMS. THE LANDSCAPE ARCHITECT AND/OR THE OWNER OR THEIR REPRESENTATIVE RESERVES THE RIGHT TO TAG, INSPECT AND APPROVE ALL PLANT MATERIALS AND REJECT ANY PLANTS FOUND TO BE UNACCEPTABLE AT THE NURSERY, AT THE SITE UPON DELIVERY, OR UPON INSTALLATION. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIAL FROM THE SITE AND REPLACE WITH APPROVED EQUIVALENT BY LANDSCAPE ARCHITECT.
3. ALL PLANTS SHALL BE LABELED BY PLANT NAME, LABELS SHALL BE ATTACHED SECURELY TO ALL PLANTS, BUNDLES AND CONTAINERS WHEN DELIVERED.
4. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE PERMITTED. IF THE SPECIFIED LANDSCAPE MATERIAL CANNOT BE OBTAINED, THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL. SUBSTITUTIONS OF PLANT MATERIALS MUST BE AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
5. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT THE LIMIT OF PLANTING LOCATIONS, PRIOR TO INSTALLATION AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
6. IF THERE IS A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLAN GOVERNS.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL 811 AND HAVE ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES MARKED PRIOR TO THE START OF EXCAVATION ACTIVITIES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER AND OWNER IF THERE ARE CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
8. THE BACKFILL MIXTURE AND SOIL MIXES ARE TO BE INSTALLED PER THE SPECIFICATIONS.
9. ALL FENCE AND HARDSCAPE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF ANY LANDSCAPE PLANTING, SEEDING OR LAWN.
10. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE INSTALLATION FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY.
11. REMOVE ALL TWINE, ROPE, WIRE, CONTAINERS, LABELS AND FLAGGING ON PLANTS BEFORE COMPLETION. DISPOSE OF ALL DEBRIS APPROPRIATELY AND SWEEP ALL SURROUNDING PAVEMENTS.
12. ALL TREES AND HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS AND ARE TO BE LEFT IN A NATURAL HABIT.
13. **MULCHING:**
13.1. AT THE TIME OF PLANTING, MULCH WITH NO MORE THAN 3" OF DOUBLE-SHREDDED HARDWOOD MULCH OF A NATURAL COLOR. TAKE CARE TO NOT PILE MULCH AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR. A GAP OF APPROXIMATELY 2 INCHES SHOULD BE LEFT BETWEEN THE MULCH AND THE TRUNK OF THE TREE TO AVOID MOUNDING ABOVE THE TRUNK FLARE.
- 13.2. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE LIMITS OF CONSTRUCTION, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL, DOUBLE-SHREDDED MULCH THAT WILL PREVENT SOIL EROSION AND CONTROL DUST.
- 13.3. AFTER INITIAL MULCH INSTALLATION, REPLISH GARDEN BEDS WITH ADDITIONAL MULCH IN MID TO LATE SPRING, ONLY IN AREAS THAT ARE SHOWING BARE SOILS AND/OR COVERED IN WEEDS. REMOVE ALL UNWANTED PLANTS/WEEDS BEFORE DRESSING BED WITH MULCH.
14. **CHOOSING PLANT SPECIES:**
14.1. ALL TREES THAT ARE SPECIFIED FOR THE PROJECT SHALL CONFORM TO THE 10-20-30 GUIDELINE TO REDUCE THE RISK OF MASSIVE TREE LOSS DUE TO PESTS. THE PLANTING SCHEDULE SHALL SPECIFY NO MORE THAN 10% OF ANY ONE SPECIES, 20% OF ANY ONE GENUS, OR 30% OF ANY ONE FAMILY.
- 14.2. NO PLANT SPECIES INCLUDED IN THE PLAN SHALL FALL UNDER THE LATEST RELEASED OF THE "LOWER HUDSON PRISM TIER 1 THROUGH 4 SPECIES INDEX", PREPARED BY LOWER HUDSON PARTNERSHIP FOR REGIONAL INVASIVE SPECIES MANAGEMENT OR "NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (NYSDEP) PROHIBITED OR REGULATED SPECIES LIST", PREPARED BY NYSDEP. IF SPECIES SPECIFIED ON THE PLAN ARE INCLUDED THEREIN, THE PLANT MUST BE REPLACED WITH AN APPROVED ALTERNATIVE THAT IS (FIRST) NATIVE TO THE LOWER HUDSON REGION, (SECOND) NATIVE TO THE MID-ATLANTIC REGION, (THIRD) CULTIVAR OF A NATIVE IN THE AFOREMENTIONED REGIONS, OR (FOURTH) ALIEN, BUT NON-INVASIVE.
- 14.3. THE TOWN OF OSSINING ENCOURAGES THE INCLUSION OF SPECIES LISTED IN THE "NATIVE PLANT RESOURCE GUIDE", PUBLISHED BY THE TOWN OF MOUNT PLEASANT CONSERVATION ADVISORY COUNCIL.
15. **DELIVERY, HANDLING AND STORAGE:**
15.1. TREES AND SHRUBS SHALL NOT BE PRUNED PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. DO NOT BEND, BIND-TIE TREES IN A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. DO NOT DROP BALL AND BURLAPPED STOCK DURING DELIVERY OR HANDLING. PLASTIC, METAL, WIRE BASKET AND/OR OTHER ROOT COVERINGS, WRAPPING AND BIND MATERIAL SHALL BE REMOVED ENTIRELY FROM THE PLANT MATERIAL AT TIME OF INSTALLATION.
- 15.2. STORE PLANT MATERIAL: IF INSTALLATION IS DELAYED MORE THAN 6 HOURS AFTER ARRIVAL TO SITE, THE CONTRACTOR SHALL SET ALL PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER, MECHANICAL DAMAGE, THEFT, AND DETERIORATION. PLANT SOIL MUST BE KEPT MOIST USING A WATERING TANK, HOSE OR OTHER SYSTEM UNTIL READY FOR PLANTING. ANY PACKAGED MATERIALS, SUCH AS BOXED PERENNIALS MUST BE OPENED, UNWRAPPED AND FREE AS TO NOT RESTRAIN AIR CIRCULATION AND WATERING WHILE WAITING TO BE INSTALLED.
16. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
17. IF COMPACTION OCCURS DURING EARTHWORK PRIOR TO PLANT INSTALLATION, THE CONTRACTOR MUST HAVE THE SOIL SCARIFIED AND LOOSENED TO THE DEPTH OF COMPACTION OR 12-18", WHICHEVER IS DEEPEST, WITH A BACKHOE OR EQUIVALENT WITHOUT TAMPING SOILS.
18. ALL FINE GRADED AREAS SHALL BE HAND RAKED SMOOTH TO ELIMINATE ANY CLUMPS, ROCKS, STUMPS, TRASH AND/OR OTHER UNSIGHTLY DEBRIS PRIOR TO PLANTING OR MULCHING.
19. MAINTAIN SITE DRAINAGE DURING LANDSCAPE INSTALLATION.

LANDSCAPE SOIL SPECIFICATIONS:

1. REUSE "CLEAN FILL" STOCKPILED, CONSISTING ONLY OF SOILS, STONES, OR ROCKS 12" DIA. OR LESS. PHYSICAL PROPERTIES OF SANDY LOAM, WITH A PH BETWEEN 5-7, THAT HAS BEEN EXCAVATED ON SITE. USE OF "CLEAN FILL" FOR PLANTING BEDS MUST BE APPROVED BY LANDSCAPE ARCHITECT. VERIFY COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA AS INDICATED IN NOTES, PLANS AND SPECIFICATIONS.
2. SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN OBTAINING FROM NATURALLY OCCURRING SITES. DO NOT USE SOIL FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.
3. **SOIL AMENDMENT:**
3.1. IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, MOISTURE CONTENT 35-55% BY WEIGHT, 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM. MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL. ANIMAL MANURE, NOR PEAT WILL BE USED AS AN ORGANIC SUPPLEMENT.
- 3.2. IF PROPOSED PLANTING BED IS IN A LOCATION OF A FORMER PAVED OR GRAVEL AREA, BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 30", AND BE BACKFILLED WITH A BOTTOM LAYER OF SANDY LOAM UNDER A LAYER OF PLANTING SOIL AND/OR TOP SOIL.
- 3.3. NO FERTILIZER APPLICATION SHALL BE USED DURING OR AFTER PLANT INSTALLATION.
- 3.4. COMPACTED SUBSOIL MAY BE LOOSENED (AS NOTED IN GENERAL LANDSCAPE PLANTING NOTE #17), WHILE THOROUGHLY MIXING 6" OF COMPOST WITH IN-SITU SOIL.
4. **SOIL CONDITIONER AND MODIFICATION (PENDING RESULTS OF SOIL ANALYSIS):**
4.1. ADJUST THE NUTRIENT LEVELS AS REQUIRED TO ENSURE ACCEPTABLE GROWING MEDIUM ONLY AFTER RECEIVING RESULTS FROM A SOIL ANALYSIS. ADJUSTMENTS CAN ONLY BE MINIMALLY MODIFIED EASILY WITH STANDARD TECHNIQUES.
- 4.2. MODIFY HEAVY CLAY OR SILT, BY ADDING COMPOST OR PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COURSE SAND MAY BE USED IF SAND CONTENT CAN REACH 60% OR MORE OF TOTAL MIX.
- 4.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF TOTAL MIX.

IRRIGATION NOTES:

1. EXACT PLACEMENT FOR ALL LAWN IRRIGATION HEADS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
2. PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF IRRIGATION HEADS TO BE FURNISHED AND INSTALLED DURING THE PROGRESS OF THE WORK AS DIRECTED BY THE LANDSCAPE ARCHITECT.
3. WEATHER-BASED IRRIGATION SYSTEM CONTROLLERS SHALL INCLUDE FUNCTIONING SOIL, MOISTURE SENSORS AND A RAIN SENSOR AS COMPONENTS OF THE SYSTEM.
- 3.1. IF WEATHER-BASED IRRIGATION SYSTEMS ARE NOT PROCURED, IRRIGATION SYSTEMS SHALL BE TURNED OFF DURING A 1" OR MORE RAIN EVENT WITHIN A 24-HOUR PERIOD.
4. TEMPORARY IRRIGATION IS RECOMMENDED FOR ONE GROWING SEASONS OR UNTIL ESTABLISHED. NO PERMANENT IRRIGATION IS REQUIRED FOR NATIVE TREE, SHRUB, OR PERENNIAL PLANTINGS. IRRIGATION FOR AREAS TOO FAR FROM WATER SOURCE WILL INCLUDE MONITORING PLANTINGS AND USING A WATER TRUCK AS NEEDED IF DROUGHT CONDITIONS PERSIST.
5. GENERAL IRRIGATION FOR NEW PLANTS ONLY NEED 1" OF WATER PER WEEK. SHRUBS AND TREES REQUIRED 5 GALLONS PER WEEK. THIS DOES NOT INCLUDE WETLAND OR OTHER WATER-LOVING PLANTS. REFER TO LANDSCAPE ARCHITECT FOR SPECIFIC WATER REQUIREMENTS FOR PLANTS THAT DO NOT FALL UNDER NORMAL WATERING CONDITIONS.
6. RAINWATER COLLECTION/IRRIGATION SYSTEMS ARE ENCOURAGED TO SUPPLEMENT IRRIGATION FOR NEW LANDSCAPING. NEW STRUCTURES SHALL BE ENCOURAGED TO INCLUDE ONE OR MORE RAINWATER CISTERNS AND A SYSTEM TO PROVIDE AT LEAST 75 PERCENT OF EXTERIOR IRRIGATION DURING NORMAL RAINFALL YEARS.

PLANT SCHEDULE

FINAL QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	SPREAD
SHRUBS AND TREES						
1	VL	VIBURNUM LENTAGO	NANNYBERRY	10'-20'	72"-144"	6'-12'
7	KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	5'-15'	96"-120"	5'-15'
4	JC	JUNIPERUS COMMUNIS	COMMON JUNIPER	5'-25'	-	3'-12'
GRASS						
-	-	POA PRATENSIS	KENTUCKY BLUEGRASS	1.5'-2.5'		

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY PREPARED FOR 214 SOUTH BOULEVARD - SECTION 66.69 ~ BLOCK 1 ~ LOT 2.3 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 MINICIPAL OR AGENCY APPROVAL. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN PERMISSION WITH APPLICABLE CODES, STANDARDS OR ACCEPTED CONSTRUCTION METHODS

OWNERS:

RIVER RIDGE ESTATES, LLC.
4 HAYES COURT
#201
MONROE, NEW YORK 10950

APPLICANT:

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

STREET ADDRESS:

214 SOUTH BOULEVARD
NYACK, NEW YORK 10960

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DEMOLITION NOTES:

1. STOCKPILE EXISTING TOPSOIL, MULCH OR OTHER MATERIALS PER PLAN. TOPSOIL IS TO BE STOCKPILED FOR LEAST AMOUNT OF TIME POSSIBLE. IF STOCKPILE IS NEEDED FOR MORE THAN 6 MONTHS IT WILL NEED TO BE SUPPLEMENTED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER AS DETAILED IN "PLANTING SOIL SPECIFICATIONS 3.3.1" AT TIME OF FINAL GRADING.
2. **TREE PROTECTION:**
2.1. EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION OR DEMOLITION.
2.2. BEFORE INSTALLATION, ROOTS SHALL BE CUT THROUGH THE SURFACE IN AN "X" FORMATION AT BASE OF BALL AND CUT ALONG ALONG THE SIDES OF THE BALL AT LEAST SIX TIMES TO FREE ROOTS AND ENCOURAGE NEW GROWTH. ESPECIALLY IF IT IS ROOT BOG, FINE ROOTS OF SMALLER CONTAINER PLANTS SHOULD BE TEASED DELICATELY WITH BY HAND OR WITH A HAND CULTIVATOR.
2.3. PLUGS SHALL HAVE TAGS REMOVED BEFORE INSTALLATION. IF HEAVILY ROOT BOUND, DELICATELY LOOSEN ROOTS BY HAND OR HAND CULTIVATOR, TAKING CARE TO NOT BREAK SOIL TO-ROOT CONTACT. ROOTS SHOULD ONLY BE CUT IF HEAVILY ROOT BOUND WHEN RECEIVED TO ALLOW FOR PROPER GROWTH IN SOIL. SPACE PLANTS EQUALLY ON TRIANGULAR OR GRID SPACING.
2.4. VINES: EQUALLY SPACE VINES PLANTED IN ROWS AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE ALL VINES FROM NURSEY SHAKES AND SPREAD OUT ONTO WALL PRIOR TO CUT. ATTACHING TO SURFACE WITH VINE TAPE. SIMILARLY ATTACH VINES AT PLASTERS OR POSTS.
2.5. STAKING OF ANY INSTALLED TREE IS NOT NEEDED.
21. **SEEDING:**
21.1. SPREAD SEED IN TWO DIRECTIONS WITH A DRILL SEEDER TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA OR SEED WITH BROADCAST SEEDER. FOLLOWED BY A RAKE OR CULTIPACKER. SEED CAN ALSO BE SPREAD BY HYDROSEEDING FROM A HOSE AT GROUND LEVEL, NOT THROUGH THE USE OF A TURRET. IF HYDROSEEDING IS SELECTED, SEEDING WILL REQUIRE A TACKIFIER AND A COLORED MULCH.
21.2. THERE SHALL BE NO SEED SUBSTITUTIONS UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
21.3. GENERALLY DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/2 INCH DEPTH (OR APPROPRIATE DEPTH FOR SELECTED SPECIES). REFER TO LANDSCAPE PLAN FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
21.4. SEE "IRRIGATION NOTES" FOR SPECIFICATIONS ON WATERING.
22. INSTALLED PLANTINGS SHALL BE IN PROPER HEALTH AND HAVE A 90% SURVIVAL RATE OVER THE FIRST TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE DEAD, DYING OR IN POOR HEALTH SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
3. AT NO COST TO THE PROJECT OR OWNER, CONTRACTOR SHALL REPAIR OR REPLACE ALL VEGETATION INDICATED AS "EXISTING TO REMAIN" THAT IS DAMAGED BY CONSTRUCTION OPERATIONS. LANDSCAPE ARCHITECT OR ARBORIST WILL MAKE SOLE DETERMINATION AS TO EXTENT OF DAMAGE. EMPLOY A LICENSED ARBORIST TO EVALUATE AND DETERMINE REPAIR NEEDS TO ALL DAMAGE TO TREES TO REMAIN.
4. PROTECT ALL EXISTING SITE IMPROVEMENTS FROM DAMAGE. RESTORE DAMAGED ELEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO THE OWNERS, AT NO COST TO THE PROJECT.
5. CONTRACTOR SHALL MINIMIZE DISTURBANCE OF FINISH GRADE AND PROVIDE EROSION CONTROL MEASURES AS NECESSARY UNTIL FINAL PERMANENT COVER IS IN PLACE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWLEDGE OF ALL UNDERGROUND IMPROVEMENTS TO BE PROTECTED AND TAKE SOLE RESPONSIBILITY FOR DAMAGE TO ALL SUCH ITEMS. RESTORE DAMAGED UTILITIES TO ORIGINAL CONDITION, AS ACCEPTABLE TO GOVERNING AGENCIES, WHERE REQUIRED BY CODE.
7. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED ON A WEEKLY BASIS AND LEGALLY DISPOSED OF OFF-SITE, INCLUDING ALL MATERIAL FROM VEGETATION REMOVAL. NO ON-SITE BURNING IS PERMITTED.
8. PLANTS TO BE RELOCATED WILL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT. CONTRACTORS SHALL IMMEDIATELY TRANSPLANT TREES DUG FOR RELOCATIONS, AND WATER AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE MORTALITY AND REPLACE FAILED TREES AT NO COST TO PROJECT.
9. ON-SITE STORAGE OF EQUIPMENT AND MACHINERY BY THE CONTRACTOR SHALL BE LIMITED TO DESIGNATED STAGING AREAS ACCEPTABLE TO LANDSCAPE ARCHITECT.

LAYOUT NOTES:

1. CONTRACTOR SHALL TAKE EXTREME CARE AT ALL TIMES NOT TO BRING ONTO THE SITE ANY SOIL, VEGETATION OR OTHER MATERIAL THAT POSES A CONTAMINATION HAZARD TO EXISTING PLANT MATERIALS INCLUDING INVASIVE SPECIES SEED OR DEBRIS. ALL TRUCKS ALL EQUIPMENT USED SHALL BE CLEAN OF ALL MUD, DIRT OR TOXIC SUBSTANCES WHEN BROUGHT ONTO AND USED ON THE SITE.
11. SHRUBS TO REMAIN OR TO BE TRANSPLANTED WILL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT. SHRUBS TO REMAIN SHALL BE PROTECTED WITH FENCING SIMILAR TO THE TREE PROTECTIONS FENCING.
12. TRANSPLANTED TREES AND SHRUBS SHALL BE PROVIDED WITH IRRIGATION AND PART SHADE. IRRIGATE TRANSPLANTS WEEKLY AT A MINIMUM BY THOROUGHLY SOAKING THE ROOT BALL. ARBORIST MAY INCREASE IRRIGATION SCHEDULE AS NEEDED.
13. ALL EXISTING CONCRETE, ROCK OR PAVING THAT IS APPROVED BY ENGINEER FOR FILL OR BASE ROCK OF FUTURE CONSTRUCTION SHALL BE KEPT AND STORED ON SITE UNTIL NEEDED; PROTECT FROM CONTAMINATION.
14. ALL RETAINING WALLS IDENTIFIED FOR DEMOLITION SHALL INCLUDE REMOVAL OF FOOTINGS.
15. TREE REMOVAL SHALL INCLUDE STUMP GRINDING AND/OR REMOVAL OF MAJOR ROOT SYSTEMS. STUMPS ARE TO REMAIN ON SLOPES OF 25% OR GREATER.
16. **IRRIGATION DEMOLITION:**
16.1. REMOVE (E) IRRIGATION VALVES AND VALVE BOXES (DO NOT BURY).
16.2. DISCONNECT MAIN LINE FROM WATER SERVICE, IF DEEPER THAN 12", BURY, IF SHALLOWER THAN 12" REMOVE.
16.3. REMOVE ALL SPRINKLER HEADS AND RISERS; REMOVE LATERAL LINES.
16.4. REMOVE QUICK COUPLERS AND HOSE BIBS- RECYCLE IF POSSIBLE.
17. DEMOLITION OF STRUCTURES IS NOT INCLUDED IN LANDSCAPE SCOPE OF WORK. DEMOLITION OF ALL STRUCTURES SHALL BE BY OTHERS AS DETERMINED BY GENERAL CONTRACTOR.
18. GENERAL CONTRACTOR SHALL COORDINATE REMOVAL OF ALL STRUCTURES, SECURE TERMINATION AND DISCONNECTION OF ALL UTILITIES AND SECURE CITY PERMITS.
19. WHERE CONFLICTS MAY OCCUR, NEW SITE DEVELOPMENT DESIGN TAKES PRECEDENCE OVER EXISTING ELEMENTS. SUCH CONFLICTING ELEMENTS SHALL BE REMOVED TO ALLOW FOR NEW CONSTRUCTION.
20. NEW LOCATION FOR ALL TRANSPLANTED PLANT MATERIAL TO BE DETERMINED BY LANDSCAPE ARCHITECT IN FIELD.

DEER PROTECTION NOTES:

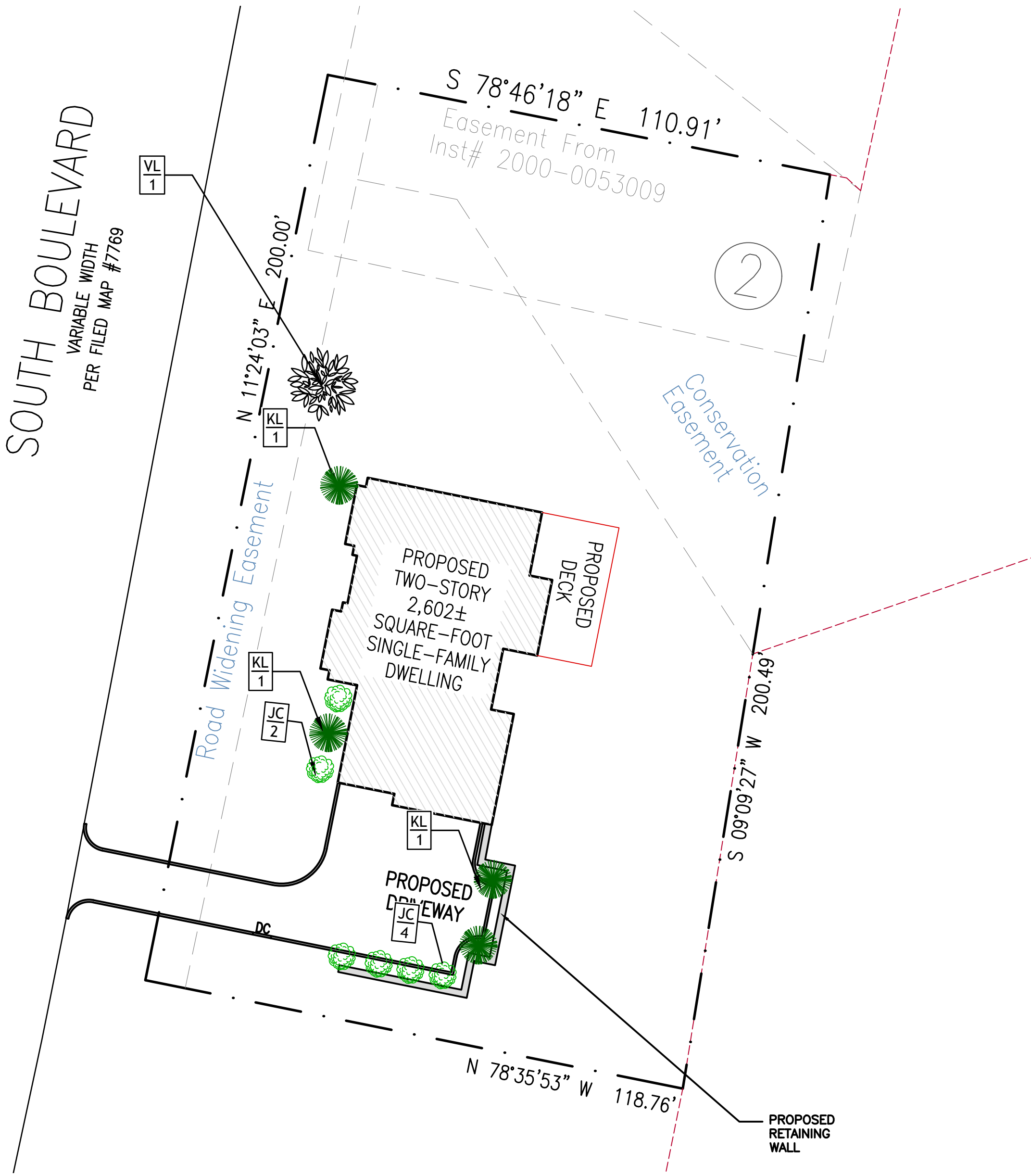
1. WHEN APPROPRIATE, USE PLANTS THAT ARE DEER-INTOLERANT OR DEER-RESISTANT ON THE LANDSCAPE PLAN, AS A GUIDE, REFER TO THE "LANDSCAPE PLANTS RATED BY RESISTANCE", PROVIDED BY RUTGERS NEW JERSEY AGRICULTURAL EXPERIMENT STATION (NJAES).
2. USE HORIZONTAL FENCING BARRIERS OR WOVEN WIRE FENCING WITH A MINIMUM HEIGHT OF 6 FEET OR MORE.
3. **REPELLENTS:**
3.1. USE SPRAYS THAT ARE INCORPORATE ODOR AND TASTE REPELLENT IN ONE.
3.2. APPLY REPELLENTS EARLY IN SPRING ON THE PERIMETER OF THE GARDENS. RE-APPLY SPRAYS AFTER HEAVY RAINFALL.
3.3. SLOWLY WEAN OFF SPRAY APPLICATION SEASONALLY, AND ONLY APPLY OCCASIONALLY REMINDER APPLICATIONS FOR THE REST OF THE YEAR. RESULTS VARY DEPENDING ON DEER POPULATION AND FOOD AVAILABILITY IN AREA.
4. USE SOLAR-POWERED OR MOTION SENSOR DEVICE ON SCARECROWS TO ENGAGE SPRINKLER WHEN DEER APPROACH A "PROTECTED AREA".
5. **TREE PROTECTION:**
5.1. USE PLASTIC OR MESH TREE GUARDS, OR CHICKEN WIRE FOR NEWLY PLANTED TREES.
5.2. TREE PROTECTION SHALL BE MONITORED YEARLY TO DETERMINE NEED AND NECESSARY MAINTENANCE.

SITE SPECIFIC NOTES:

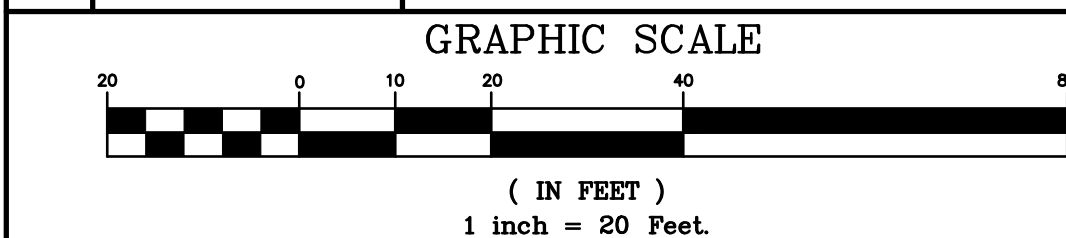
1. THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT #'S 66.69-1-2.3 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
2. RECORD OWNER: RIVER RIDGE ESTATES, LLC
4 HAYES COURT - #201
MONROE, NEW YORK 10950
3. APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950
4. SITE ADDRESS: 214 SOUTH BOULEVARD
NYACK, NEW YORK 10960
5. DEED REFERENCE: DEED BOOK 125 DEED PAGE: 8.
6. TOTAL AREA OF PARCEL: 22,987± SQUARE-Feet or 0.528± ACRES.
7. ZONING DISTRICT: (R-12HC) CLUSTER MAJOR SUBDIVISION
8. FILED MAP REFERENCE: BEING KNOWN AS LOT 2 AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL CLUSTER SUBDIVISION PLAN - MAJOR SUBDIVISION LANDS OF DANSMORE, 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
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.

LANDSCAPE MAINTENANCE NOTES:

1. MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.
2. LANDSCAPE CONTRACTOR OR MAINTENANCE SUBCONTRACTOR SHALL HAVE A FULL TIME EMPLOYEE ASSIGNED TO THE JOB AS FOREMAN FOR THE DURATION OF THE CONTRACT. FOREMAN SHALL HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN LANDSCAPE MAINTENANCE SUPERVISION, WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT, ENTOMOLOGY, PEST CONTROL, SOILS, FERTILIZERS AND PLANT IDENTIFICATION.
3. LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT MAINTENANCE SCHEDULE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF LANDSCAPE MAINTENANCE PERIOD.
4. AT BEGINNING OF MAINTENANCE PERIOD, VISIT AND WALK SITE WITH LANDSCAPE ARCHITECT TO VERIFY SCOPE OF WORK AND UNDERSTAND EXISTING SITE CONDITIONS. NOTIFY LANDSCAPE ARCHITECT FIVE (5) DAYS PRIOR TO VISIT.
5. STERILIZE ALL TOOLS USED PRIOR TO ANY MAINTENANCE WORK.
6. NO USE OF ANTI-DESSICANT IS PERMITTED ON ANY PLANT.
7. WOUND DRESSINGS SUCH AS TAR, ASPHALT, PAINT OR OTHER PETROLEUM SOLVENTS ARE NOT PERMITTED TO BE USED ON TREES IN ANY CIRCUMSTANCE.
8. **PRUNING:**
8.1. NO PRUNING IS NECESSARY FOR FORBS AND GRAMINOIDS. IF CUTTING BACK IS DESIRED FOR AESTHETIC REASONS, PERENNIALS MAY BE CUT IN APRIL TO MAY LEAVING BETWEEN 8-24" OF STALKS INTACT FOR STEM-NESTING INSECTS.
8.2. LATE-BLOOMING PERENNIALS MAY BE TRIMMED 25-75% IN LATE SPRING FOR HEIGHT CONTROL.
8.3. HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS, BUT LEFT IN ITS NATURAL FORM.
8.5. NO PRUNING SHALL BE DONE AT THE TIME OF INSTALLATION, EXCEPT TO REMOVE DEAD OR BROKEN BRANCHES/STEMS.
8.6. ALL ADDITIONAL PRUNING SHOULD BE CONDUCTED BY A CERTIFIED ARBORIST TO DETERMINE PRUNING GOALS, BEST PRACTICES AND LONG TERM PRUNING MAINTENANCE NEEDS OF THE SELECTED SPECIES.
8.6.1. ACCEPTABLE PRUNING OBJECTIVES INCLUDE BUT ARE NOT LIMITED TO PROVIDING CLEARANCE, MAINTAINING HEALTH, RESTORATION FROM WEATHER DAMAGE, RISK MANAGEMENT, AND MANAGING WILDLIFE HABITAT.
8.6.2. PRIOR TO PRUNING OF MATURE TREES, A WRITTEN PRUNING SPECIFICATION SHALL BE PRESENTED TO THE OWNER CLEARLY DEMONSTRATING PRUNING SYSTEMS (TYPE OF PRUNING), OBJECTIVES, LOCATION OF CUT, AMOUNT TO REMOVE, PLAN FOR DISPOSAL, OF DEBRIS, TIME FRAME FOR COMPLETION OF WORK AND RE-INSPECTION OR PRUNING INTERVAL.
9. REMOVE LEAVES FROM LAWN AND SHRED TO USE AS MULCH IN GARDEN BEDS. EXCESS LEAVES SHOULD BE COMPOSTED. DO NOT REMOVE LEAVES FROM GARDEN BEDS.
10. DO NOT MOW UP TO THE TRUNK OF NEW OR PREVIOUSLY EXISTING TREES. MAINTAIN A BUFFER OF 3 TO 5 FEET FROM THE BASE OF THE TRUNK TO EITHER BE MANAGED BY HAND OR PROTECTED WITH MULCH OR VEGETATION.
11. FERTILIZER SHOULD NOT BE USED AT THE TIME OF PLANTING OR WITHIN THE FIRST YEAR OF INSTALLATION. ANY FUTURE USE MUST BE DOCUMENTED ACCORDING TO #43 AND THE ADDITIONAL REQUIREMENTS LISTED BELOW.
12. LANDSCAPE CONTRACTOR SHALL: SUBMIT A MANUAL WITH ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION AND MAINTENANCE PERIOD; MAKE CORRECTIONS AND ADDITIONS PER DIRECTION OF LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL TO THE OWNER. SUBMIT LOG OF ALL FERTILIZERS AND HERBICIDES WITH DATES AND RATES APPLIED DURING MAINTENANCE PERIOD; LANDSCAPE ARCHITECT SHALL WALK SITE WITH CONTRACTOR AND NOTE ALL UNSATISFACTORY WORK. UNSATISFACTORY WORK SHALL BE CORRECTED WITHIN 10 CALENDAR DAYS.



REVISIONS:		
#	DATE	COMMENTS



Know what's below.

811

Call before you dig.

SEAL VALID FOR
MJC JOB# 2509
SEAL DATED:
FEBRUARY 12, 2025

STATE OF NEW YORK
MICHAEL J. CALISE, P.E.
PROFESSIONAL ENGINEER
074619

THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED N.Y.S. ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209 OF THE SUB-DIVISION 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

LANDSCAPING PLAN

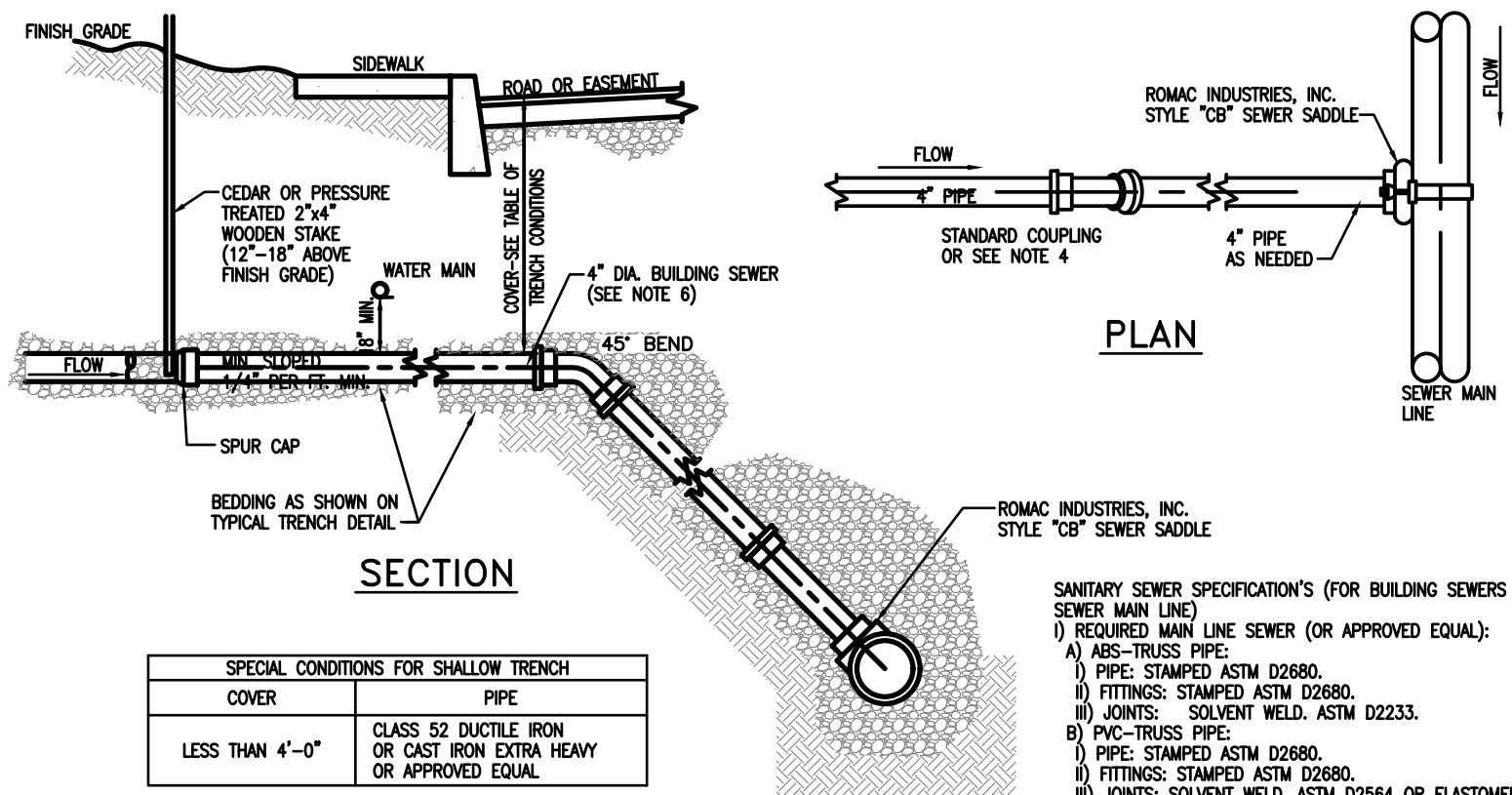
PREPARED FOR:
TAX LOT
SECTION 66.69, BLOCK 1, LOT 2.3

214 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 mcalise@engineering.com

TAX LOT NUMBER:	66.69-1-2.3
TOTAL SITE AREA:	0.528± ACRES
	22,987± SQUARE-Feet
JOB NUMBER:	2516
SCALE:	1"=10'
DATE:	FEBRUARY 8, 2025
SHEET:	5 OF 6



PLAN

ROMAC INDUSTRIES, INC. STYLE "C" SEWER SADDLE

ROMAC INDUSTRIES, INC. STYLE "C" SEWER SADDLE

SECTION

ROMAC INDUSTRIES, INC. STYLE "C" SEWER SADDLE

SPECIAL CONDITIONS FOR SHALLOW TRENCH

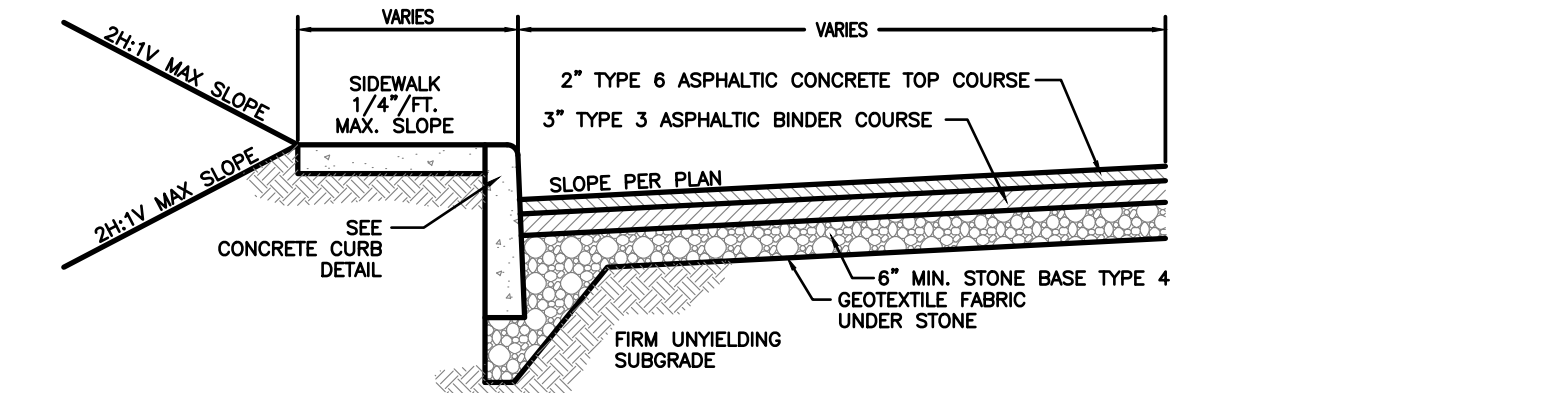
COVER	PIPE
LESS THAN 4'-0"	CLASS 52 DUCTILE IRON OR CAST IRON EXTRA HEAVY OR APPROVED EQUAL

NOTES:

1. EACH 6" BUILDING SEWER SHALL PROVIDE SERVICE FOR NO MORE THAN TWELVE (12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OCSO NO. 1 UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY SEWER DEPARTMENT.
2. ALL APPROVED BUILDING SEWER PIPE MATERIAL FOR EACH CONNECTION MADE SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
3. MINIMUM HORIZONTAL SEPARATION BETWEEN SPUR CAP AND SIDEWALK SHALL BE 2'-0". IN ALL CASES THE SPUR CAP LOCATION SHALL EXTEND A MINIMUM HORIZONTAL DISTANCE OF 2'-0" ONTO ALL BUILDING LOT PROPERTIES.
4. TRANSITION BETWEEN DIFFERENT PIPE MATERIAL (AS APPROVED) SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 62 DRESSER COUPLING OR DRESSER STYLE 621 HMA COUPLING (OR APPROVED EQUAL).
5. SADDLE CONNECTION SHALL BE A FITTING CONSTRUCTED SPECIFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS (OR APPROVED EQUAL).
6. THE BUILDING SEWER SHOWN FROM THE MAIN LINE SOURCE SADDLE CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE SPECIFICATIONS SHOWN FOR SEWER SERVICE LATERALS.
7. 4" BUILDING SEWER LATERAL MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLINGS ONLY. ALL OTHER BUILDING LATERAL SEWERS (INCLUDING CONNECTIONS) SHALL BE 6" IN DIA.

SEWER MAIN CONNECTION DETAIL

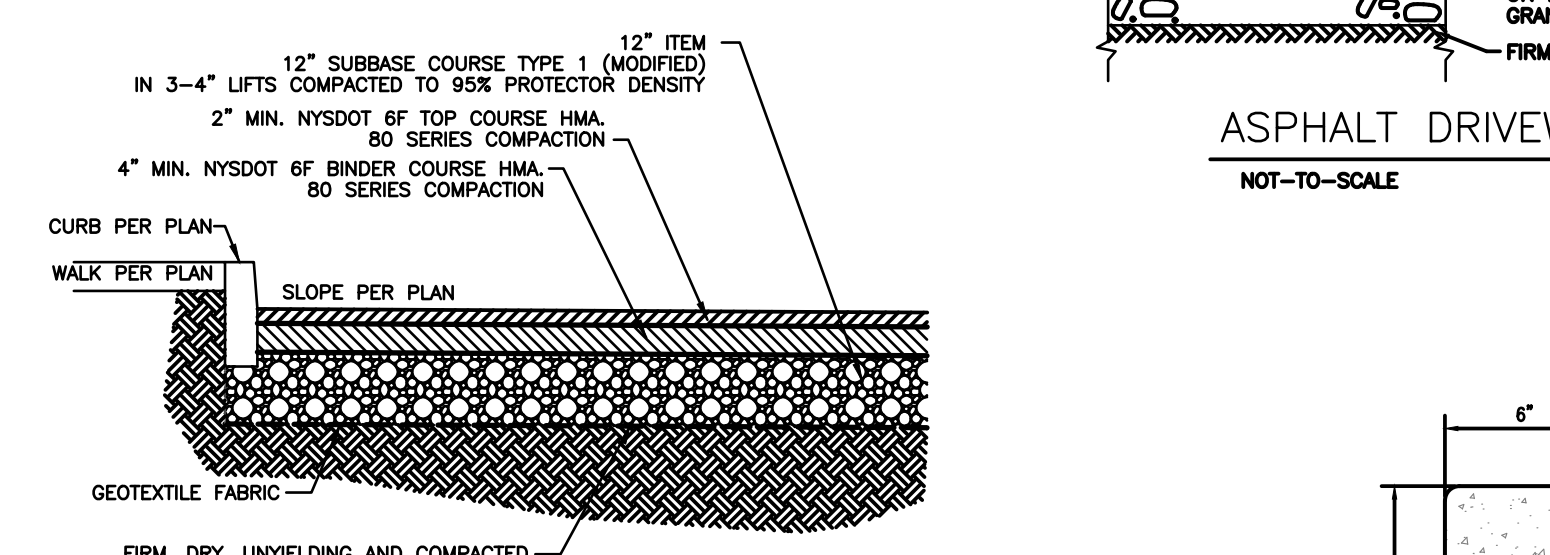
NOT TO SCALE



TYPICAL PAVEMENT SECTION

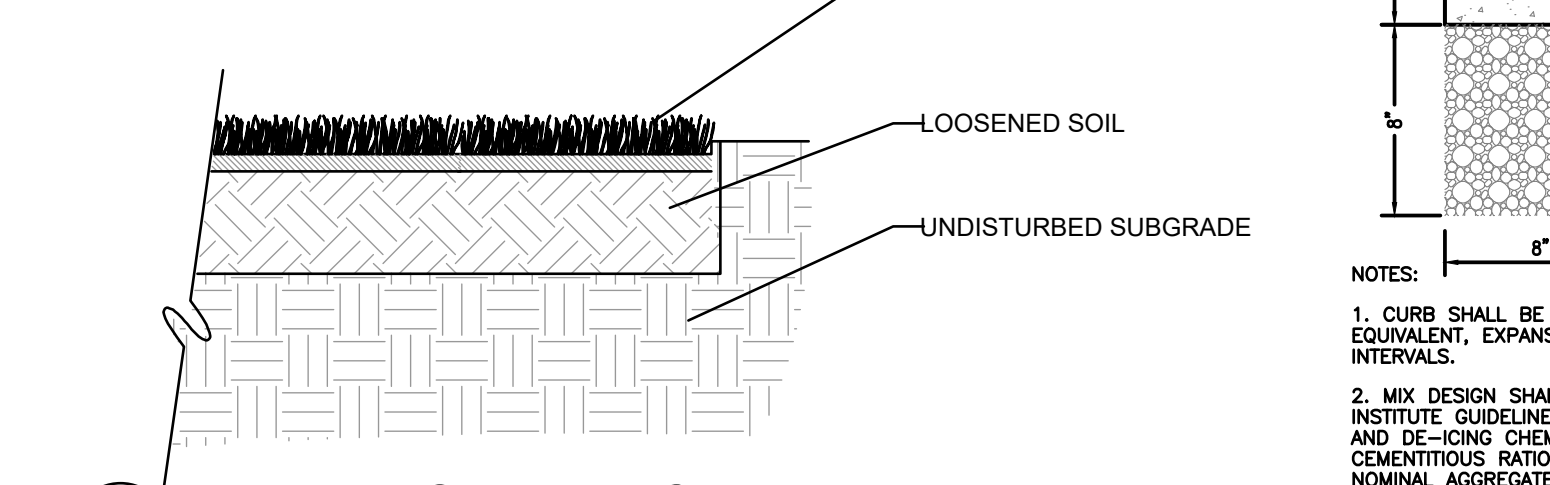
PARKING LOTS & DRIVEWAYS

NOT TO SCALE



ASPHALT DRIVEWAY DETAIL

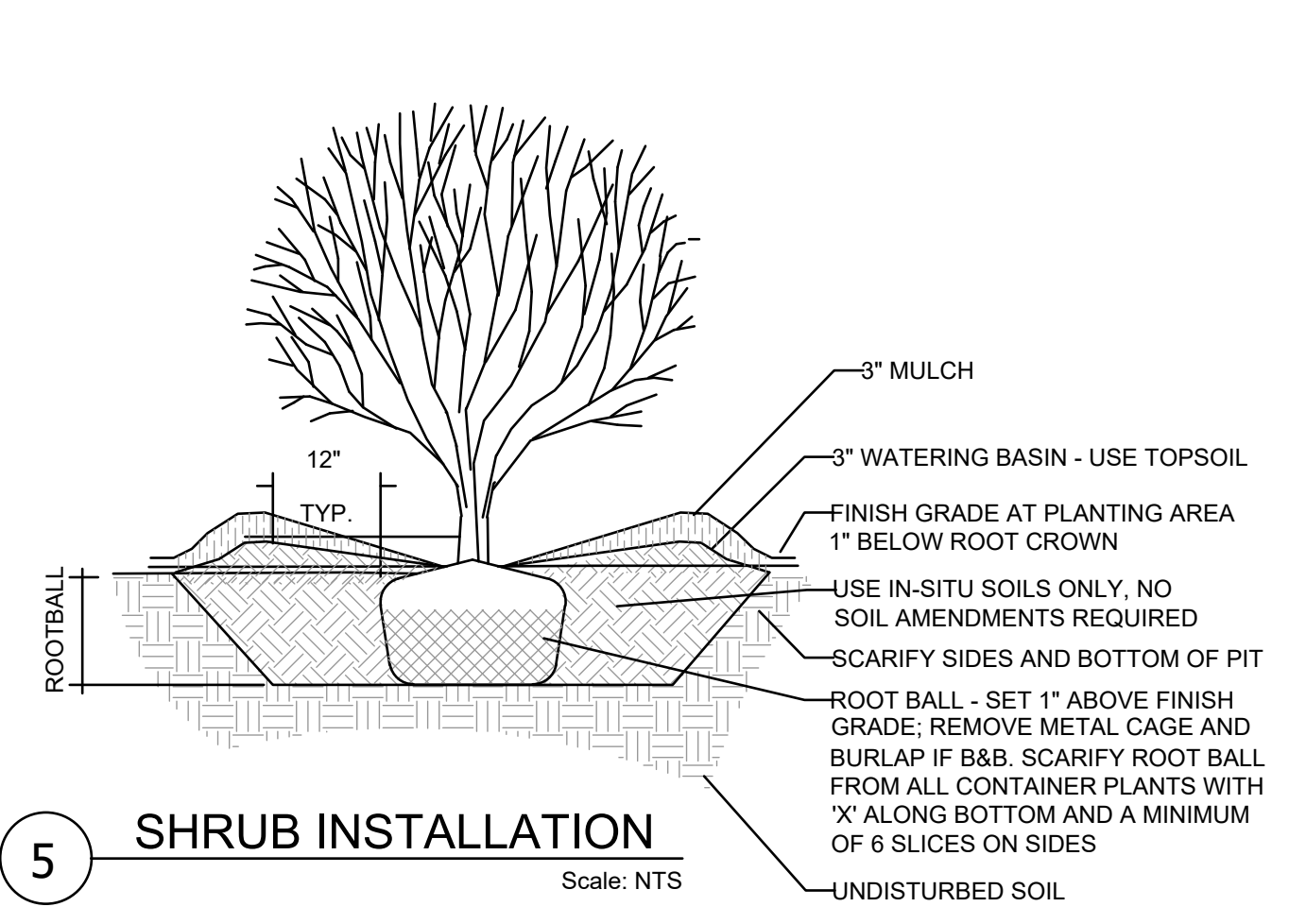
NOT-TO-SCALE



LAWN INSTALLATION

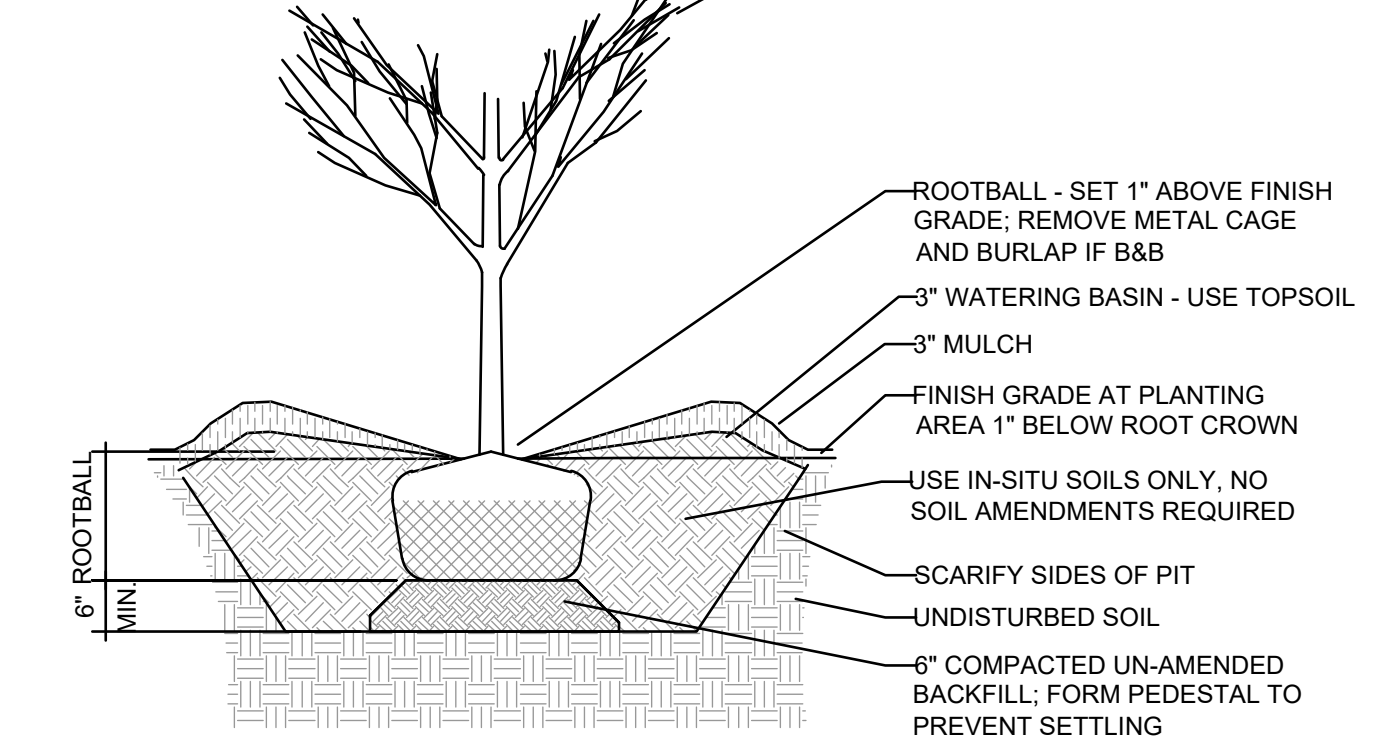
Scale: NTS

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:	OWNERS:	APPLICANT:	STREET ADDRESS:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY PREPARED FOR 214 SOUTH BOULEVARD - SECTION 66.69 ~ BLOCK 1 ~ LOT 2.3 PREPARED BY EDWARD T. GANNON, P.L.S. DATED DECEMBER 08, 2024."	RIVER RIDGE ESTATES, LLC. 4 HAYES COURT #201 MONROE, NEW YORK 10950	INDIGO DEVELOPERS 51 FOREST ROAD SUITE 316-76 MONROE, NEW YORK 10950	214 SOUTH BOULEVARD NYACK, NEW YORK 10960
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			



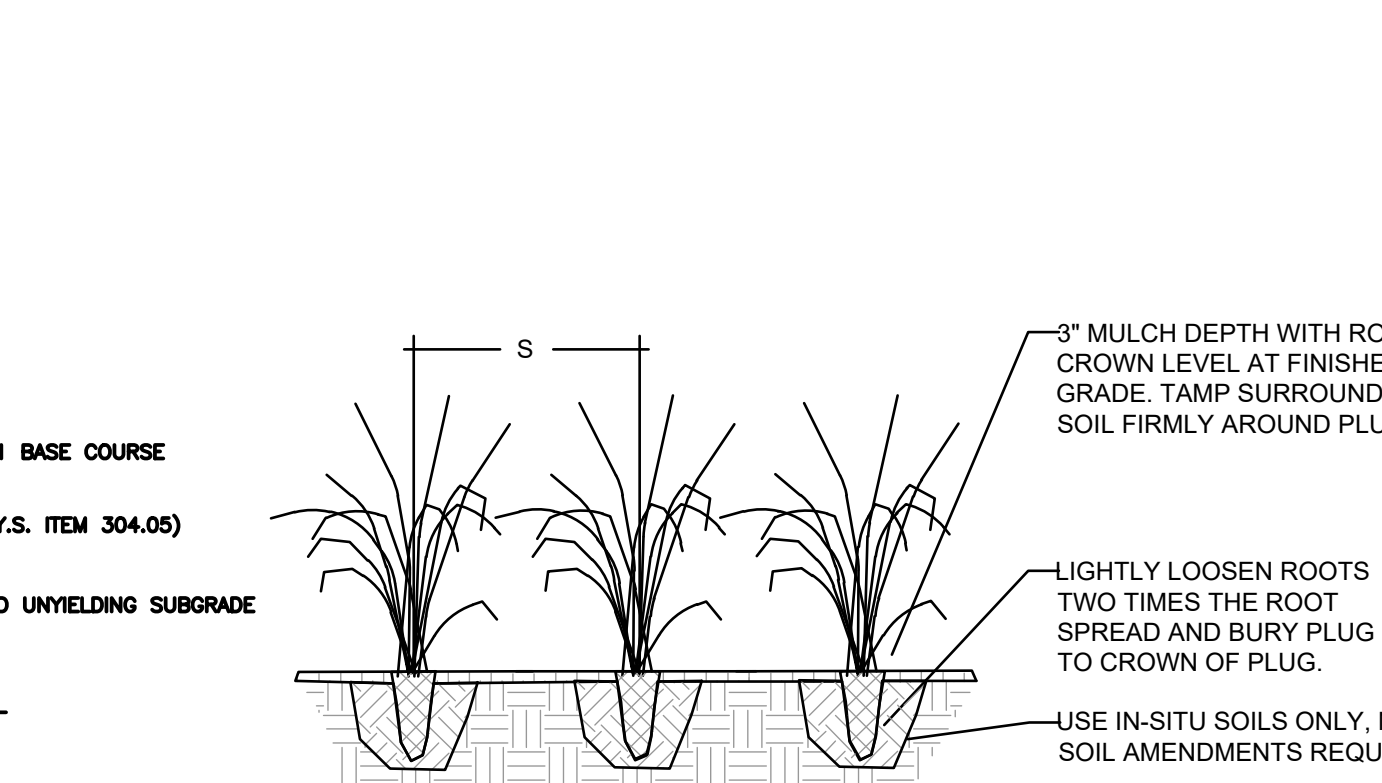
SHRUB INSTALLATION

Scale: NTS



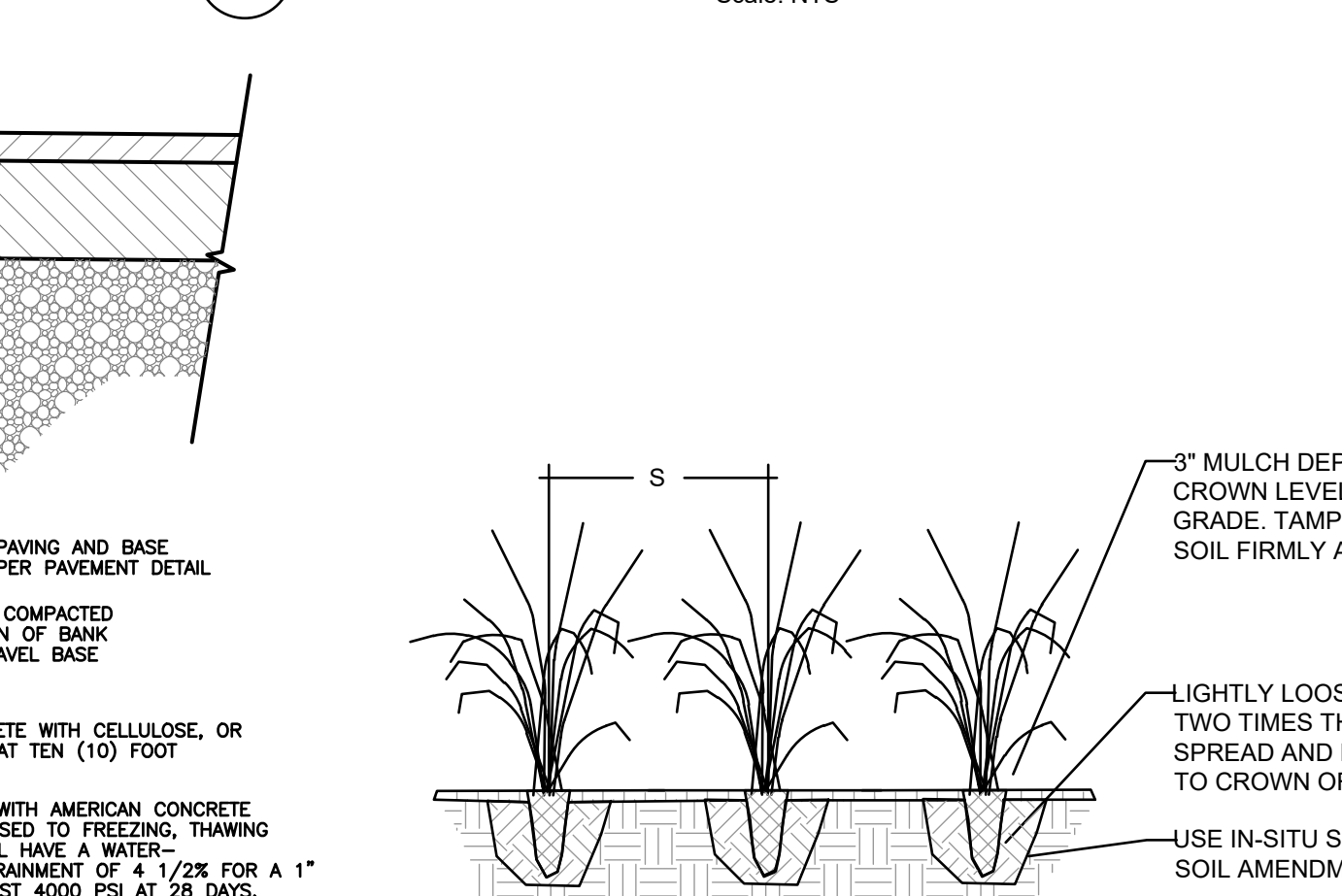
TREE INSTALLATION

Scale: NTS



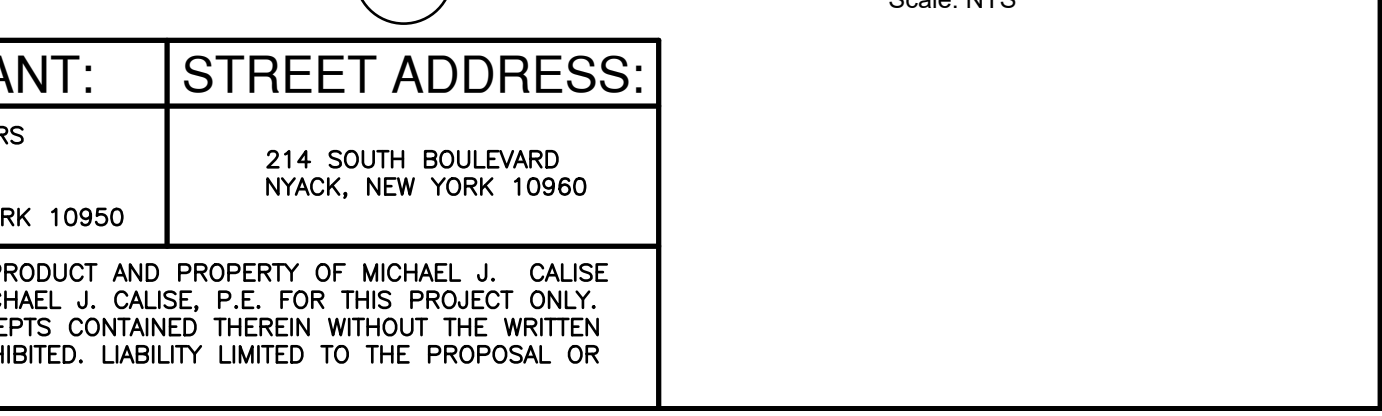
PLUG INSTALLATION

Scale: NTS



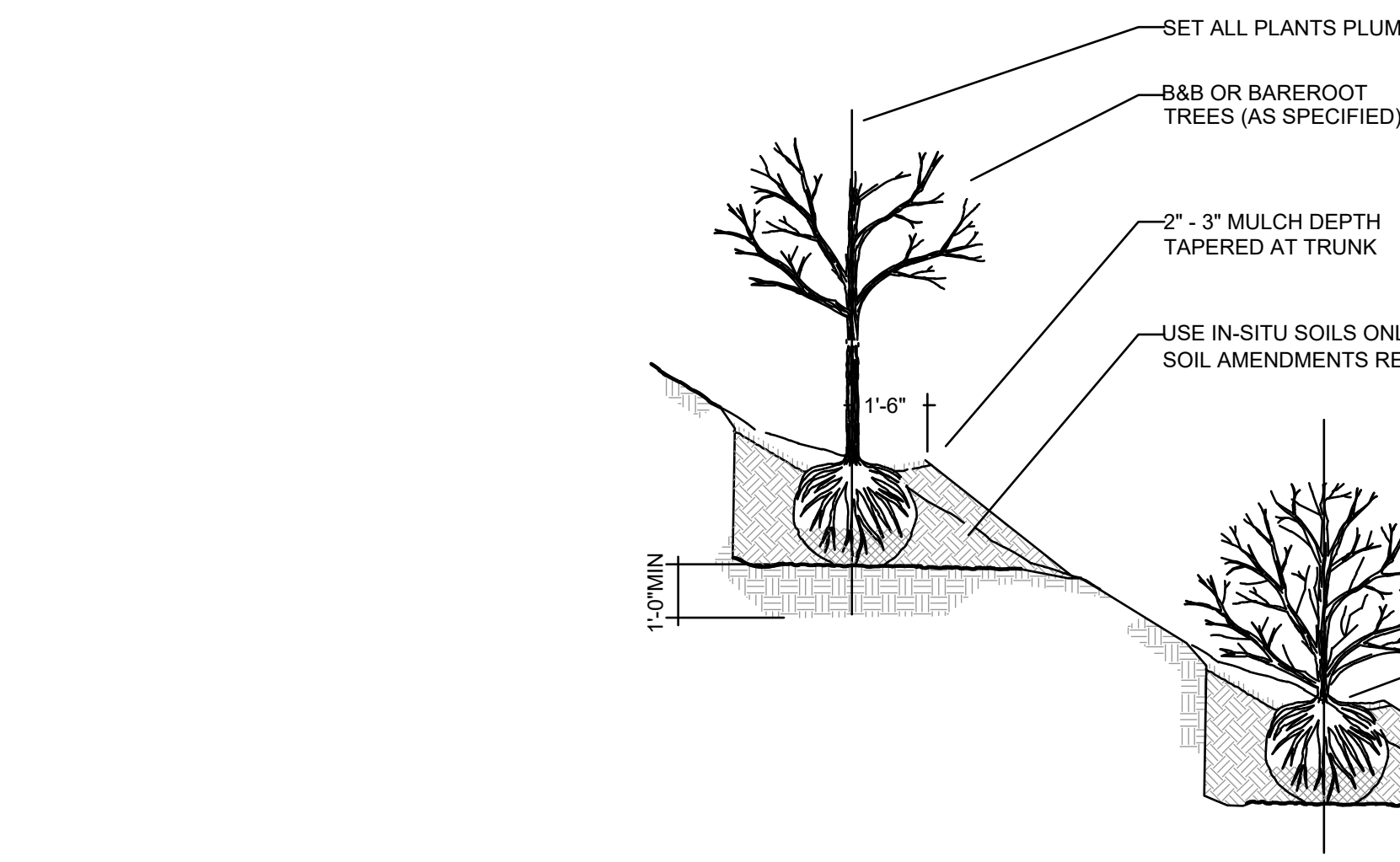
PLUG INSTALLATION

Scale: NTS



CONCRETE DROP CURB DETAIL

NOT TO SCALE



PLANT INSTALLATION ON SLOPE

Scale: NTS



TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

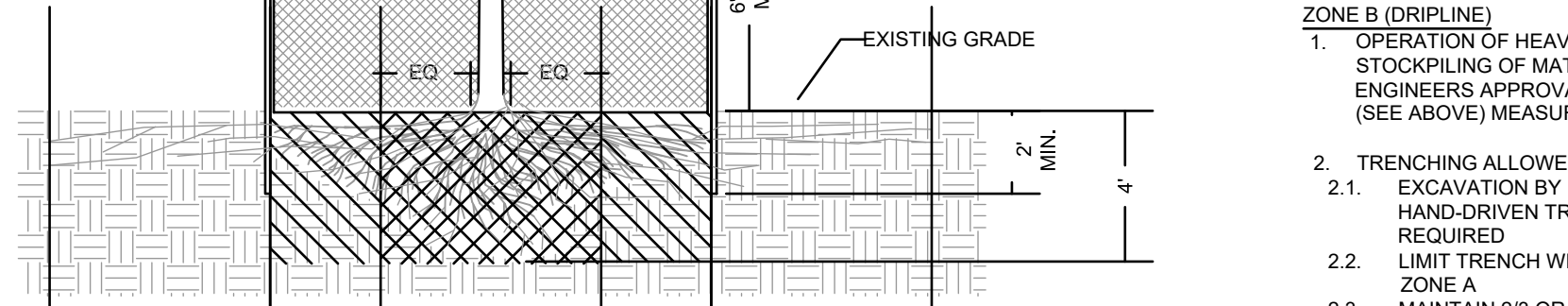
1. NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
2. SEVERANCE OF ROOTS LARGER THAN 2" DIA REQUIRES ENGINEER'S APPROVAL
3. TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

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

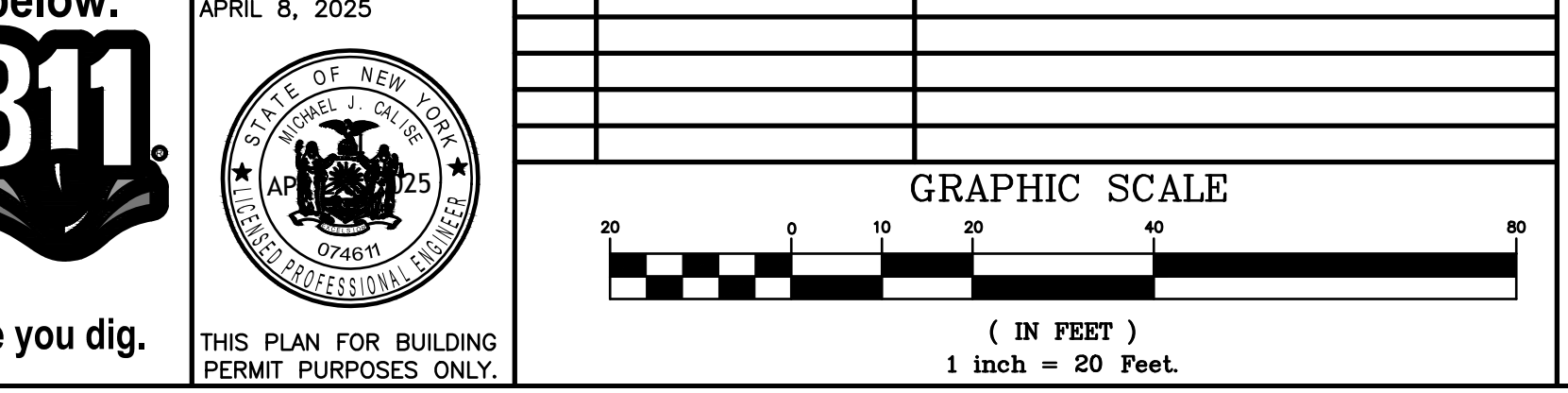
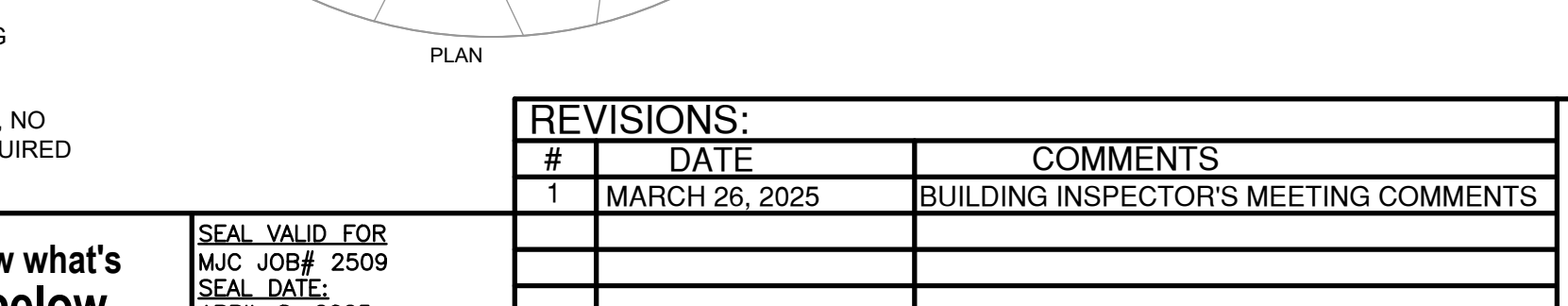
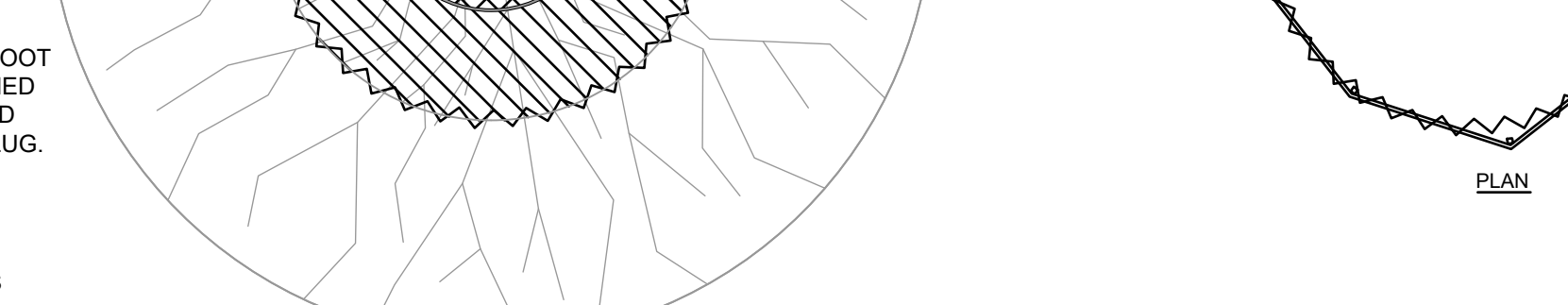
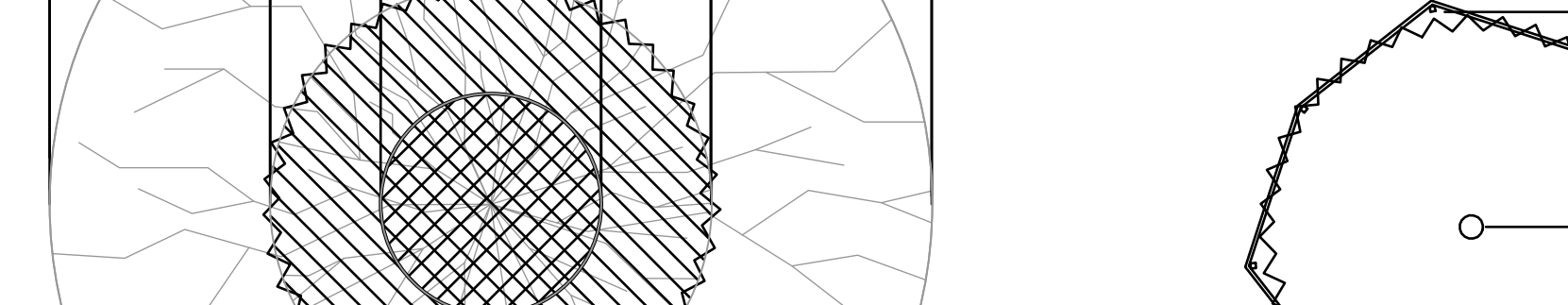
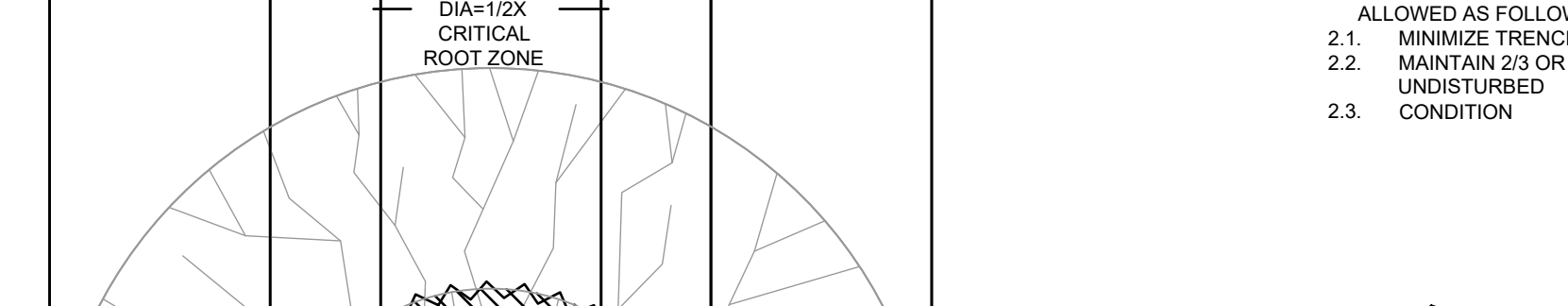


SECTION

ZONE C DIA=2X FEEDER ROOT ZONE

ZONE B DIA=X DRIPLINE

ZONE A DIA=1/2X CRITICAL ROOT ZONE



REVISIONS:

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

GRAPHIC SCALE

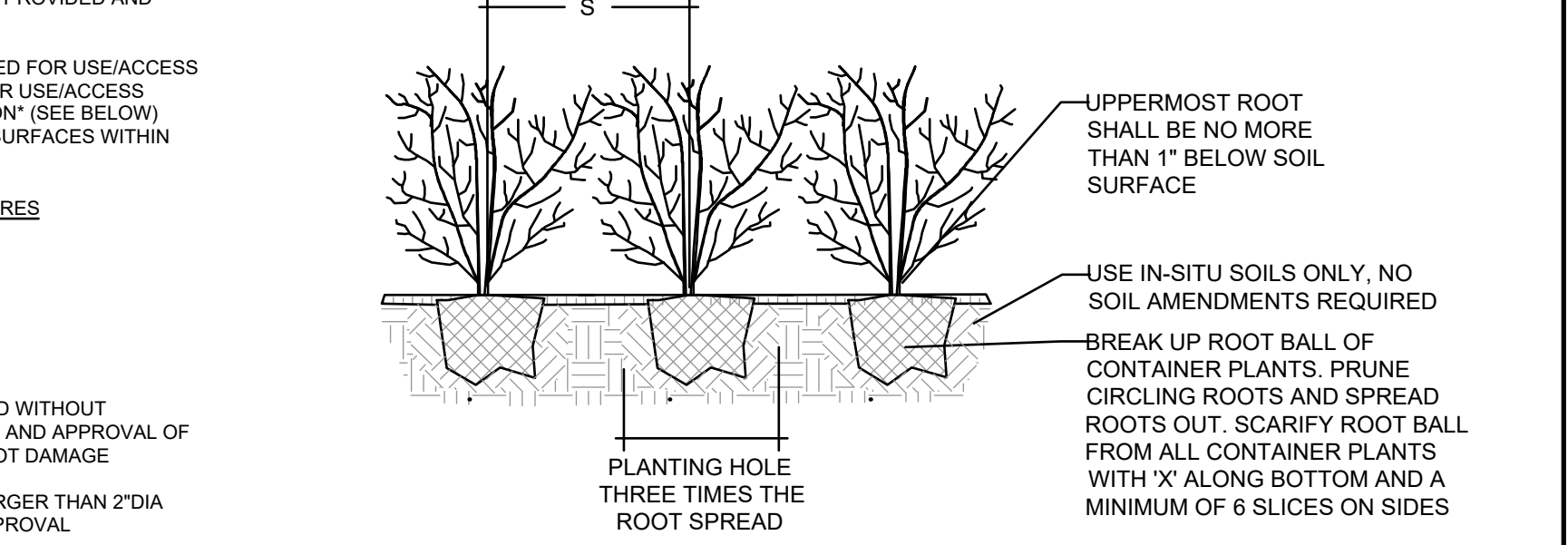
20 0 10 20 40 60 80

(IN FEET)

1 inch = 20 Feet.

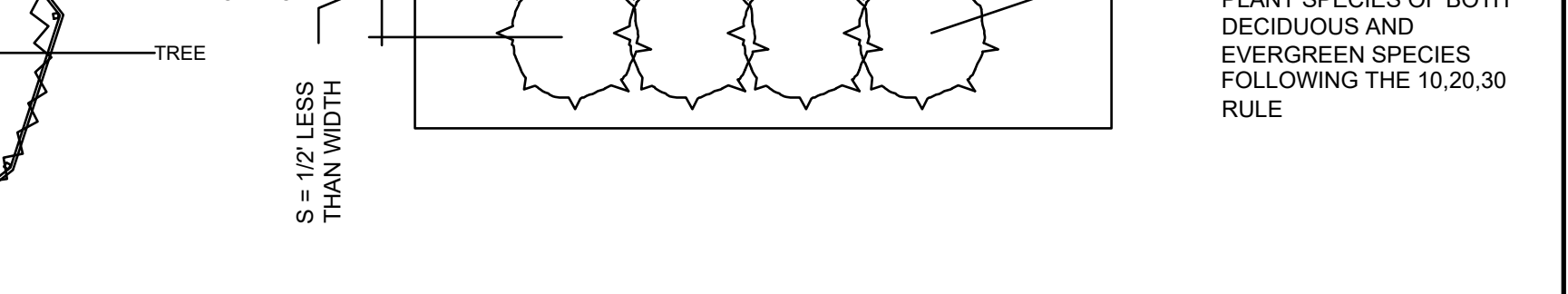
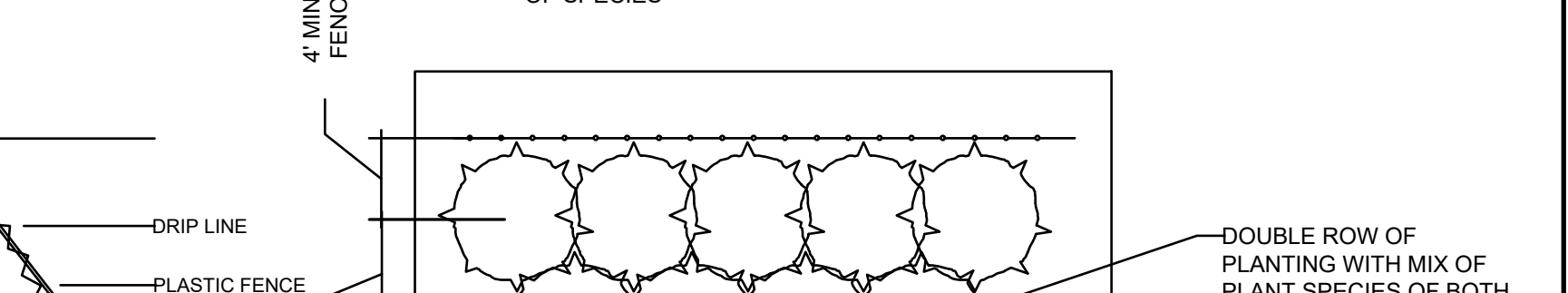
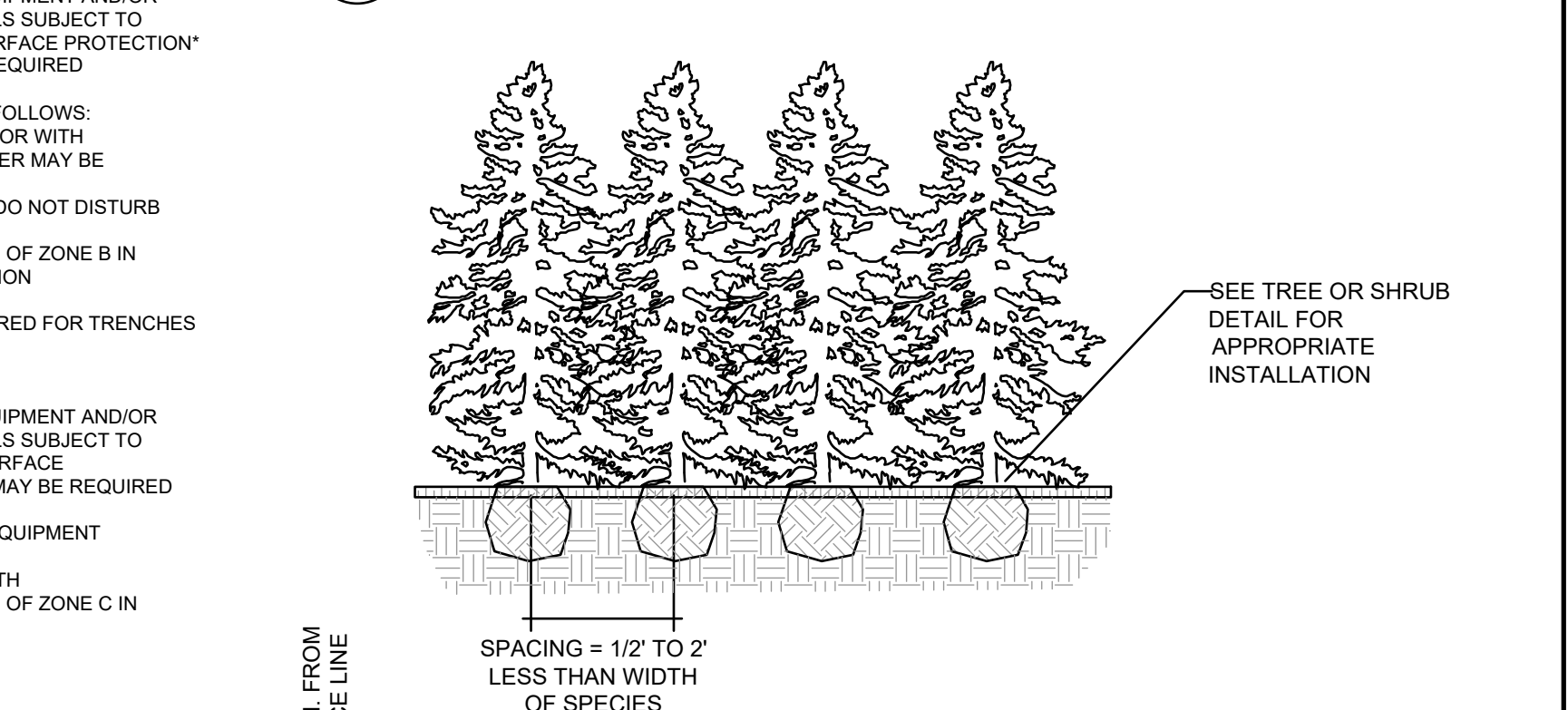
SITE SPECIFIC NOTES:

1. THIS IS A LOT PLAN PREPARED FOR OF TAX LOT #'s 66.69-1-2.3 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
2. RECORD OWNER: RIVER RIDGE ESTATES, LLC
214 HAYES COURT - #201
MONROE, NEW YORK 10950
3. APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950
4. SITE ADDRESS: 214 SOUTH BOULEVARD
NYACK, NEW YORK 10960
5. DEED REFERENCE: DEED BOOK: 125 DEED PAGE: 8.
6. TOTAL AREA OF PARCEL: 22,987± SQUARE-Feet or 0.528± ACRES.
7. ZONING DISTRICT: (R-12HC) CLUSTER MAJOR SUBDIVISION
8. FILED MAP REFERENCE: BEING KNOWN AS LOT 2 AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL CLUSTER SUBDIVISION PLAN - MAJOR SUBDIVISION LANDS OF D'ANSONE, LLC FINAL SUBDIVISION PLAT VILLAGE OF SOUTH NYACK, ROCKLAND COUNTY, NEW YORK" FILED ON JANUARY 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.



PERENNIAL INSTALLATION

Scale: NTS



PLANT SCREENING SPACING

Scale: NTS

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

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.

DETAIL SHEET

PREPARED FOR: TAX LOT

SECTION 66.69, BLOCK 1, LOT 2.3

214 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 mcalise@engineering.com

TAX LOT NUMBER: 66.69-1-2.3

TOTAL SITE AREA: 0.528± ACRES

22,987± SQUARE-Feet

JOB NUMBER: 2516

SCALE: 1"=20'

DATE: FEBRUARY 8, 2025

SHEET: 6 OF 6

10. The proposed minimum front yard is 10 ft, less than the standard front yard requirement. A 10 ft. increase in the minimum required rear yard has been provided to compensate for this modification in accordance with §10-7-74(c)(3) of the Village of South Nyack Zoning Regulation. "Development on Hillside Exemptions to Yard Requirements."

