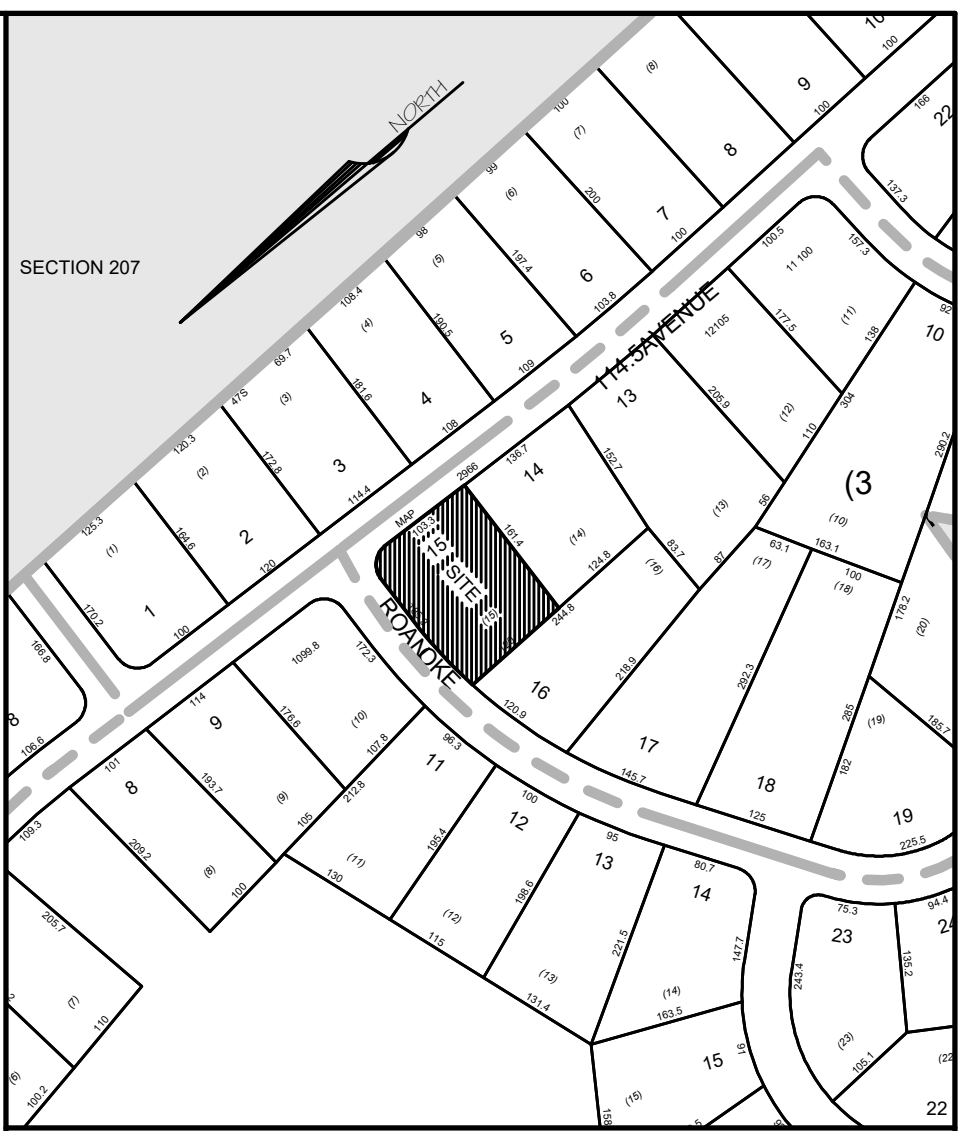
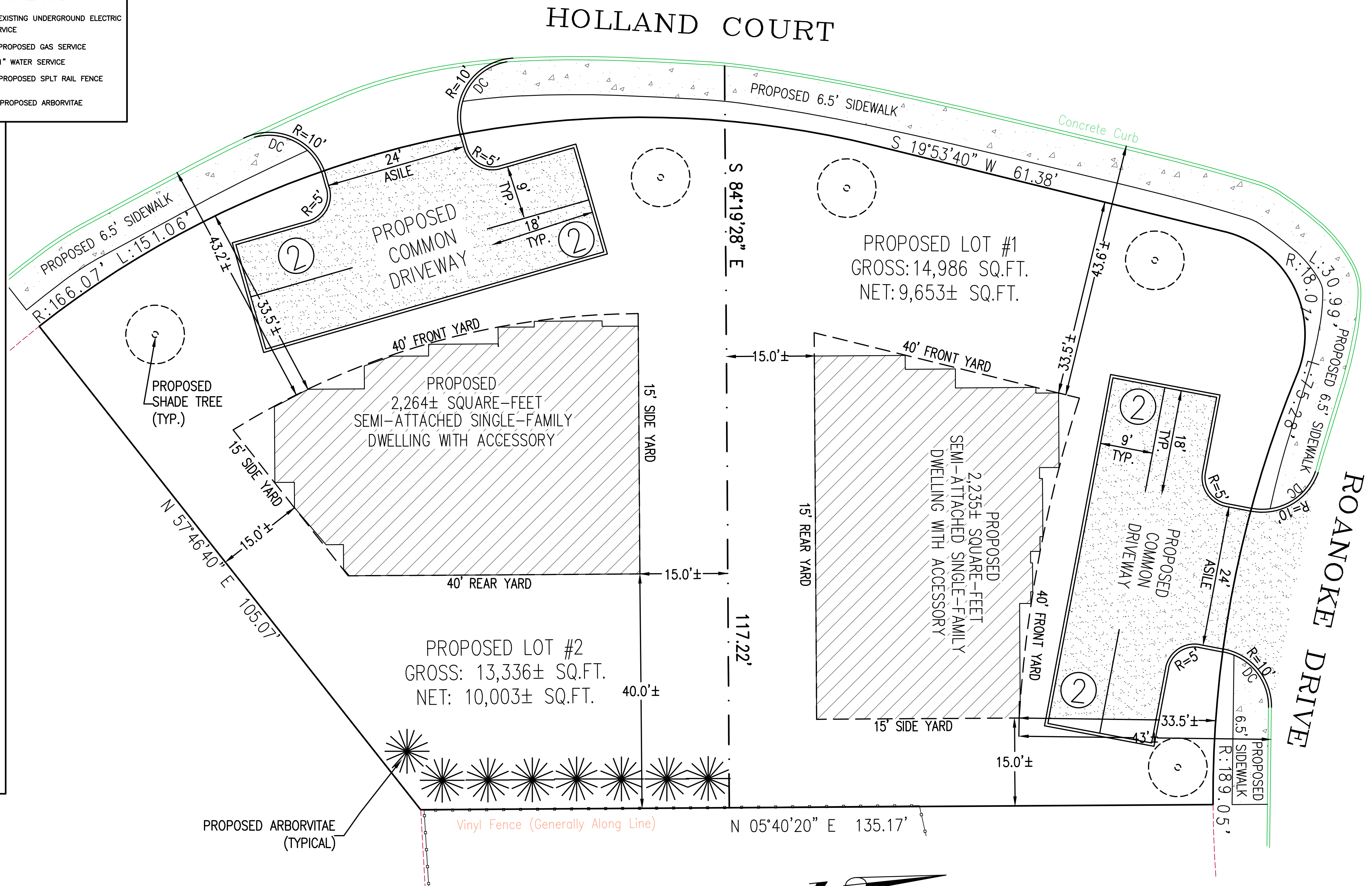


LEGEND

625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE
625.0(DC)	DENOTES EXISTING "DROP CURB" GRADE		DENOTES EXISTING CONCRETE SURFACE
WV	DENOTES EXISTING WATER VALVE	625.0+	DENOTES EXISTING SPOT GRADE
GV	DENOTES EXISTING GAS VALVE	—W—	DENOTES EXISTING WETLANDS LIMIT LINE
WMH	DENOTES EXISTING WATER MANHOLE	—238—	DENOTES EXISTING CONTOUR LINE
TMH	DENOTES EXISTING TELEPHONE MANHOLE		DENOTES EXISTING STONE WALL
LP	DENOTES EXISTING LIGHT POLE		DENOTES PROPOSED STONE
CB	DENOTES EXISTING CATCH BASIN	—EC—	DENOTES EXISTING UNDERGROUND ELECTRIC CABLE SERVICE
—	DENOTES EXISTING OVERHEAD WIRES	—G—	DENOTES PROPOSED GAS SERVICE
+217.6	DENOTES EXISTING SPOT GRADE	—1" WS—	DENOTES 1" WATER SERVICE
+ <217.6±>	DENOTES PROPOSED SPLT RAIL FENCE	—SRF—	DENOTES PROPOSED SPLT RAIL FENCE
	DENOTES PROPOSED CONTOUR		DENOTES PROPOSED SHADE TREE
	DENOTES PROPOSED ARBORVITAE		

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 CONSTRUCTION. CROSSINGS OF 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 AN FIELD ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD 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 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 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 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 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 VILLAGE OF SOUTH BLOOMING GROVE 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 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.
- THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.



VICINITY MAP
SCALE: 1"=200'

SITE SPECIFIC NOTES:

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT# 211-4-23. SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: RIVKA ELDLISZ
10 ROANOKE DRIVE
MONROE, NEW YORK 10950
- APPLICANT: RIVKA ELDLISZ
10 ROANOKE DRIVE
MONROE, NEW YORK 10950
- SITE ADDRESS: 10 ROANOKE DRIVE
MONROE, NEW YORK 10950
- DEED REFERENCE: DEED BOOK 147058, PAGE 1599.
- FILED MAP REFERENCE: LOT NUMBER 23, BLOCK E, SECTION 4 - CAPITAL HILL SUBDIVISION MAP#2966 4-10-73 FNA (62-4-23).
- AREA OF PARCEL: 0.5± ACRES (19,658± SQUARE-FEET).
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- SANITARY SEWAGE SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM.
- WATER SUPPLY SYSTEM: MUNICIPAL/COMMUNITY WATER SYSTEM.
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
- PROPOSED USE: SEMI-ATTACHED - SINGLE-FAMILY WITH ACCESSORY.
- EXISTING NUMBER OF LOTS: ONE (1).
- PROPOSED NUMBER OF LOTS: TWO (2).
- 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.
- PROPOSED DUMPSTER LOCATION TO BE REVIEWED WITH THE VILLAGE BUILDING DEPARTMENT.

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY PREPARED FOR 10 ROANOKE DRIVE - VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK SECTION 211 - BLOCK 4 - LOT 23." PREPARED BY EDWARD T. GANNON, L.S. SURVEY DATED OCTOBER 25, 2023.

BULK TABLE:

BULK REQUIREMENTS:

ZONE RB - RESIDENCE B DISTRICT		LOT #1		LOT #2	
MINIMUM:	REQUIRED	PROVIDED	COMMENTS	PROVIDED	COMMENTS
LOT AREA (GROSS) to Centerline:	TO-BE-DETERMINED	14,986± SQUARE-FEET**	OK	13,336 SQUARE-FEET	OK
LOT AREA (NET):	TO-BE-DETERMINED	9,653± SQUARE-FEET	OK	10,003 SQUARE-FEET	OK
FRONTAGE:	50 FEET	195.71± FEET	OK	125.03± FEET	OK
FRONT YARD:	40 FEET	33.5± FEET/43.6 FEET*	OK	33.5± FEET/ 43.2± FEET*	OK
REAR YARD:	40 FEET	33.5± FEET/ 43.6± FEET*	OK	40.0± FEET	OK
SIDE YARD (ONE):	15 FEET	15.0± FEET	OK	15.0± FEET	OK
SIDE YARD (BOTH):	30 FEET	30.0± FEET	OK	30.0± FEET	OK
MAXIMUM	REQUIRED	PROVIDED	COMMENTS	PROVIDED	COMMENTS
BUILDING COVERAGE:	<50%	23.2±%	OK	22.6±%	OK
BUILDING HEIGHT/STORIES*:	2.5 STORIES	2.5 STORIES	OK	2.5 STORIES	OK
PARKING	REQUIRED	PROVIDED	OK	PROVIDED	OK
PROPOSED PARKING:	2 PER UNIT OR 4 PER LOT	4	OK	4	OK

NOTES:
1. LOT SERVED BY CENTRAL SEWER AND WATER SYSTEMS
2. LOT BULK DIMENSIONS BASED ON GENERIC HOUSE SIZES NOT ACTUAL ARCHITECTURAL PLANS.
3. SETBACKS DETERMINED DURING AS PART OF THE PLANNING BOARD APPROVAL PROCESS.
* DENOTE SETBACK MEASURED TO FACE OF CURB.
** DENOTE AREA OF LOT TAKEN TO CENTERLINE OF ROADWAY

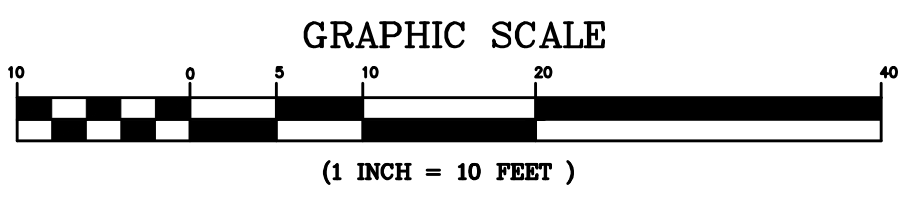
REVISIONS:

#	DATE	COMMENTS

OWNER: RIVKA ELDLISZ
10 ROANOKE DRIVE
MONROE, NEW YORK 10950

APPLICANT: RIVKA ELDLISZ
10 ROANOKE DRIVE
MONROE, NEW YORK 10950

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SUBDIVISION SITE PLAN

PREPARED FOR:
TAX LOT #211-4-23

10 ROANOKE DRIVE
VILLAGE OF SOUTH BLOOMING GROVE
TOWN OF BLOOMING GROVE
ORANGE COUNTY 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

TAX LOT No.: 211-4-23
AREA: 0.5± ACRES
16,658± SQUARE-FEET
JOB No.: 2405
SCALE: 1"=10'
DATE: 02-02-2024
SHEET: 1 OF 6

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

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

LEGEND

625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE
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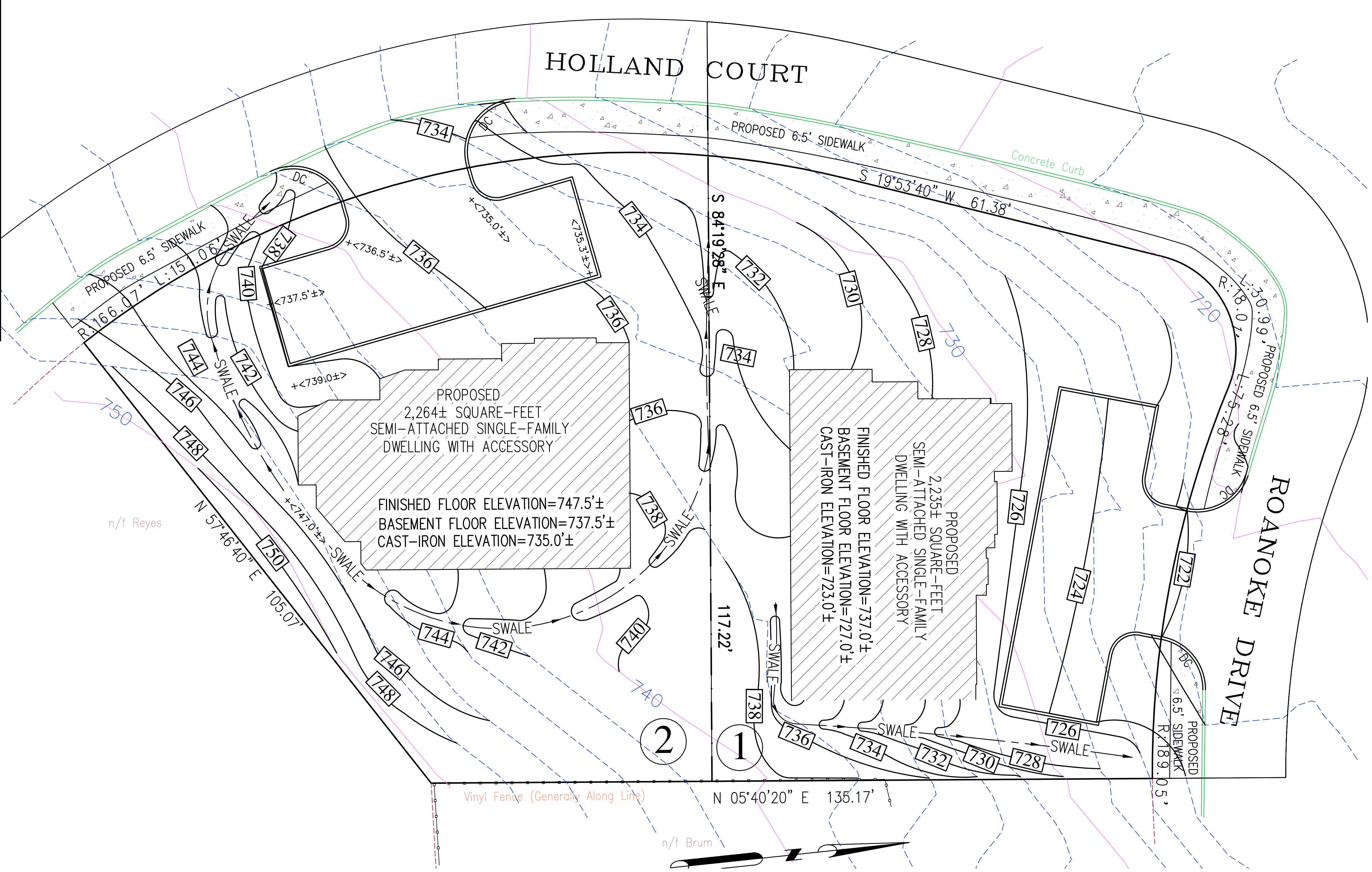
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GRADING NOTES:

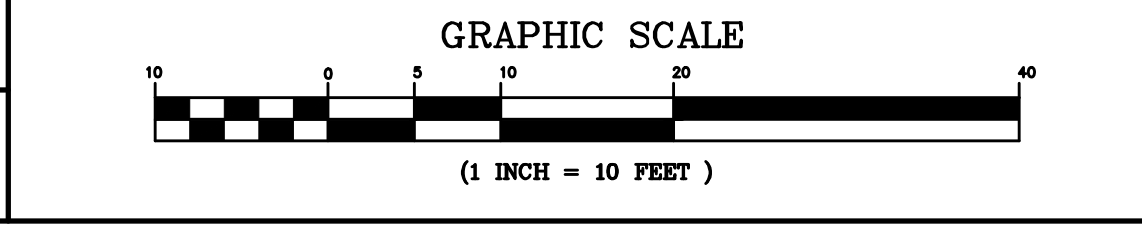
- CONTRACTOR SHALL VERIFY LOCATION AND OPERATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES, FEATURES, CONDITIONS, ETC., AND SHALL NOTIFY THE ENGINEER AND APPLICANT, IN WRITING, OF ANY DISCREPANCIES.
- TREE CLEARING TO BE LIMITED TO THAT NECESSARY FOR PROP. CONSTRUCTION AND REQUIRED GRADING.
- 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 SQ. FT. 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 MUNICIPALITY WHICH APPROVED THE PLANS, AND/OR THAT TOWN OR VILLAGE HAVING JURISDICTION OVER THIS PLOT.
- THE SEED MIXTURE FOR PERMANENT SEEDING SHALL BE:
KENTUCKY BLUEGRASS 100lbs / ACRE (2.0 lb./ 1000 SQ. FT.)
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/ACRE (STANDARD GRADE LIMESTONE).
FERTILIZER TO BE APPLIED AT A RATE OF 800 lbs./ACRE OR EQUIVALENT 5-10-10 (NITROGEN-PHOSPHORUS-POTASSIUM)
- SOD MAY BE USED INSTEAD OF SEED.



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.

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REVISIONS:		
#	DATE	COMMENTS



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

GRADING AND DRAINAGE PLAN

PREPARED FOR:
TAX LOT #211-4-23

10 ROANOKE DRIVE
VILLAGE OF SOUTH BLOOMING GROVE
TOWN OF BLOOMING GROVE
ORANGE COUNTY NEW YORK

Michael J. Calise, P.E. & Associates, P.C.
Civil Engineering & Land Planning Consultants
Post Office Box 96
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Phone (845) 629-3743

TAX LOT No.: 211-4-23
AREA: 0.53± ACRES
16,658± SQUARE-Feet
JOB No.: 2405
SCALE: 1"=10'
DATE: 02-02-2024
SHEET: 2 OF 6

LEGEND

625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE
625.0(DC)	DENOTES EXISTING "DROP CURB" GRADE		DENOTES EXISTING CONCRETE SURFACE
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	DENOTES PROPOSED CONTOUR		

LEGEND FOR EROSION CONTROL MEASURES REQUIRED AT THE TIME OF CONSTRUCTION

	STABILIZED CONSTRUCTION ENTRANCE
	SILT FENCE
	EARTH DIKE
	SEDIMENT TRAP - STONE OUTLET
	DROP INLET PROTECTION

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL

- CONSTRUCT AND MAINTAIN CONSTRUCTION ENTRANCE.
- INSTALL ALL EROSION CONTROL DEVICES AS SHOWN ON THIS PLAN AND NOTED IN THE "LEGEND FOR EROSION CONTROL DURING CONSTRUCTION". ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED 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 AS SHOWN ON THE PLAN.
- 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. CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED. REMOVE ALL EROSION CONTROL DEVICES.
- MAINTAIN ALL SEEDING AND PLANTED AREAS TO INSURE A VIABLE 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 MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.

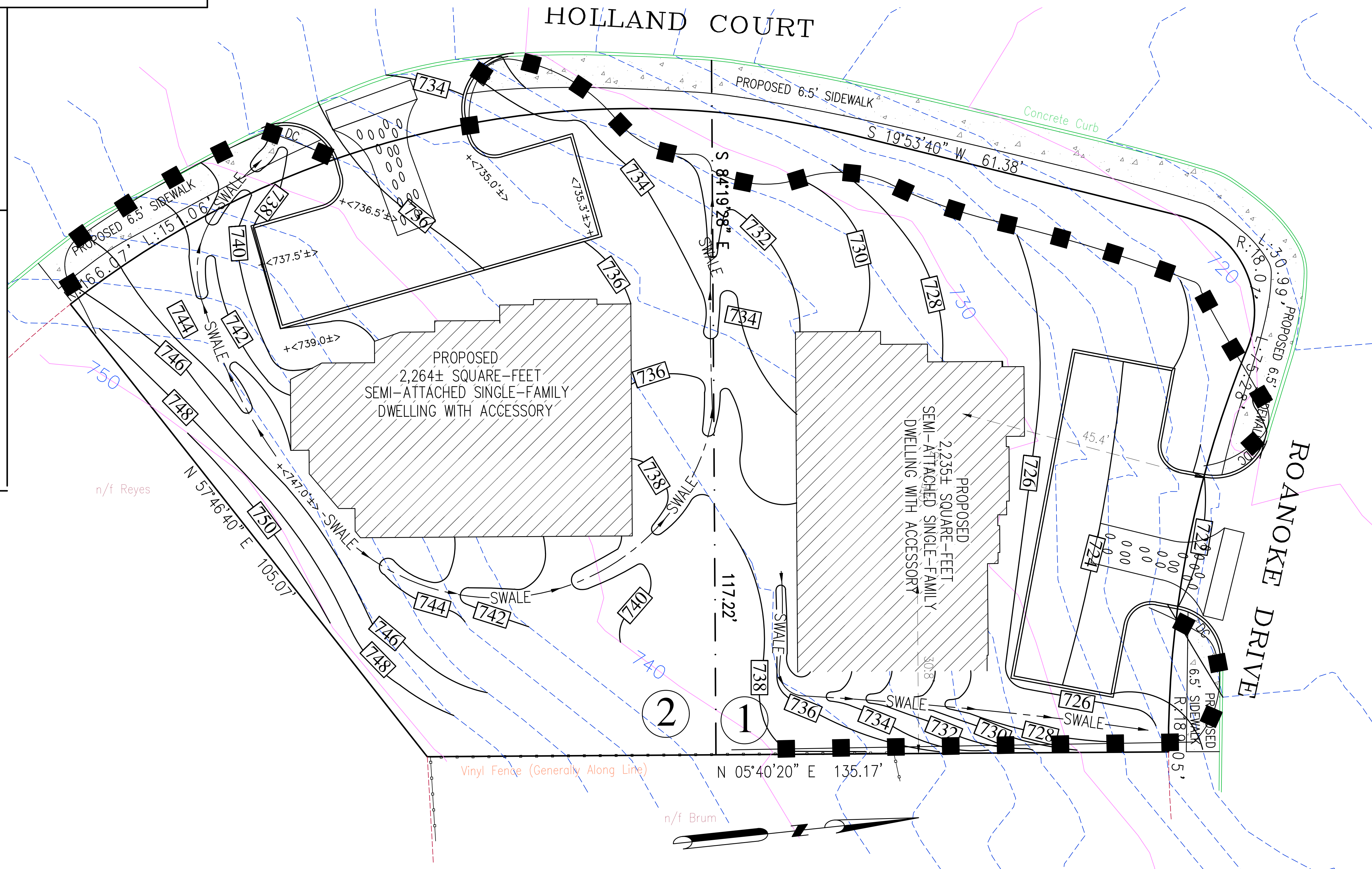
LOT#1 DISTURBED AREA: 0.20± Acres (8,789.9± Square-foot)
LOT#2 DISTURBED AREA: 0.20± Acres (8,552.6± square-foot)
TOTAL DISTURBED AREA: 0.398± Acres (17,342.5± square-foot)

SITE SPECIFIC NOTES:

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT# 211-4-23. SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: RIVKA ELDISZ
10 ROANOKE DRIVE
MONROE, NEW YORK 10950
- APPLICANT: RIVKA ELDISZ
10 ROANOKE DRIVE
MONROE, NEW YORK 10950
- SITE ADDRESS: 10 ROANOKE DRIVE
MONROE, NEW YORK 10950
- DEED REFERENCE: DEED BOOK 147058, PAGE 1599.
- FILED MAP REFERENCE: LOT NUMBER 23, BLOCK E, SECTION 4 - CAPITAL HILL SUBDIVISION MAP#2966
4-10-73 FNA (62-4-23).
- AREA OF PARCEL: 0.5± ACRES (19,658± SQUARE- FEET).
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- SANITARY SEWAGE SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM.
- WATER SUPPLY SYSTEM: MUNICIPAL/COMMUNITY WATER SYSTEM.
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
- PROPOSED USE: SEMI-ATTACHED - SINGLE-FAMILY WITH ACCESSORY.
- EXISTING NUMBER OF LOTS: ONE (1).
- PROPOSED NUMBER OF LOTS: TWO (2).
- 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.
- PROPOSED DUMPSTER LOCATION TO BE REVIEWED WITH THE VILLAGE BUILDING DEPARTMENT.

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY PREPARED FOR 10 ROANOKE DRIVE - VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK SECTION 211 - BLOCK 4 - LOT 23." PREPARED BY EDWARD T. GANNON, L.S. SURVEY DATED OCTOBER 25, 2023.



THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY.

EROSION CONTROL PLAN

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.	PREPARED FOR: TAX LOT #211-4-23 10 ROANOKE DRIVE VILLAGE OF SOUTH BLOOMING GROVE TOWN OF BLOOMING GROVE ORANGE COUNTY NEW YORK	TAX LOT No.: 211-4-23 AREA: 0.5± ACRES 16,658± SQUARE- FEET JOB No.: 2405 SCALE: 1"=20' DATE: 02-02-2024 SHEET: 3 OF 6
	OWNER: LIPA LAUFER AND SHAINDEL LAUFER 121 ACRES ROAD MONROE, NEW YORK 10950 APPLICANT: LIPA LAUFER AND SHAINDEL LAUFER 121 ACRES ROAD MONROE, NEW YORK 10950	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

REVISIONS:		
#	DATE	COMMENTS

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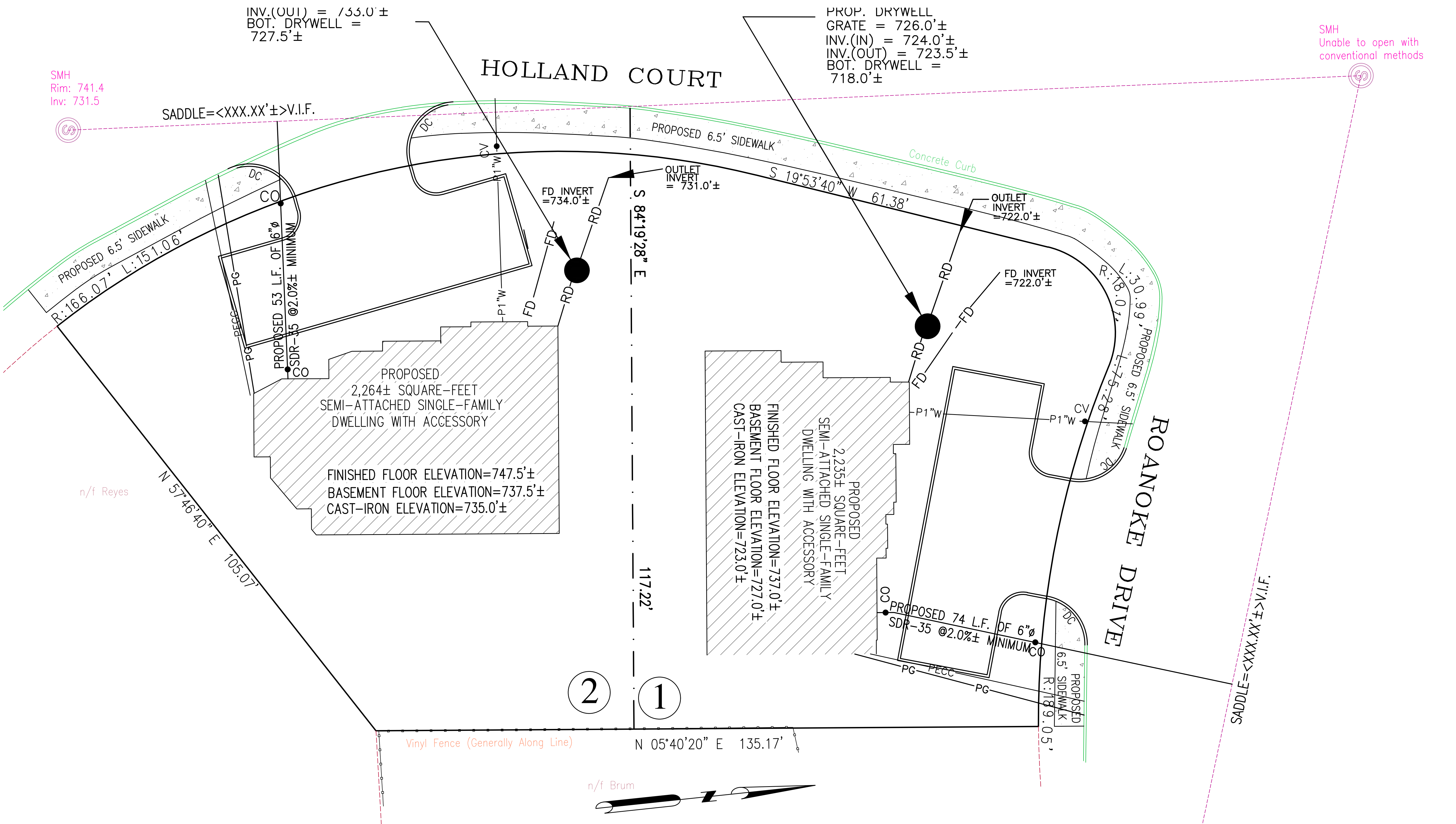
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SANITARY SEWER LATERAL NOTES:

- CONTRACTOR SHALL VERIFY LOCATION, LENGTHS AND INVERTS, FEATURES, CONDITIONS, ETC. OF ALL SANITARY MANHOLES AND SHALL IMMEDIATELY NOTIFY THE ENGINEER AND APPLICANT, IN WRITING, OF ANY DISCREPANCIES.
- ALL SANITARY SEWER LATERALS AND APPURTENANCES MATERIALS AND METHODS OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL OF THE REQUIREMENTS OF THE SEWER DEPARTMENT OF THE VILLAGE OF SOUTH BLOOMING GROVE. NO INSTALLATION OF PIPE LINES OR APPURTENANCES SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE ENGINEER.
- ALL PIPES SHALL LAID IN CONFORMANCE WITH THE PLANS AND FIELD-CONDITIONS. PIPE SHALL BE SIX (6") INCH SDR-35 PVC PIPE (MINIMUM).
- ALL TESTING AND DISINFECTION SHALL BE ACCORDING TO THE SEWER DEPARTMENT OF THE VILLAGE OF SOUTH BLOOMING GROVE REQUIREMENTS.

WATER SERVICE 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.
- ALL WATER MAIN AND APPURTENANCES MATERIALS AND METHODS OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL OF THE REQUIREMENTS OF THE WATER DEPARTMENT OF THE VILLAGE OF SOUTH BLOOMING GROVE. NO INSTALLATION OF PIPE LINES OR APPURTENANCES SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE ENGINEER.
- ALL PIPES SHALL BE LAID WITH A MINIMUM COVER OF 4'-6" (4.5'). PIPE SHALL BE TYPE 'K' COPPER PIPE.
- WORKMANSHIP AND METHODS FOR COPPER WATER SERVICE PIPE WILL CONFORM WITH THE AMERICAN WATER WORKS ASSOCIATION SPECIFICATIONS (LATEST EDITION).
- ALL TRENCHES SHALL BE BACKFILLED WITH SUCH OF THE EXCAVATED MATERIAL AS MAY BE DIRECTED. CARE SHALL BE TAKEN SO AS NOT TO DISTURB THE PIPE LINE WHILE BACKFILLING. BACKFILLING SHALL BE THOROUGHLY TAMPED AND BROUGHT TO SIX (6) INCHES ABOVE THE TOP OF THE PIPE. INFLITS NOT EXCEEDING EIGHT (8) INCHES. BACKFILL ABOVE THIS ZONE SHALL MAY BE MADE IN HIGHER LIFTS BE MADE WITH HIGHER LIFTS, AND COMPACTION SHALL BE SECURED BY SLUSHING, TAMPING, ROLLING. GRAVEL SHALL BE PLACED AROUND PIPES WHEN REQUIRED. NO ROCK SHALL BE PUT IN THE TRENCH UNTIL BACKFILL HAS REACHED AT LEAST ONE (1) FOOT ABOVE THE TOP OF THE PIPE. ROCKS AND BOULDERS SHALL NOT BE PLACED IN THE TRENCH.
- ALL BENDS, TEES AND HYDRANTS INSTALLATIONS SHALL BE SUITABLY RESTRAINED BY THE USE OF ADEQUATE THRUST BLOCKS, RODDING, RETAINER RINGS AND/OR THE USE OF SPECIAL GASKETS SUCH AS THOSE EMPLOYED WITH "LOK TYTON" PIPE OR APPROVED ALTERNATE.
- ALL TESTING AND DISINFECTION SHALL BE ACCORDING TO THE WATER DEPARTMENT OF THE VILLAGE OF SOUTH BLOOMING GROVE REQUIREMENTS.
- PROPOSED WATER SERVICE LINE TO BE EITHER 3/4" OR 1" TYPE 'K' COPPER SERVICE.



LEGEND

625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE
625.0(DC)	DENOTES EXISTING "DROP CURB" GRADE		DENOTES EXISTING CONCRETE SURFACE
WV	DENOTES EXISTING WATER VALVE	625.0+	DENOTES EXISTING SPOT GRADE
GV	DENOTES EXISTING GAS VALVE	— W —	DENOTES EXISTING WETLANDS LIMIT LINE
WMH	DENOTES EXISTING WATER MANHOLE	— 238 —	DENOTES EXISTING CONTOUR LINE
TMH	DENOTES EXISTING TELEPHONE MANHOLE		DENOTES EXISTING STONE WALL
LP	DENOTES EXISTING LIGHT POLE		DENOTES PROPOSED STONE
CB	DENOTES EXISTING CATCH BASIN	— EC —	DENOTES EXISTING UNDERGROUND ELECTRIC CABLE SERVICE
	DENOTES EXISTING OVERHEAD WIRES	— G —	DENOTES PROPOSED GAS SERVICE
+217.6	DENOTES EXISTING SPOT GRADE	— 1" WS —	DENOTES 1" WATER SERVICE
+ <217.6±>	DENOTES PROPOSED SPLT RAIL FENCE	— SRF —	DENOTES PROPOSED SPLT RAIL FENCE
	DENOTES PROPOSED CONTOUR		

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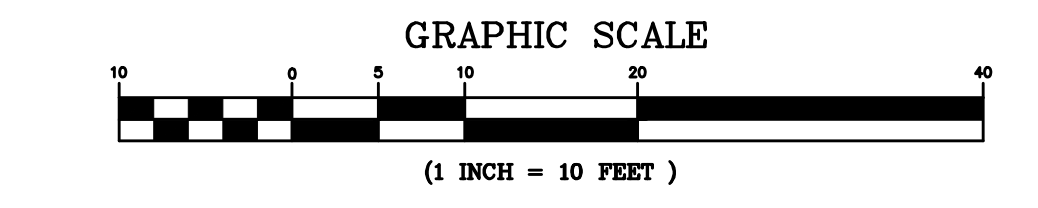
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REVISIONS:

#	DATE	COMMENTS

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121 ACRES ROAD
MONROE, NEW YORK 10950

APPLICANT: LIPA LAUFER AND SHANDEL LAUFER
121 ACRES ROAD
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MICHAEL J. CALISE, P.E.
NEW YORK STATE LIC. NO. 074611

SITE UTILITY PLAN

PREPARED FOR:
TAX LOT #211-4-23

10 ROANOKE DRIVE
VILLAGE OF SOUTH BLOOMING GROVE
TOWN OF BLOOMING GROVE
ORANGE COUNTY 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

TAX LOT No.: 211-4-23
AREA: 0.50± ACRES
16,658± SQUARE-FOOT
JOB No.: 2405
SCALE: 1"=10'
DATE: 02-02-2024
SHEET: 4 OF 6

SMH
Rim: 741.4
Inv: 731.5

PROP. DRYWELL
GRATE = 726.0'±
INV.(IN) = 724.0'±
INV.(OUT) = 723.5'±
BOT. DRYWELL = 718.0'±

SMH
Unable to open with
conventional methods

SMH
Rim: 724.9
Inv: 716.1

LEGEND

625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE
625.0(DC)	DENOTES EXISTING "DROP CURB" GRADE		DENOTES EXISTING CONCRETE SURFACE
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GV	DENOTES EXISTING GAS VALVE	—W—	DENOTES EXISTING WETLANDS LIMIT LINE
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—[S1]—	DENOTES PROPOSED CONTOUR		

DEMOLITION NOTES:

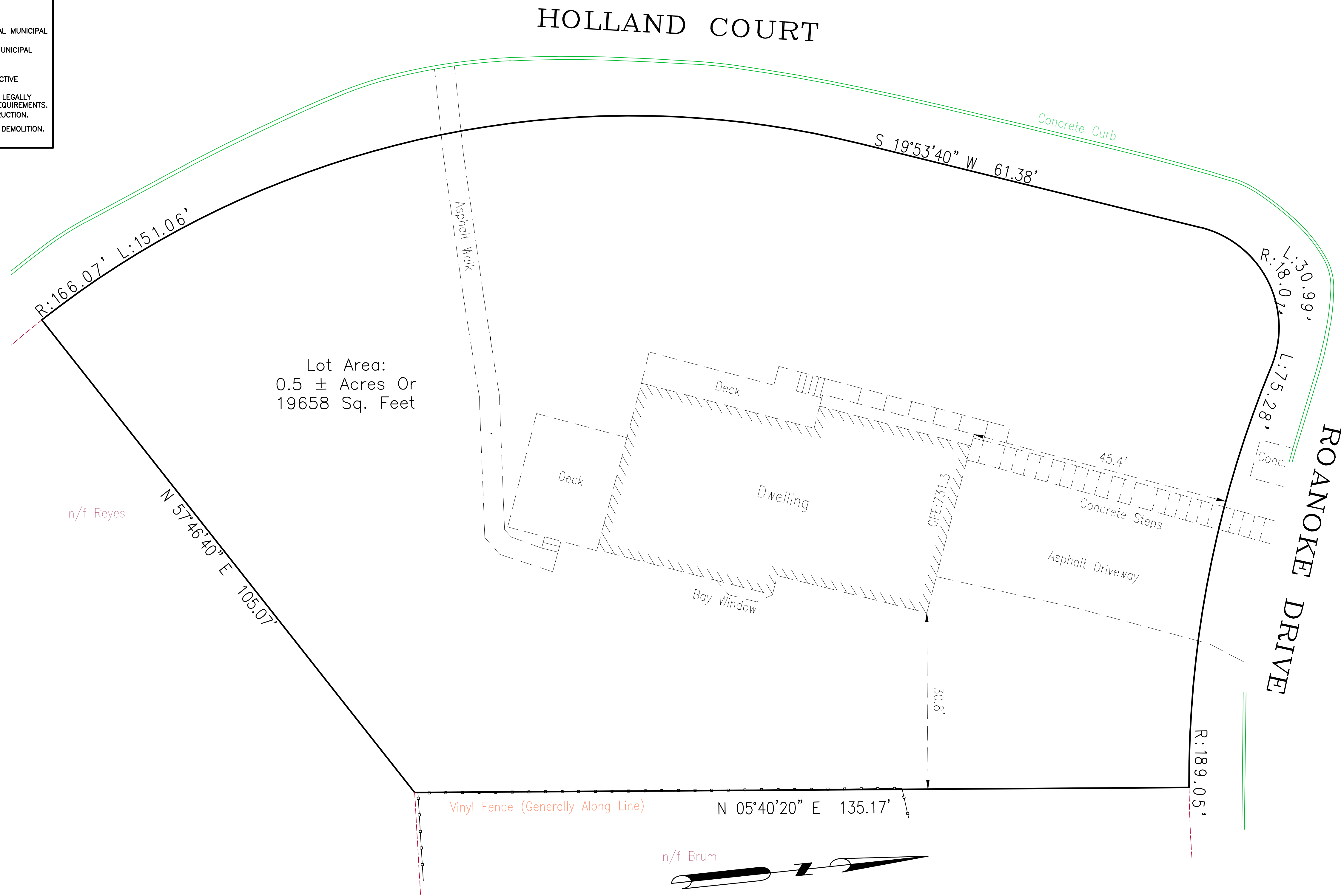
- CONTRACTOR SHALL OBTAIN ALL REQUIRED FEDERAL, STATE, COUNTY AND LOCAL MUNICIPAL PERMITS.
- CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL MUNICIPAL REQUIREMENTS.
- CONTRACTOR SHALL LEGALLY DISPOSE OF DEMOLITION DEBRIS.
- ALL EXISTING UTILITIES SHALL BE REMOVED IN ACCORDANCE WITH ALL RESPECTIVE UTILITY COMPANY REQUIREMENTS.
- ALL EXISTING SITE IMPROVEMENTS AND APPURTENANCES TO BE REMOVED AND LEGALLY DISPOSED OF AS PER ALL FEDERAL, STATE, COUNTY AND LOCAL MUNICIPAL REQUIREMENTS. LOT TO BE LEFT VACANT OF ALL EXISTING FEATURES AND READY FOR CONSTRUCTION.
- ALL REQUIRED EROSION CONTROL MEASURES TO BE IN-PLACE PRIOR TO ANY DEMOLITION.

SITE SPECIFIC NOTES:

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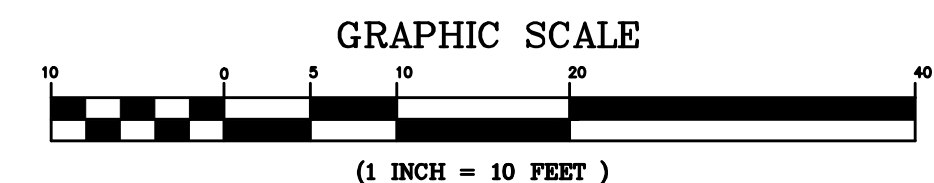


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SITE DEMOLITION PLAN

PREPARED FOR:
TAX LOT #211-4-23

10 ROANOKE DRIVE
VILLAGE OF SOUTH BLOOMING GROVE
TOWN OF BLOOMING GROVE
ORANGE COUNTY NEW YORK

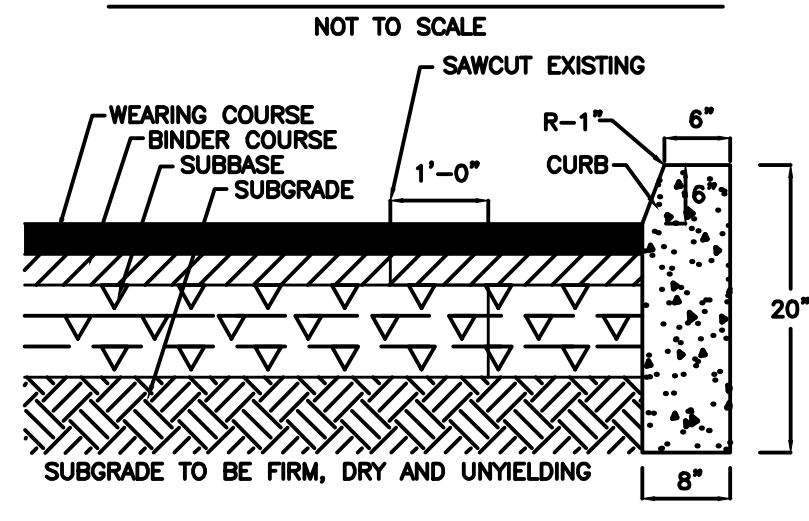
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TAX LOT No.: 211-4-23
AREA: 0.50± ACRES
16,658± SQUARE- FEET
JOB No.: 2405
SCALE: 1"=10'
DATE: 02-02-2024
SHEET: 5 OF 6

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CONCRETE CURB DETAIL



SPECIFICATIONS:

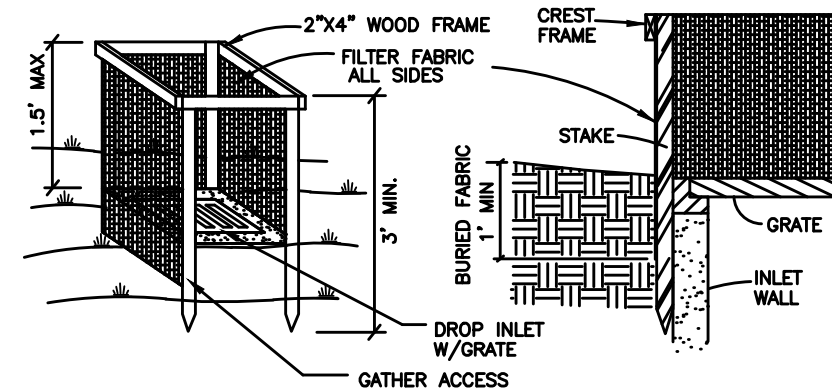
CURB:
 EXPANSION JOINT: 1/4" NON-EXTRUDING FILLER PLACED IN CURB AT 10' MAX. INTERVALS
 CONCRETE SHALL BE 4,000 P.S.I. AIR ENTRAINED
 EXPANSION JOINT SHALL BE PLACED AT ALL EXISTING AND NEW CURB INTERFACES. WHEN IT IS DETERMINED THAT IT IS IMPRACTICAL TO MEET AT JOINT, EXISTING CURB THE CURB SHALL BE SAW CUT TO MAKE A CLEAN NEW JOINT.

WEARING COURSE: 2"
 ASPHALT CONCRETE as per Village requirements

BINDER COURSE: 4"
 ASPHALT CONCRETE as per Village requirements

SUBGRADE: 8" COMPACTED run-of-bank or Gravel.

PAVEMENT TO CONFORM TO CURRENT D.O.T. AND TOWN SPECIFICATIONS

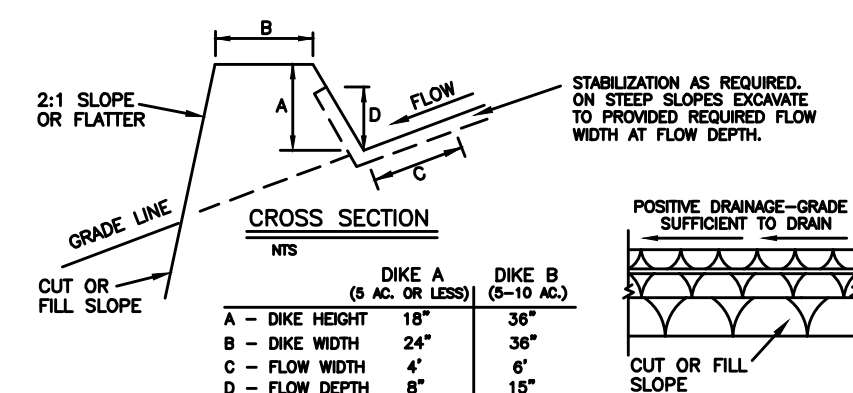


CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. 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.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW THE GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA: 1 ACRE

DROP INLET PROTECTION



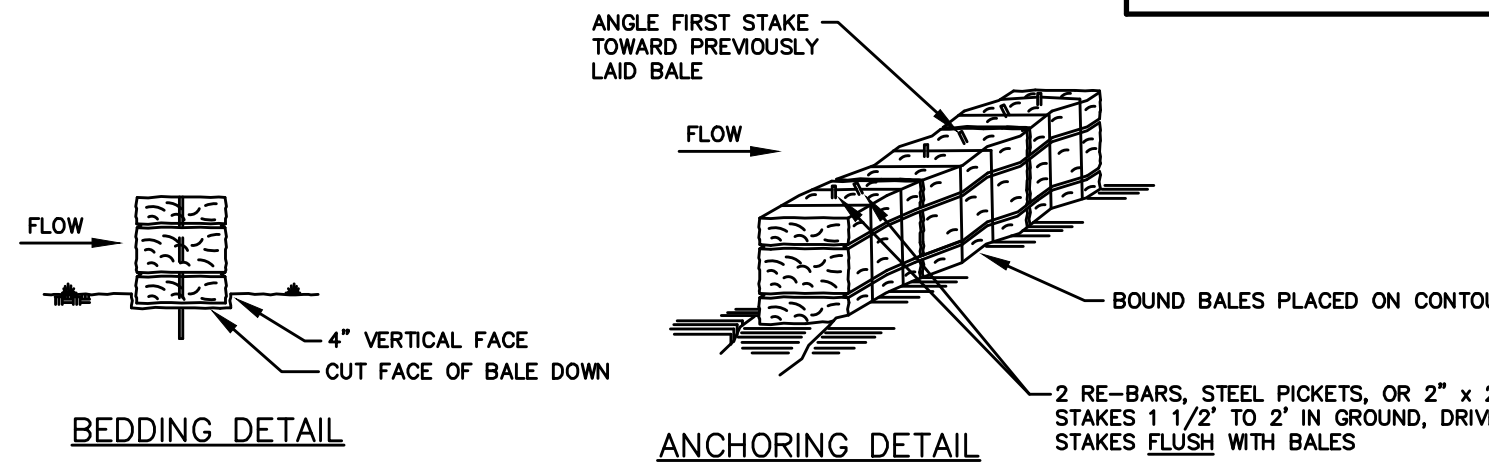
CONSTRUCTION SPECIFICATIONS

1. ALL DIKES SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZED A STABILIZED SAFE OUTLET.
5. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. RUNOFF SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR A SEDIMENT BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
6. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH IF NOT IN SEEDING SEASON. (B) FLOW CHANNEL AS PER THE CHART BELOW.

FLOW CHANNEL STABILIZATION			
TYPE OF TREATMENT	DIKE A (4:1 OR LESS) (6-10 AC)	DIKE B (2:1)	DIKE C (2:1)
1	0.5-3%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5%	SEED AND STRAW MULCH	SEED USING 'JUTE' OR EXCELISOR; SOG; 2" STONE
3	5.1-8%	SEED WITH JUTE, OR SOG; 2" STONE	LINED RIPRAP 4"-8"
4	8.1-20%	LINED RIPRAP 4"-8"	ENGINEERING DESIGN

A. STONE TO BE 2 INCH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3 INCHES IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT.
 B. RIP-RAP TO BE 4-8 INCHES IN A LAYER AT LEAST 8 INCHES THICKNESS AND PRESSED INTO THE SOIL.
 C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.

EARTH DIKE



CONSTRUCTION SPECIFICATIONS

1. HAY BALE AREAS SHALL BE USED FOR DRAINAGE NO MORE THAN 1/4 AC. PER 100 FEET OF STRAW BALE DIKE AND FOR SLOPES LESS THAN 25%.
2. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
3. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
4. BALES SHALL BE SECURELY ANCHORED IN PLACED BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
5. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

CONSTRUCTION SPECIFICATIONS

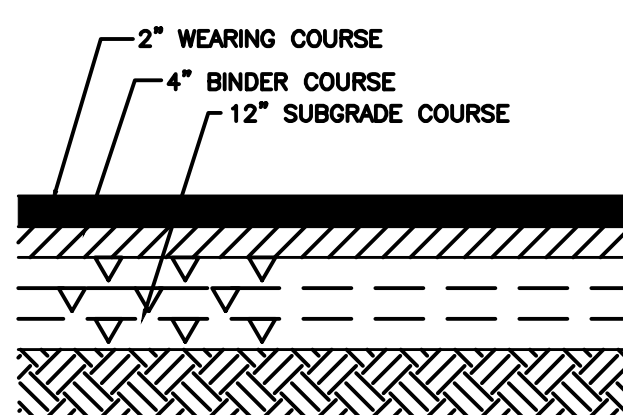
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS - NOT LESS THAN (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. 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.
7. 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.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NTS

SITE SPECIFIC NOTES:

1. THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT# 211-4-23. SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
2. RECORD OWNER: RIVKA ELDUSZ, 10 ROANOKE DRIVE, MONROE, NEW YORK 10950
3. APPLICANT: RIVKA ELDUSZ, 10 ROANOKE DRIVE, MONROE, NEW YORK 10950
4. SITE ADDRESS: 10 ROANOKE DRIVE, MONROE, NEW YORK 10950
5. DEED REFERENCE: DEED BOOK 147058, PAGE 1599.
6. FILED MAP REFERENCE: LOT NUMBER 23, BLOCK E, SECTION 4 - CAPITAL HILL SUBDIVISION MAP#2966, 4-10-73 FNA (62-4-23).
7. AREA OF PARCEL: 0.5± ACRES (19,658± SQUARE- FEET).
8. ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
9. SANITARY SEWAGE SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM.
10. WATER SUPPLY SYSTEM: MUNICIPAL/COMMUNITY WATER SYSTEM.
11. EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
12. PROPOSED USE: SEMI-ATTACHED - SINGLE-FAMILY WITH ACCESSORY.
13. EXISTING NUMBER OF LOTS: ONE (1).
14. PROPOSED NUMBER OF LOTS: TWO (2).
15. CONTRACTOR TO KEEP ROAD AND SURROUNDING AREAS CLEAR OF TRASH AND DEBRIS.
16. CONTRACTOR TO MINIMIZE DIRT AND MUD IN ROADWAY BY CLEANING ROADWAY AS REQUIRED.
17. PROPOSED DUMPSTER LOCATION TO BE REVIEWED WITH THE VILLAGE BUILDING DEPARTMENT.



SPECIFICATIONS:

WEARING COURSE: 2"
 2" MINIMUM NYS DOT TYPE 6F TOP COURSE HMA SERIES 80 COMPACTION

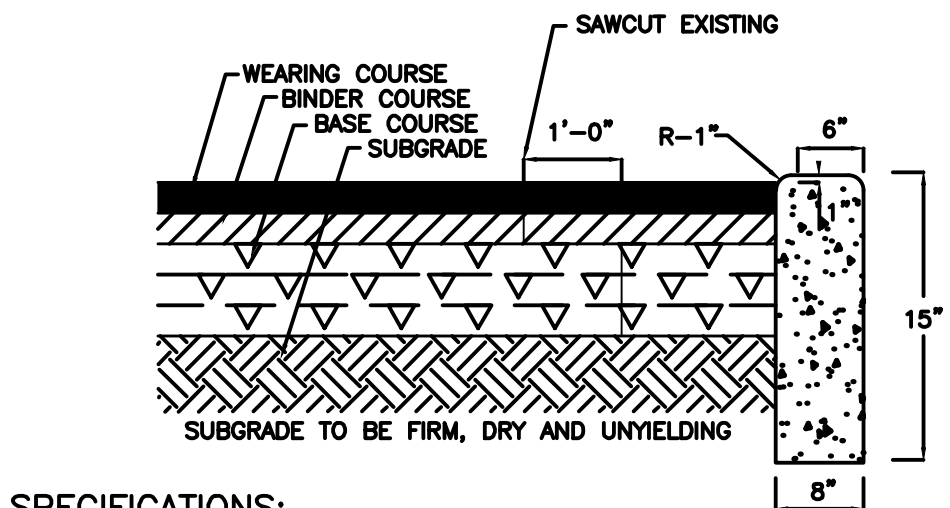
BINDER COURSE: 4"
 4" MINIMUM NYS DOT TYPE 6F BINDER COURSE HMA SERIES 80 COMPACTION

SUBGRADE: 12" SUBBASE COURSE TYPE 1 (MODIFIED) COMPACTED AS PER PAVEMENT TO CONFORM TO CURRENT D.O.T. AND TOWN SPECIFICATIONS

MINIMUM TWO (2) CUTBACK IN EXISTING TOP COURSE OF ASPHALT OR AS DIRECTED BY THE VILLAGE ENGINEER OR A VILLAGE REPRESENTATIVE.

PAVEMENT TO CONFORM TO CURRENT D.O.T. AND TOWN SPECIFICATIONS

VILLAGE PAVEMENT RESTORATION DETAIL



SPECIFICATIONS:

CURB:
 EXPANSION JOINT: 1/4" NON-EXTRUDING FILLER PLACED IN CURB AT 10' MAX. INTERVALS
 CONCRETE SHALL BE 4,000 P.S.I. AIR ENTRAINED
 EXPANSION JOINT SHALL BE PLACED AT ALL EXISTING AND NEW CURB INTERFACES. WHEN IT IS DETERMINED THAT IT IS IMPRACTICAL TO MEET AT JOINT, EXISTING CURB THE CURB SHALL BE SAW CUT TO MAKE A CLEAN NEW JOINT.

WEARING COURSE: 2"
 ASPHALT CONCRETE as per Village requirements

BINDER COURSE: 4"
 ASPHALT CONCRETE as per Village requirements

SUBGRADE: 8" COMPACTED run-of-bank or Gravel.

PAVEMENT TO CONFORM TO CURRENT D.O.T. AND TOWN SPECIFICATIONS

CONCRETE DROP CURB DETAIL

NOT TO SCALE

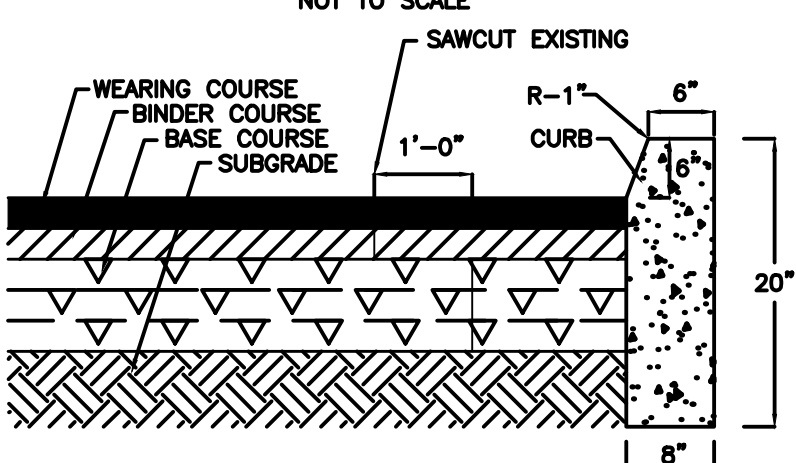
THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF MICHAEL J. CALISE P.E. DEVELOPED FOR THE EXCLUSIVE USE OF MICHAEL J. CALISE, P.E. FOR THIS PROJECT ONLY. USE OF THESE DRAWINGS, CAD FILES AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF MICHAEL J. CALISE, P.E. IS PROHIBITED.

ASPHALT DRIVEWAY DETAIL

NOT-TO-SCALE

PAVEMENT SAWCUT DETAIL

NOT TO SCALE



SPECIFICATIONS:

WEARING COURSE: 1"
 ASPHALT CONCRETE

BINDER COURSE: 1 1/2"
 ASPHALT CONCRETE

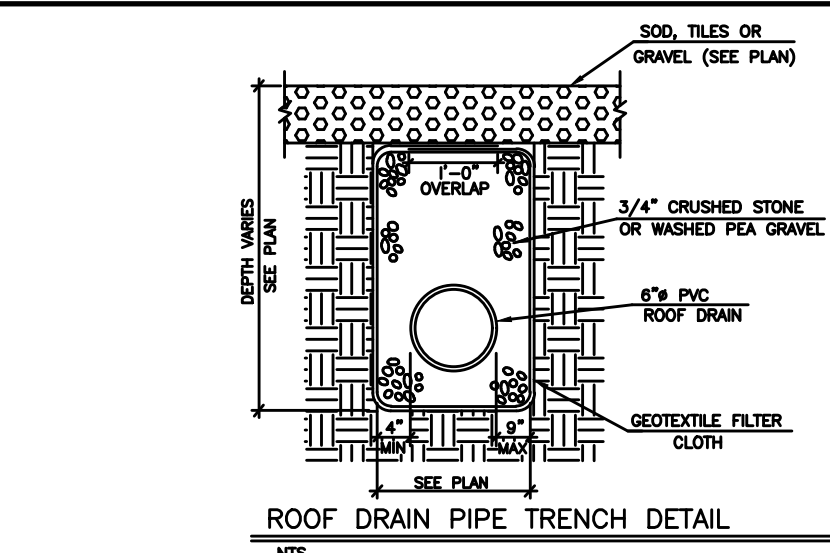
BASE COURSE: 4"
 ASPHALT CONCRETE

SUBGRADE: COMPACTED EARTH

PAVEMENT TO CONFORM TO CURRENT D.O.T. AND TOWN SPECIFICATIONS

CURB:
 EXPANSION JOINT: 1/4" NON-EXTRUDING FILLER PLACED IN CURB AT 10' MAX. INTERVALS

CONCRETE SHALL BE 4,500 P.S.I. AIR ENTRAINED

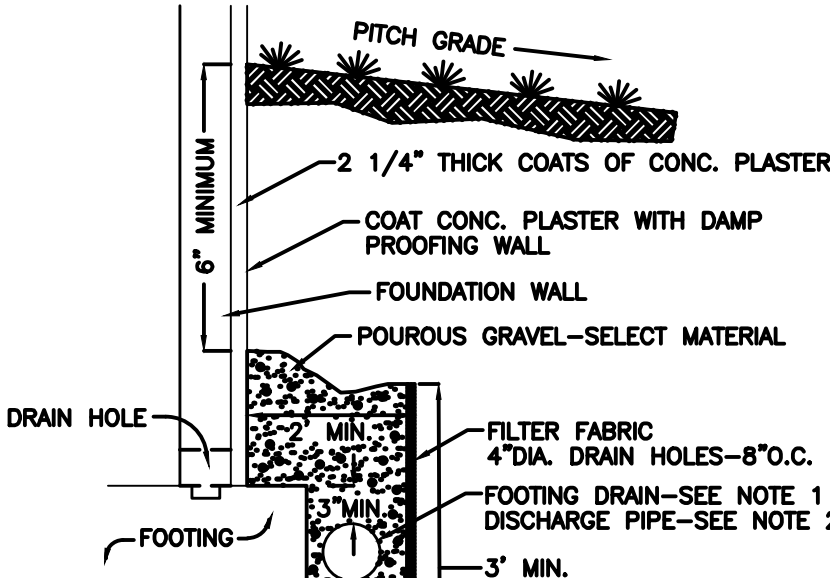


ROOF DRAIN PIPE TRENCH DETAIL

NTS

FOOTING DRAIN DETAIL

NOT TO SCALE

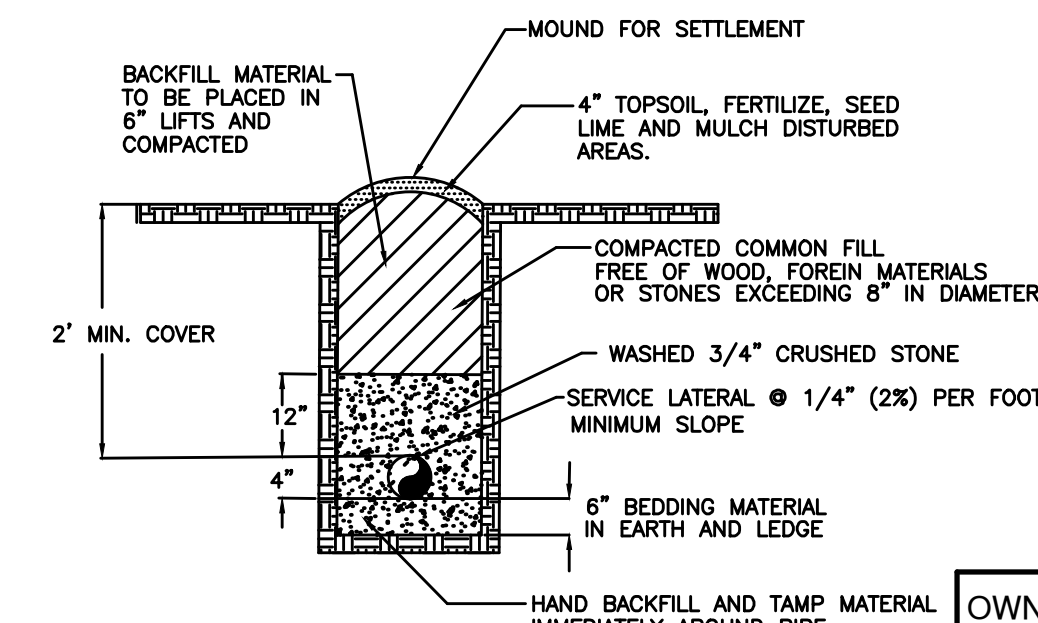


FOOTING DRAIN NOTES:

1. FOOTING DRAIN: MIN. SLOPE 0.5%; PERFORATED, 4" DIA. P.V.C.; TOP OF PIPE NOT LESS THAN 3" BELOW TOP OF FOOTING, CONNECT TO DISCHARGE PIPE.
2. DISCHARGE PIPE: MIN. SLOPE 1.0%; 4" DIA. P.V.C. TO STORM DRAIN, CATCH BASIN OR TO GRADE (POSITIVE OUTFALL).
3. SEE ARCHITECTURAL PLANS FOR FOOTING AND FOUNDATION WALL DESIGN.

GRAVITY HOUSE SEWER TRENCH DETAIL

SCALE: NONE



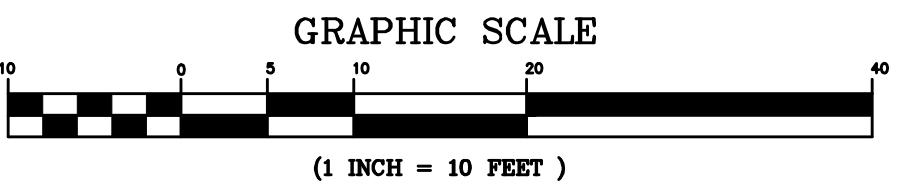
- NOTES:**
1. TRENCH WIDTH SHALL BE 2'-4" MAX. AT TOP OF PIPE.
 2. MINIMUM SLOPE OF SERVICE LATERAL SHALL BE 1/4" PER FOOT OR 2%.

OWNER: LIPA LAUFER AND SHANDEL LAUFER, 121 ACRES ROAD, MONROE, NEW YORK 10950

APPLICANT: LIPA LAUFER AND SHANDEL LAUFER, 121 ACRES ROAD, MONROE, NEW YORK 10950

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

REVISIONS:		
#	DATE	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.

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

DETAIL SHEET

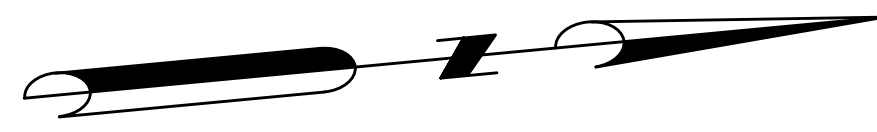
PREPARED FOR: TAX LOT #211-4-23

10 ROANOKE DRIVE

VILLAGE OF SOUTH BLOOMING GROVE
 TOWN OF BLOOMING GROVE
 ORANGE COUNTY 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

TAX LOT No.: 211-4-23
 AREA: 0.50± ACRES
 16,658± SQUARE- FEET
 JOB No.: 2405
 SCALE: 1"=10'
 DATE: 02-02-2024
 SHEET: 6 OF 6



N/F
CHARLES A. FRANCESCHINI
BK/PG 6594/170
320 HOUSATONIC STREET
MAP/LOT 211.00-4-16

N/F
MOSHE KRAUSZ
BK/PG 6594/170
4 HOLLAND COURT
MAP/LOT 211.00-4-15

N/F
SHAYA HIRSCH
BK/PG 6594/170
2 HOLLAND COURT
MAP/LOT 211.00-4-14

HOLLAND COURT

N/F
REYNALDO REYES
BK/PG 6594/170
5 HOLLAND COURT
MAP/LOT 211.00-4-22

Lot Area:
0.23 ± Acres Or
10,003.92 Sq. Feet

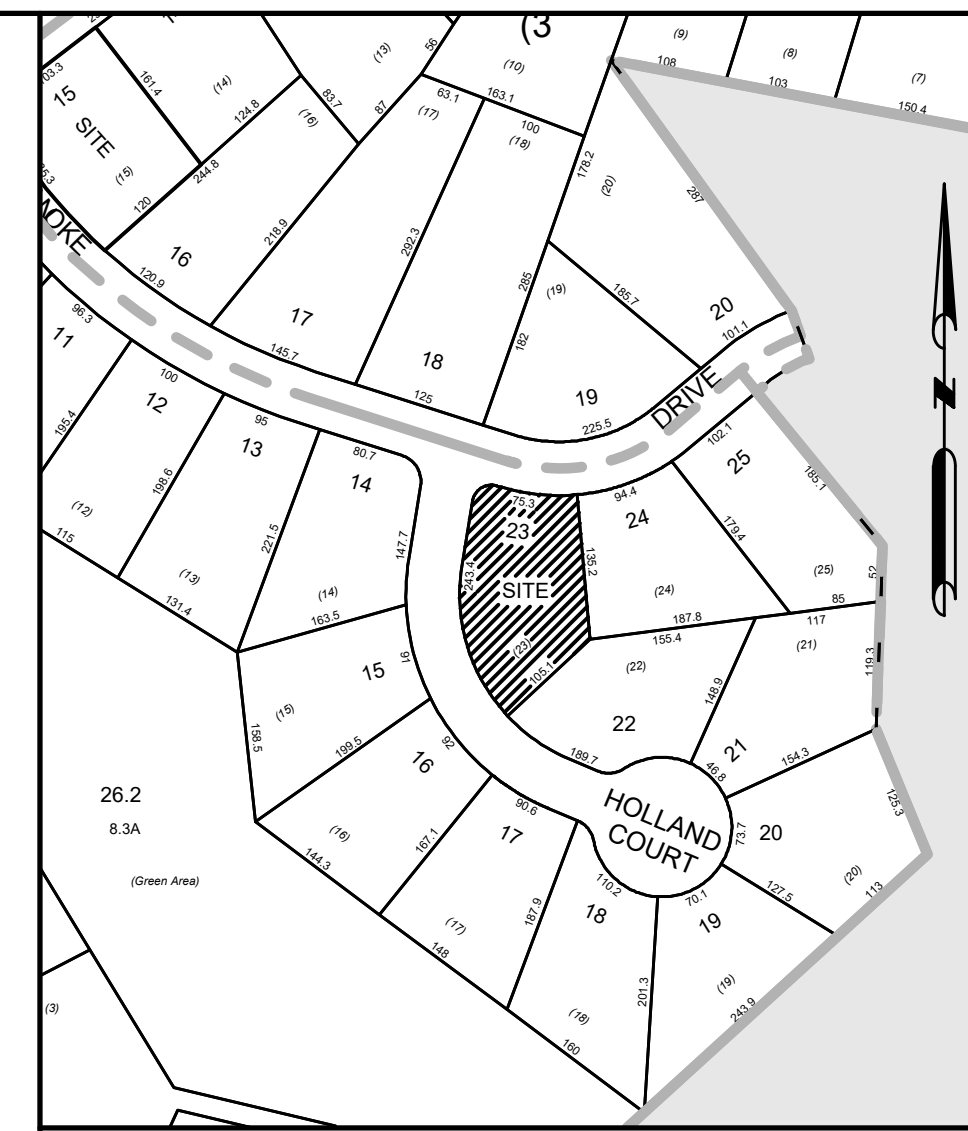
Lot Area:
0.22 ± Acres Or
9,653.89 Sq. Feet

N/F
SURA BRUM
BK/PG 6594/170
12 ROANOKE DRIVE
MAP/LOT 211.00-4-24

N/F
JACOB DEUTSCH
BK/PG 6594/170
5 ROANOKE DRIVE
MAP/LOT 211.00-3-18

N/F
BYUNG KEUN SONG
BK/PG 6594/170
7 ROANOKE DRIVE
MAP/LOT 211.00-3-19

ROANOKE DRIVE



VICINITY MAP

SCALE: 1"=200'

SITE SPECIFIC NOTES:

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT# 211-4-23. SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: RIVKA ELDLISZ
10 ROANOKE DRIVE
MONROE, NEW YORK 10950
- APPLICANT: RIVKA ELDLISZ
10 ROANOKE DRIVE
MONROE, NEW YORK 10950
- SITE ADDRESS: 10 ROANOKE DRIVE
MONROE, NEW YORK 10950
- DEED REFERENCE: DEED BOOK 14705B, PAGE 1599.
- FILED MAP REFERENCE: LOT NUMBER 23, BLOCK E, SECTION 4 - CAPITAL HILL SUBDIVISION MAP#2966 4-10-73 FNA (62-4-23).
- AREA OF PARCEL: 0.5± ACRES (19,658± SQUARE-FEET).
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- SANITARY SEWAGE SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM.
- WATER SUPPLY SYSTEM: MUNICIPAL/COMMUNITY WATER SYSTEM.
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
- PROPOSED USE: SEMI-ATTACHED - SINGLE-FAMILY WITH ACCESSORY.
- EXISTING NUMBER OF LOTS: ONE (1).
- PROPOSED NUMBER OF LOTS: TWO (2).
- 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.
- PROPOSED DUMPSTER LOCATION TO BE REVIEWED WITH THE VILLAGE BUILDING DEPARTMENT.

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY PREPARED FOR 4 BRIAR WAY - VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK SECTION 209 - BLOCK 4 - LOT 15." PREPARED BY EDWARD T. GANNON, L.S. SURVEY DATED FEBRUARY 15, 2023 (#23134)

ENDORSEMENTS:

OWNER'S ENDORSEMENT:
APPROVED FOR FILING WITH THE ORANGE COUNTY CLERK:

OWNER: _____ DATE: _____

PLANNING BOARD ENDORSEMENT:
APPROVED AS FINAL PLAT BY RESOLUTION OF THE VILLAGE OF SOUTH BLOOMING GROVE PLANNING BOARD:

CHAIRPERSON: _____ DATE: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED IN FEBRUARY 10, 2023 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

COUNTY CERTIFICATION:
COUNTY OF ORANGE LOCAL LAW #1 OF 1989.

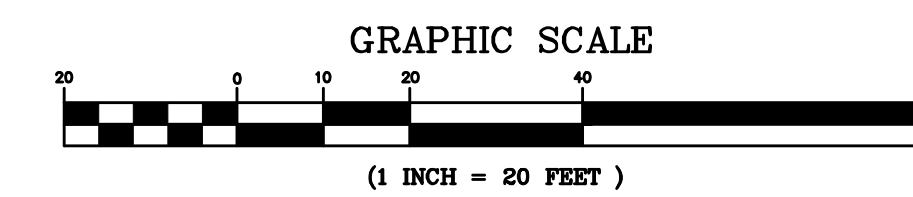
I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEM SHOWN ON THE PLANS WAS DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS PROMULGATED BY THE NEW YORK STATE DEPARTMENT OF HEALTH, AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS AS AMENDED FROM TIME TO TIME, AND FURTHER THAT SUCH DESIGN IS BASED ON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF THE DESIGN.

JOHN W. McCORD, Sr., L.S.
NEW YORK STATE LICENSE NUMBER 050904

OWNER: RIVKA ELDLISZ
10 ROANOKE DRIVE
MONROE, NEW YORK 10950

APPLICANT: RIVKA ELDLISZ
10 ROANOKE DRIVE
MONROE, NEW YORK 10950

REVISIONS:		
#	DATE	COMMENTS



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

SUBDIVISION SITE PLAN

PREPARED FOR: TAX LOT #211-4-23	TAX LOT No.: 211-4-23
10 ROANOKE DRIVE	AREA: 0.53± ACRES
VILLAGE OF SOUTH BLOOMING GROVE	16,658± SQUARE-FEET
TOWN OF BLOOMING GROVE	JOB No.: 2405
ORANGE COUNTY NEW YORK	SCALE: 1"=20'
Michael J. Calise, P.E. & Associates, P.C.	DATE: 02-02-2024
Civil Engineering & Land Planning Consultants Post Office Box 96 Pearl River, New York 10965 Phone (845) 629-3743	SHEET: 1 OF 1

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

HOLLAND COURT



SMH
Unable to open with
conventional methods

SMH
Rim: 741.4
Inv: 731.5



SURVEYED WITHOUT THE BENEFIT OF A
TITLE SEARCH

EASEMENTS AND/OR SUBSURFACE
STRUCTURES RECORDED OR
UNRECORDED ARE NOT GUARANTEED
UNLESS PHYSICALLY EVIDENT ON THE
PREMISES AT THE TIME OF THE SURVEY

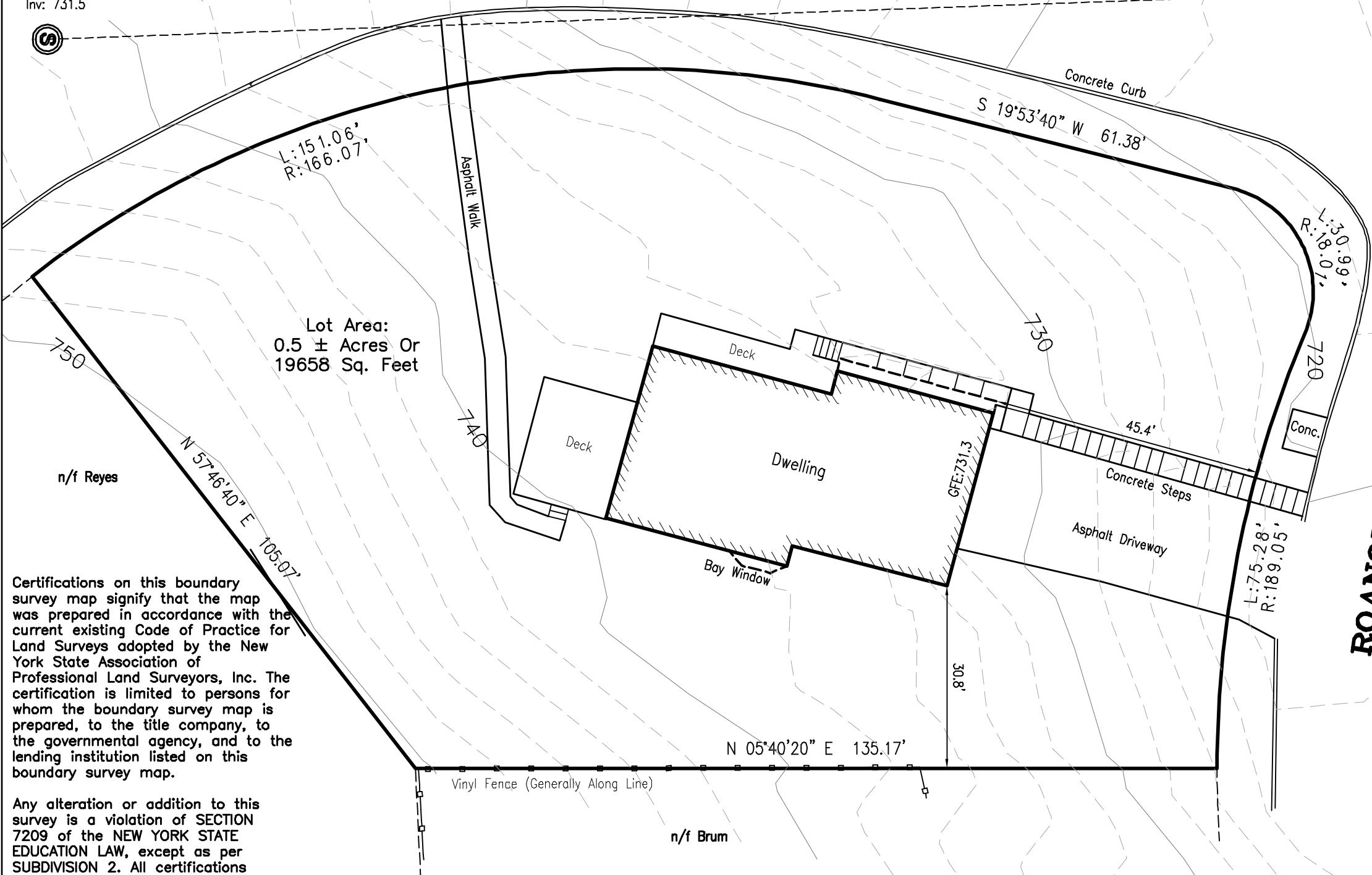
SUBJECT TO COVENANTS, EASEMENTS,
RESTRICTIONS, CONDITIONS AND
AGREEMENTS OF RECORD

UNDERGROUND UTILITIES SHOWN HEREON
BASED ON UTILITY EVIDENCE VISIBLE AT
GROUND SURFACE AND ARE SUBJECT TO
FIELD VERIFICATION BY EXCAVATION

UTILITIES SHOWN DO NOT PURPORT TO
CONSTITUTE OR REPRESENT ALL UTILITIES
LOCATED UPON OR ADJACENT TO THE
SURVEYED PREMISES

PREMISES SURVEYED KNOWN AS BEING
LOT NUMBER 23 IN BLOCK E OF
SECTION 4 ON A CERTAIN SUBDIVISION
MAP ENTITLED "CAPITAL HILL SECTION 4"
WHICH IS DATED MARCH 15, 1972 WITH
A FINAL REVISION DATE OF OCTOBER 15,
1972 AND FILED IN THE ORANGE
COUNTY CLERK'S OFFICE ON APRIL 10,
1973 AS MAP NUMBER 2966

Lot Area:
0.5 ± Acres Or
19658 Sq. Feet



Certifications on this boundary
survey map signify that the map
was prepared in accordance with the
current existing Code of Practice for
Land Surveys adopted by the New
York State Association of
Professional Land Surveyors, Inc. The
certification is limited to persons for
whom the boundary survey map is
prepared, to the title company, to
the governmental agency, and to the
lending institution listed on this
boundary survey map.

Any alteration or addition to this
survey is a violation of SECTION
7209 of the NEW YORK STATE
EDUCATION LAW, except as per
SUBDIVISION 2. All certifications
hereon are valid for this map and
copies thereof only if said map or
copies bear the inked or impressed
seal of the surveyor whose signature
appears hereon.



EDWARD T. GANNON, P.L.S.
CHERRY HILL ROAD ~ BLOOMING GROVE, NY 10914
EGANNONSURVEYING@YAHOO.COM

SMH
Rim: 724.9
Inv: 716.1



**TOPOGRAPHIC
SURVEY OF PROPERTY
PREPARED FOR
10 ROANOKE DRIVE**

VILLAGE OF SOUTH BLOOMING GROVE
TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK
SECTION 211 BLOCK 4 LOT 23
SCALE: 1" = 20'
SURVEY DATE: OCTOBER 25, 2023