



N/F
CHARLES A. FRANCESCHINI
BK/PG 6594/170
320 HOUSATONIC STREET
S/B/L 211-4-16

N/F
MOSHE KRAUSZ
BK/PG 6594/170
4 HOLLAND COURT
S/B/L 211-4-15

N/F
SHAYA HIRSCH
BK/PG 6594/170
2 HOLLAND COURT
S/B/L 211-4-14

N/F
JACOB DEUTSCH
BK/PG 6594/170
5 ROANOKE DRIVE
S/B/L 211-3-18

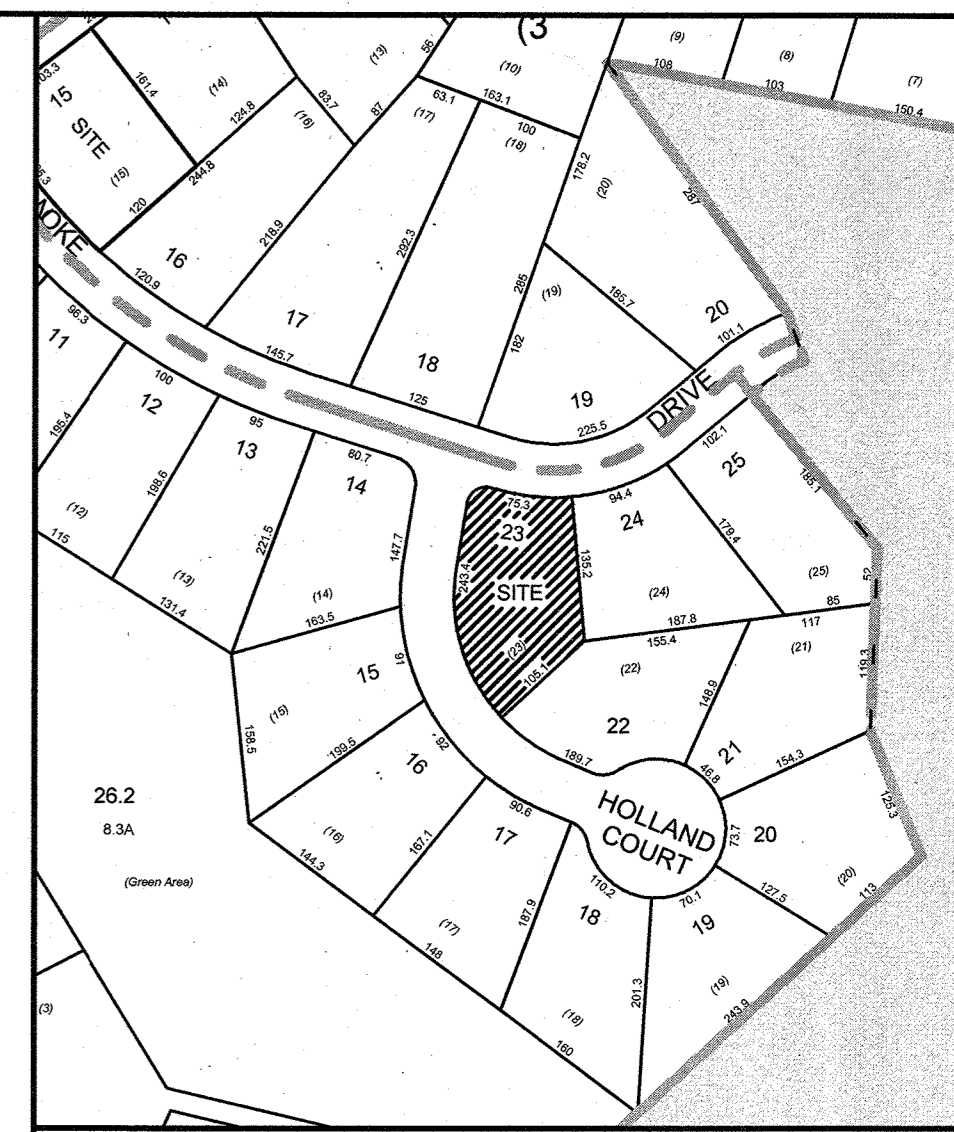
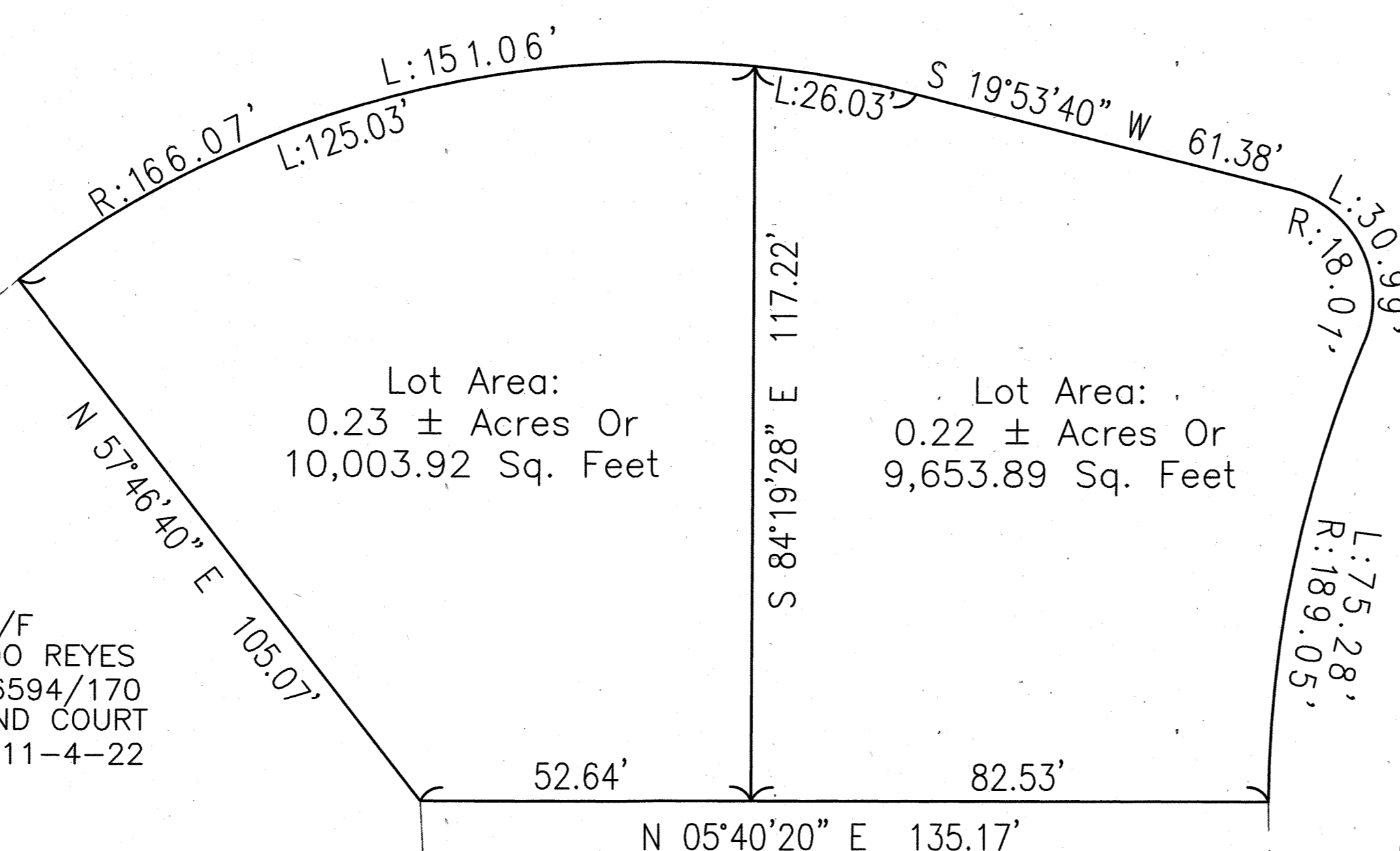
N/F
BYUNG KEUN SONG
BK/PG 6594/170
7 ROANOKE DRIVE
S/B/L 211-3-19

N/F
REYNALDO REYES
BK/PG 6594/170
5 HOLLAND COURT
S/B/L 211-4-22

N/F
SURA BRUM
BK/PG 6594/170
12 ROANOKE DRIVE
S/B/L 211-4-24

HOLLAND COURT
50' WIDE RIGHT-OF-WAY

ROANOKE DRIVE
50' WIDE RIGHT-OF-WAY



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 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.
- PROPOSED BUILDINGS MAY REQUIRE SPRINKLERS DEPENDING ON BUILDING PLANS.

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:

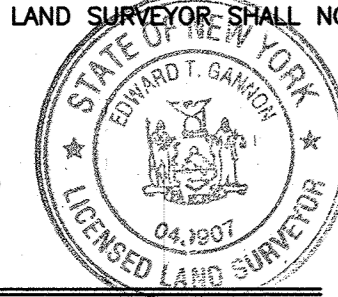
APPROVED AS FINAL PLAT BY RESOLUTION OF THE VILLAGE OF SOUTH BLOOMING GROVE PLANNING BOARD:

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.



EDWARD T. GANNON, L.S.
NEW YORK STATE LICENSE NUMBER 049907

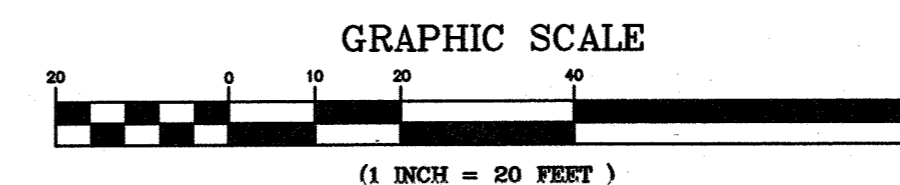
COUNTY CERTIFICATION:
COUNTY OF ORANGE LOCAL LAW #1 OF 1989.

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.

REVISIONS:		
#	DATE	COMMENTS
1	FEBRUARY 8, 2024	VILLAGE ENGINEER'S COMMENTS OF FEBRUARY 8, 2024.

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

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



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 LICENSE NUMBER 074611

SUBDIVISION SITE PLAN

PREPARED FOR: TAX LOT #211-4-23	TAX LOT No.: 211-4-23
10 ROANOKE DRIVE	AREA: 0.50± ACRES
VILLAGE OF SOUTH BLOOMING GROVE TOWN OF BLOOMING GROVE	16,658± SQUARE-FEET
ORANGE COUNTY NEW YORK	JOB No.: 2405
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	SCALE: 1"=20'
	DATE: 02-02-2024
	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.