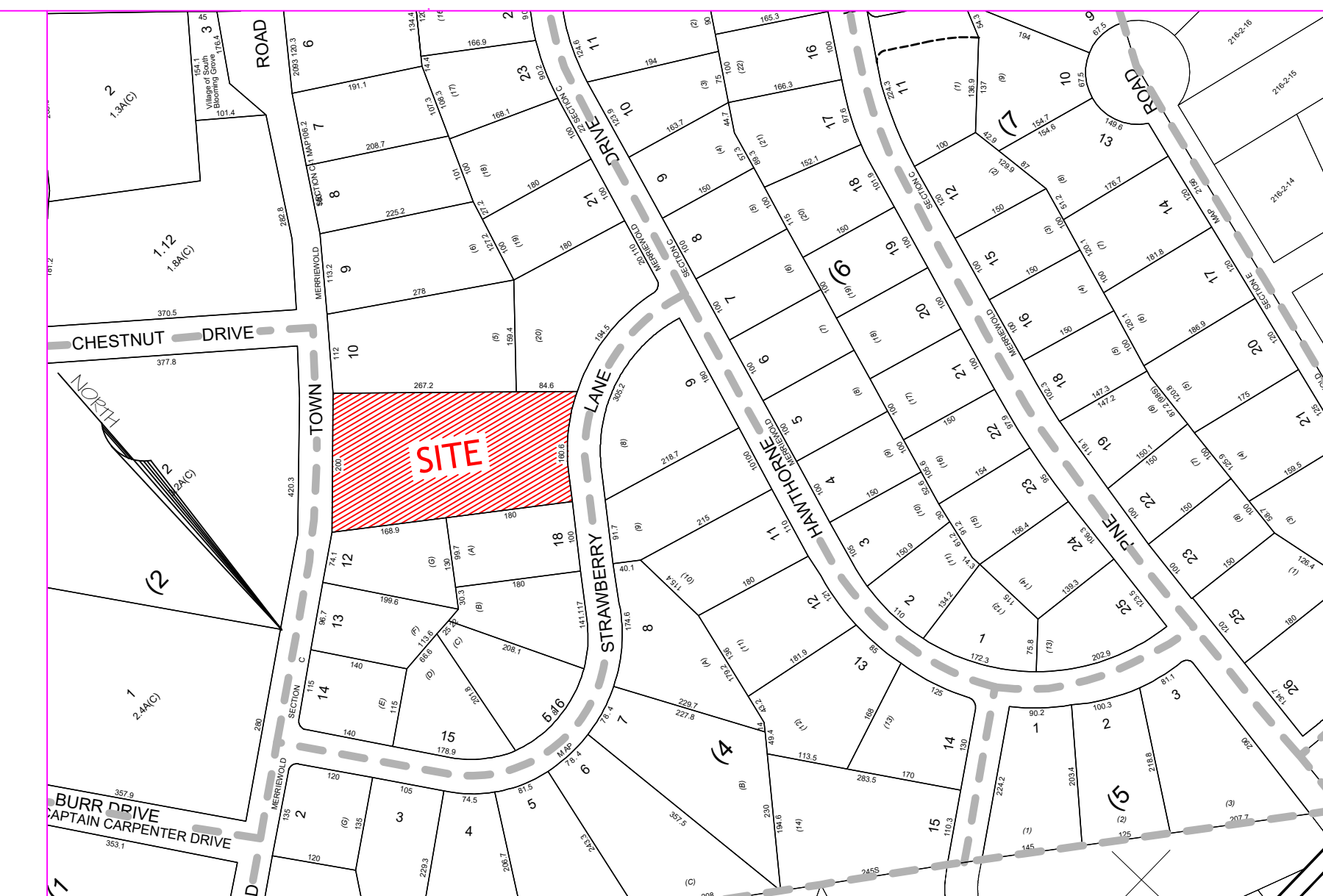


LEGEND			
625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE
625.0(DC)	DENOTES EXISTING "DROP CURB" GRADE		DENOTES EXISTING CONCRETE SURFACE
WV	DENOTES EXISTING WATER VALVE	625.0+	DENOTES EXISTING SPOT GRADE
GV	DENOTES EXISTING GAS VALVE	-W	DENOTES EXISTING WETLANDS LIMIT LINE
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	W	DENOTES PROPOSED UNDERGROUND WATER SERVICE
TP-1	DENOTES TEST PIT	SIF	DENOTES PROPOSED SPLT RAIL FENCE
PH-2	DENOTES PERCOLATION TEST	<+217.6±>	DENOTES PROPOSED SPLT RAIL FENCE
		S14	DENOTES PROPOSED CONTOUR



VICINITY MAP
SCALE: 1"=200'

- SITE SPECIFIC NOTES:**
- THIS IS A PLOT PLAN PREPARED FOR TAX LOT # 209-3-11.1 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
 - RECORD OWNER: YOEL BLUM
205 ROSS STREET #1-B
BROOKLYN, NEW YORK 11211
 - APPLICANT: YOEL BLUM
205 ROSS STREET #1-B
BROOKLYN, NEW YORK 11211
 - SITE ADDRESS: 12 OLD TOWN ROAD
MONROE, NEW YORK 10950
 - DEED REFERENCE: LIBER 15000 PAGE 152.
 - FILED MAP NUMBER 1675
 - AREA OF PARCEL: 1.41± ACRES.
 - ZONING DISTRICT: RR-RURAL RESIDENTIAL
 - LOT TO BE SERVICED BY EXISTING CENTRAL WATER AND SEWER SYSTEM
 - EXISTING USE: RESIDENTIAL.
 - PROPOSED USE: TWO-FAMILY RESIDENTIAL.
 - PROPOSED NUMBER OF LOTS: 4 (ONE WITH EXISTING DWELLING AND AND THREE PROPOSED).

- 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 CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO DETERMINE 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 CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
 - THESE PLANS DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTAL CONDITIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN DETERMINING 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 OF SUBCONTRACTOR 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 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 HERETO 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 ON-SITE 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 18" 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 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 SEEDDED 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 REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
 - THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

PRELIMINARY

SUBDIVISION PLAT
PREPARED FOR:
TAX LOT # 209-3-11.1

12 OLD TOWN ROAD

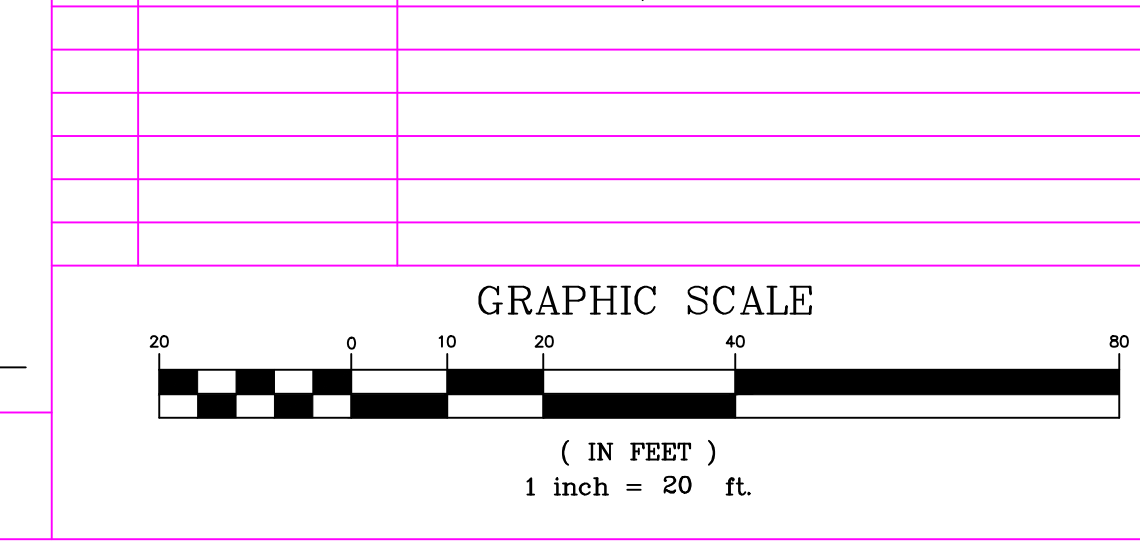
VILLAGE OF SOUTH BLOOMING GROVE
TOWN OF BLOOMING GROVE
ORANGE COUNTY NEW YORK

Michael J. Calise, P.E. & Associates, P.C.
Civil Engineering & Land Planning Consultants
41 East Naurauschaun Avenue
Pearl River, New York 10965
Phone (845) 629-3743

TAX LOT No.: 209-3-11.1
AREA: 1.41± ACRES
JOB No.: 2022-57
SCALE: 1"=20'
DATE: 11-11-22
SHEET: 1 OF 4

REVISIONS

#	DATE	COMMENTS
1	MARCH 2, 2023	PLANNING BOARD, VILLAGE ENGINEER COMMENTS



BULK REQUIREMENTS
VILLAGE OF SOUTH BLOOMING GROVE
ZONE RR-RURAL RESIDENTIAL

LOT SERVED BY CENTRAL SEWER AND WATER SYSTEMS

MINIMUM:	REQUIRED	PROVIDED
LOT AREA	10,000 SQFT	> 10,000 SQFT
FRONTAGE	TBD	
FRONT YARD	40 FEET	> or = 40 FEET
REAR YARD	40 FEET	> or = 40 FEET
SIDE YARD (ONE)	15 FEET	> or = 15 FEET
SIDE YARD (BOTH)	30 FEET	> or = 30 FEET
MAXIMUM:	REQUIRED	PROVIDED
BUILDING COVERAGE	25%	<25%
BUILDING HEIGHT/STORIES*	25 FT./2 STORIES	<OR=25 FT./2 STORIES
PARKING:	REQUIRED	PROVIDED
PROPOSED PARKING	4	4 PER LOT

NOTES:
TBD-AS PER BULK TABLE REQUIREMENTS, DIMENSIONS SHALL BE DETERMINED DURING PLANNING BOARD PROCESS.

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OWNER: YOEL BLUM
205 ROSS STREET #1-B
BROOKLYN, NEW YORK 11211

APPLICANT: YOEL BLUM
205 ROSS STREET #1-B
BROOKLYN, NEW YORK 11211

VILLAGE OF SOUTH BLOOMING GROVE APPROVAL:

APPROVED FOR FILING:

DATE: _____

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 APPLICABLE CODES.

