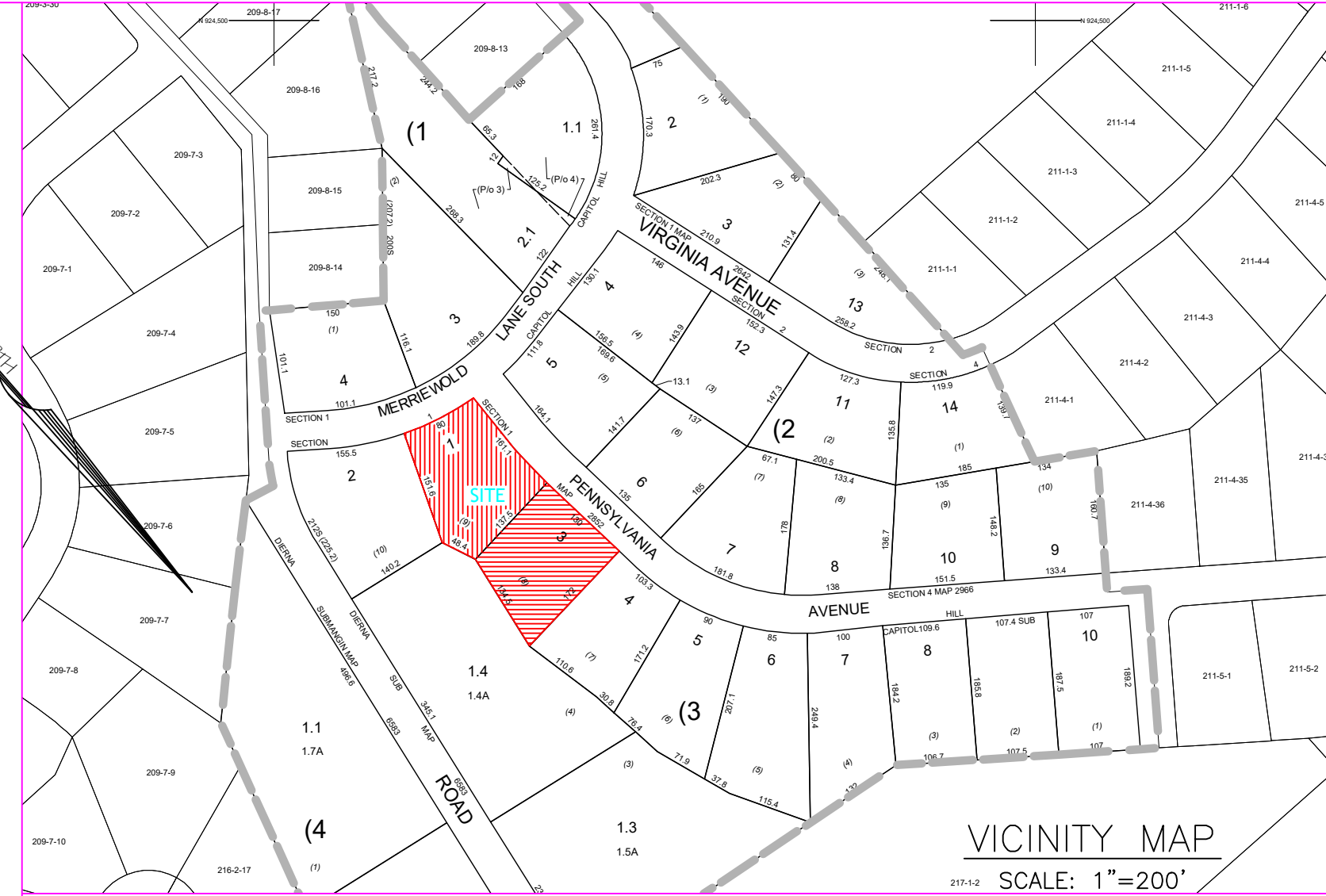


LEGEND			
625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE
625.0(DC)	DENOTES EXISTING "DROP CURB" GRADE		DENOTES EXISTING CONCRETE SURFACE
WV	DENOTES EXISTING WATER VALVE		DENOTES EXISTING SPOT GRADE
GV	DENOTES EXISTING GAS VALVE		DENOTES EXISTING WETLANDS LIMIT LINE
WMH	DENOTES EXISTING WATER MANHOLE		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		DENOTES EXISTING UNDERGROUND ELECTRIC & CABLE SERVICE
	DENOTES EXISTING OVERHEAD WIRES		DENOTES PROPOSED GAS SERVICE
+217.6	DENOTES EXISTING SPOT GRADE		DENOTES PROPOSED UNDERGROUND WATER SERVICE
TP-1	DENOTES TEST PIT		DENOTES PROPOSED SPLT RAIL FENCE
PH-2	DENOTES PERCOLATION TEST		DENOTES PROPOSED SPLT RAIL FENCE
			DENOTES PROPOSED CONTOUR



- SITE SPECIFIC NOTES:**
- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT # 210-3-1 & 210-3-3 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
  - RECORD OWNER: TAX LOT: 210-3-1 WAYNE & ELLEN STEENROD 2 PENNSYLVANIA AVENUE MONROE, NEW YORK 10950  
TAX LOT: 210-3-3 EVENS & ROSE LUBINS 4 PENNSYLVANIA AVENUE MONROE, NEW YORK 10950
  - APPLICANT: JOEL SILBERSTEIN 4 SEARS ROAD MONROE, NEW YORK 10950
  - SITE ADDRESS: 2 PENNSYLVANIA AVENUE & 4 PENNSYLVANIA AVENUE MONROE, NEW YORK 10950
  - DEED REFERENCE: LOT 210-3-1 BOOK 3560 PAGE 288; LOT 210-3-3 BOOK 12247 PAGE 99.
  - FILED MAP NUMBER LOTS 8 & 9 BLOCK D, SECTION 2 CAPITAL FNA.
  - AREA OF PARCEL: 0.96± ACRES.
  - ZONING DISTRICT: RB
  - LOT TO BE SERVICED BY EXISTING CENTRAL WATER AND SEWER SYSTEM
  - EXISTING USE: RESIDENTIAL.
  - PROPOSED USE: TWO-FAMILY RESIDENTIAL.
  - PROPOSED NUMBER OF LOTS: 3 (OUT OF TWO (2) EXISTING LOTS).

- 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 SERVE 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 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 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 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 OF SUBCONTRACTOR OF THEIR 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 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 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 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 REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
  - THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

BULK REQUIREMENTS		
VILLAGE OF SOUTH BLOOMING GROVE		
ZONE RB		
LOT SERVED BY CENTRAL SEWER AND WATER SYSTEMS		
MINIMUM:	REQUIRED	PROVIDED
LOT AREA	10,000 SQFT	> 10,000 SQFT
FRONTAGE	TBD	60 FEET
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	50%	<50%
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.		

**OWNER:** TAX LOT: 210-3-1 WAYNE & ELLEN STEENROD 2 PENNSYLVANIA AVENUE MONROE, NEW YORK 10950  
TAX LOT: 210-3-3 EVENS & ROSE LUBINS 4 PENNSYLVANIA AVENUE MONROE, NEW YORK 10950

**APPLICANT:** JOEL SILBERSTEIN 4 SEARS ROAD MONROE, NEW YORK 10950

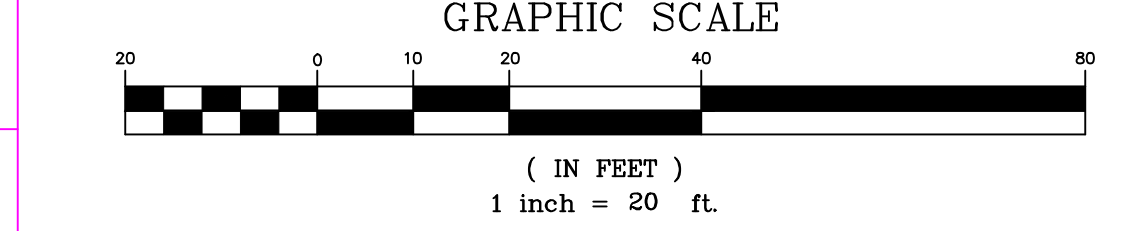
VILLAGE OF SOUTH BLOOMING GROVE APPROVAL:

APPROVED FOR FILING:

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.

**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.

**PLAN FOR BOARD REVIEW PURPOSES ONLY:**

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

**PRELIMINARY**

**SUBDIVISION PLAT**  
PREPARED FOR:  
TAX LOTS # 210-3-1 & 210-3-3

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**2 & 4 PENNSYLVANIA AVENUE**

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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.:	210-3-1 & 210-3-3
TOTAL AREA:	0.96± ACRES (41,873.7± ACRES)
JOB No.:	2339
SCALE:	1"=20'
DATE:	05-16-23
SHEET:	1 OF 3