

**DUELK AVENUE (TM)  
(f/k/a TEXAS AVENUE)  
(50' WIDE)**

**PECOS COURT  
(50' WIDE)**

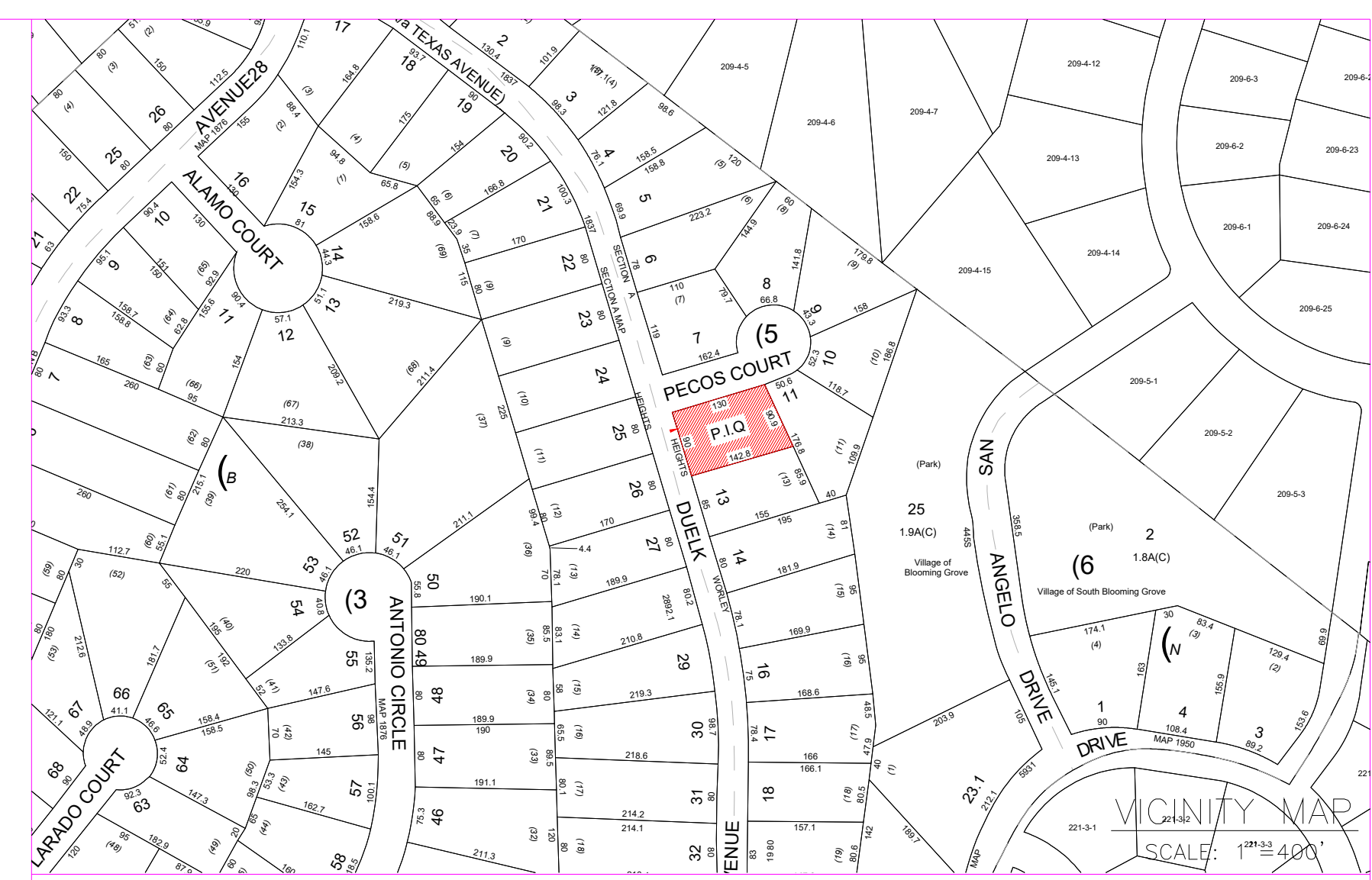
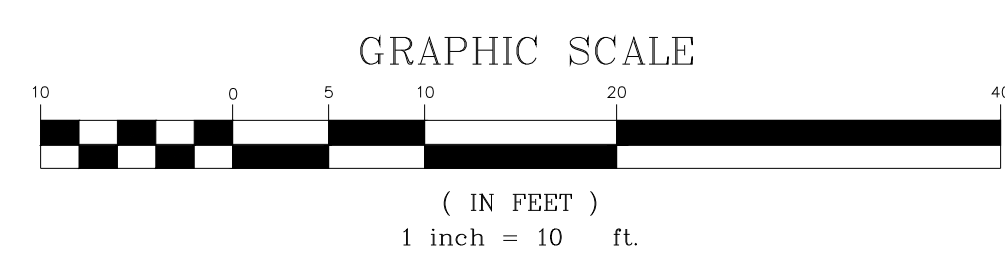
**BULK TABLE: ZONE RR-RURAL RESIDENTIAL**

MINIMUM:	REQUIRED	PROVIDED	COMMENTS
LOT AREA	0.28± ACRES	0.28± ACRES	EXISTING LOT
FRONTAGE	TO-BE-DETERMINED	220± FEET	EXISTING LOT
FRONT YARD	40 FEET	42.4 FEET	OK
REAR YARD	40 FEET	32.5 FEET	VARIANCE REQUIRED
SIDE YARD (ONE)	20 FEET	20 FEET	OK
SIDE YARD (BOTH)	40 FEET	40 FEET	OK

MAXIMUM:	REQUIRED	PROVIDED	REQUIRED
BUILDING COVERAGE	TO-BE-DETERMINED	<25%	TO-BE-DETERMINED
BUILDING HEIGHT/STORIES*	25 FT./2 STORIES	<OR=25 FT./2 STORIES	25 FT./2 STORIES

**BULK TABLE NOTES:**

- ZONE RR-RURAL RESIDENTIAL.
- RIDGELINE OVERLAY, SCENIC VIEWSHED OVERLAY AND SIGNIFICANT BIOLOGICAL OVERLAY. APPROVAL PROCESS.
- TO-BE- DETERMINED AS PER BULK TABLE REQUIREMENTS, DIMENSIONS SHALL BE DETERMINED DURING APPROVAL PROCESS.
- \* RIDGELINE OVERLAY DISTRICT REQUIRES A 25 FEET OR 2 STORIES MAXIMUM BUILDING HEIGHT
- LOT SERVED BY CENTRAL SEWER AND WATER SYSTEMS



**SITE SPECIFIC NOTES:**

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT # 215-5-12 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: EFROM HALPERT  
2 PECOS COURT  
MONROE, NEW YORK 10950
- APPLICANT: SAME AS ABOVE
- SITE ADDRESS: 2 PECOS COURT  
MONROE, NEW YORK 10950
- DEED REFERENCE: LIBER 14081 PAGE 1566
- AREA OF PARCEL: 0.28± ACRES.
- ZONING DISTRICT: RR-RURAL RESIDENTIAL
- ZONING OVERLAYS: SCENIC VIEWSHED OVERLAY, RIDGELINE OVERLAY/SIGNIFICANT BIOLOGICAL OVERLAY.
- LOT TO BE SERVICED BY EXISTING CENTRAL WATER AND SEWER SYSTEM
- PROPOSED USE: SINGLE-FAMILY RESIDENTIAL.
- ALL EXISTING IMPROVEMENTS TO BE REMOVED AND LEGALLY DISPOSED OF AS PER THE OWNERS REQUIREMENTS.

**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 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 OBLIGES 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 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.
- PROPOSED RETAINING WALL TO BE MODULAR BLOCK.
- A CODE COMPLIANT FENCE TO BE INSTALLED, AS REQUIRED ALONG THE TOP OF THE RETAINING WALL.
- PROPOSED SINGLE-FAMILY RESIDENCE TO RE-USE EXISTING SANITARY SEWER LATERAL.
- PROPOSED SINGLE-FAMILY RESIDENCE TO RE-USE EXISTING SANITARY SEWER LATERAL.
- THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

**PLOT PLAN FOR BOARD REVIEW PURPOSES ONLY**

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**GRADING PLAN**  
PREPARED FOR:  
**TAX LOT # 215-5-12**

**EFROIM HALPERT**

VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY NEW YORK

**Michael J. Calise, P.E. & Associates, P.C.**  
Civil Engineering & Land Planning Consultants  
P.O. Box 96  
Pearl River, New York 10965  
Phone (845) 629-3743

TAX LOT No.: 215-5-12  
AREA: 0.28± ACRES  
JOB No.: 2022-04  
SCALE: 1"=10'  
DATE: MARCH 17, 2022  
SHEET: 1 OF 4

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

**OWNER:** EFROM HALPERT  
2 PECOS COURT  
MONROE, NEW YORK 10950

**APPLICANT:** EFROM HALPERT  
2 PECOS COURT  
MONROE, NEW YORK 10950

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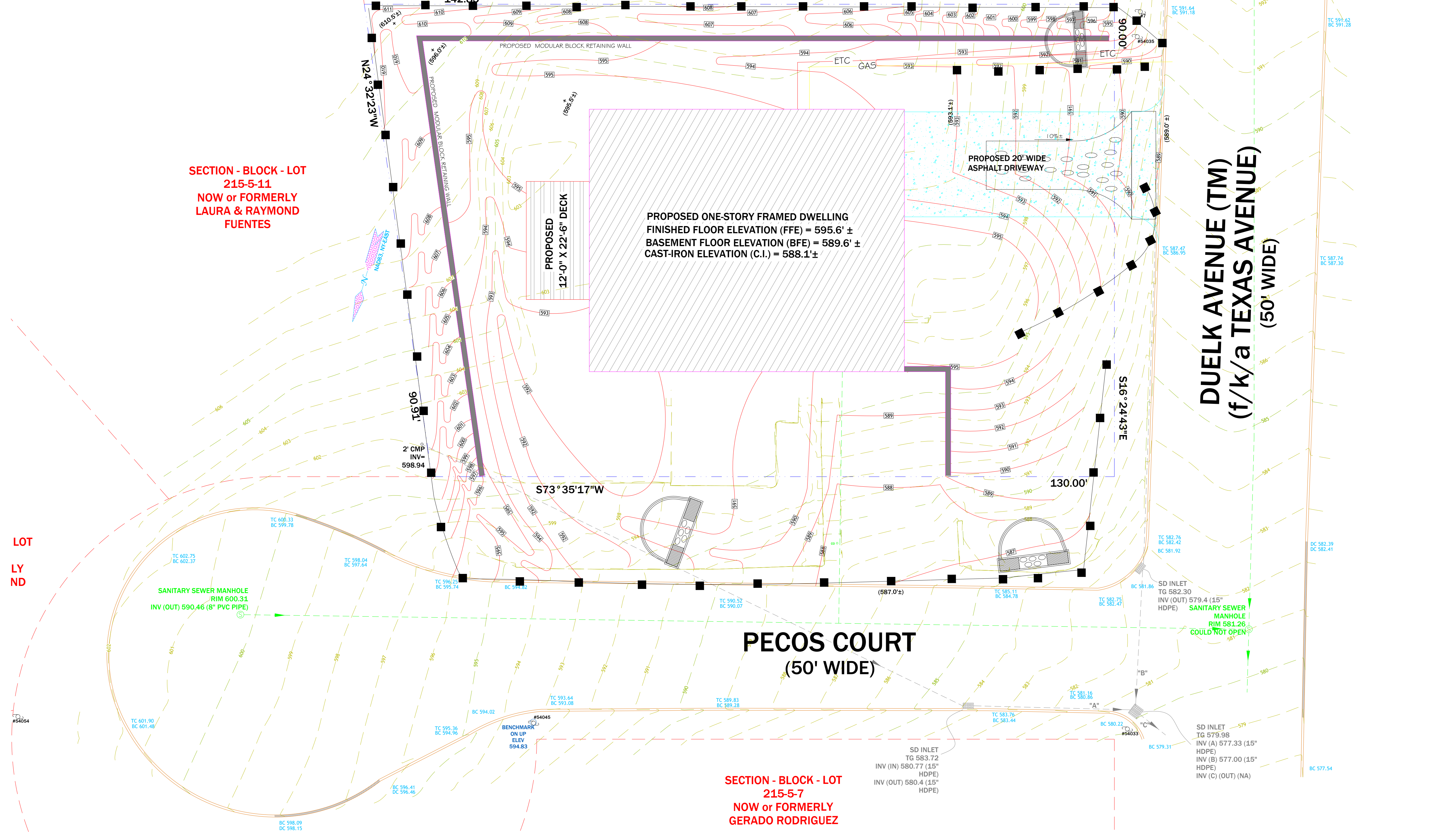
REVISIONS

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



**LEGEND**

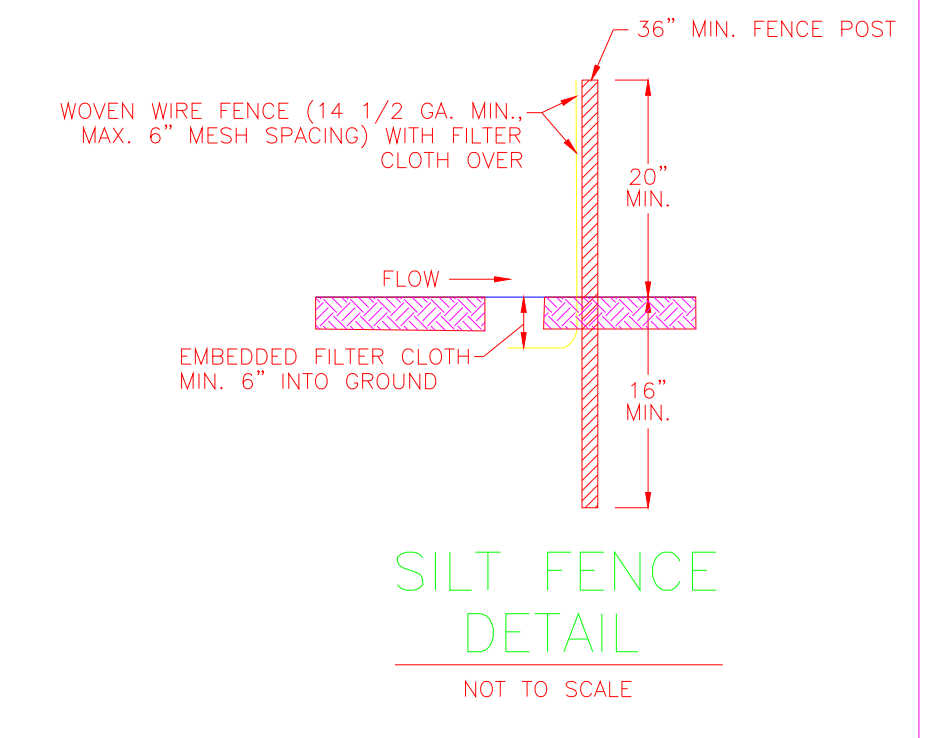
625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE	(625.0)	DENOTES PROPOSED SPOT GRADE
625.0(DC)	DENOTES EXISTING "DROP CURB" GRADE	W	DENOTES EXISTING WETLANDS LIMIT LINE
WV	DENOTES EXISTING WATER VALVE	238	DENOTES EXISTING CONTOUR LINE
GV	DENOTES EXISTING GAS VALVE	STW	DENOTES EXISTING STONE WALL
WMH	DENOTES EXISTING WATER MANHOLE	U	DENOTES EXISTING UTILITY POLE
TMH	DENOTES EXISTING TELEPHONE MANHOLE	EC	DENOTES PROPOSED UNDERGROUND ELECTRIC & CABLE SERVICE
LP	DENOTES EXISTING LIGHT POLE	G	DENOTES PROPOSED GAS SERVICE
CB	DENOTES EXISTING CATCH BASIN	W	DENOTES PROPOSED UNDERGROUND WATER SERVICE
+217.6	DENOTES EXISTING OVERHEAD WIRES		
	DENOTES EXISTING SPOT GRADE		



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  - RECORD OWNER: EFROM HALPERT  
2 PECOS COURT  
MONROE, NEW YORK 10950
  - APPLICANT: SAME AS ABOVE
  - SITE ADDRESS: 2 PECOS COURT  
MONROE, NEW YORK 10950
  - DEED REFERENCE: LIBER 14081 PAGE 1566
  - AREA OF PARCEL: 0.28± ACRES.
  - ZONING DISTRICT: RR-RURAL RESIDENTIAL
  - ZONING OVERLAYS: SCENIC VIEWSHED OVERLAY, RIDGELINE OVERLAY/SIGNIFICANT BIOLOGICAL OVERLAY.
  - LOT TO BE SERVICED BY EXISTING CENTRAL WATER AND SEWER SYSTEM
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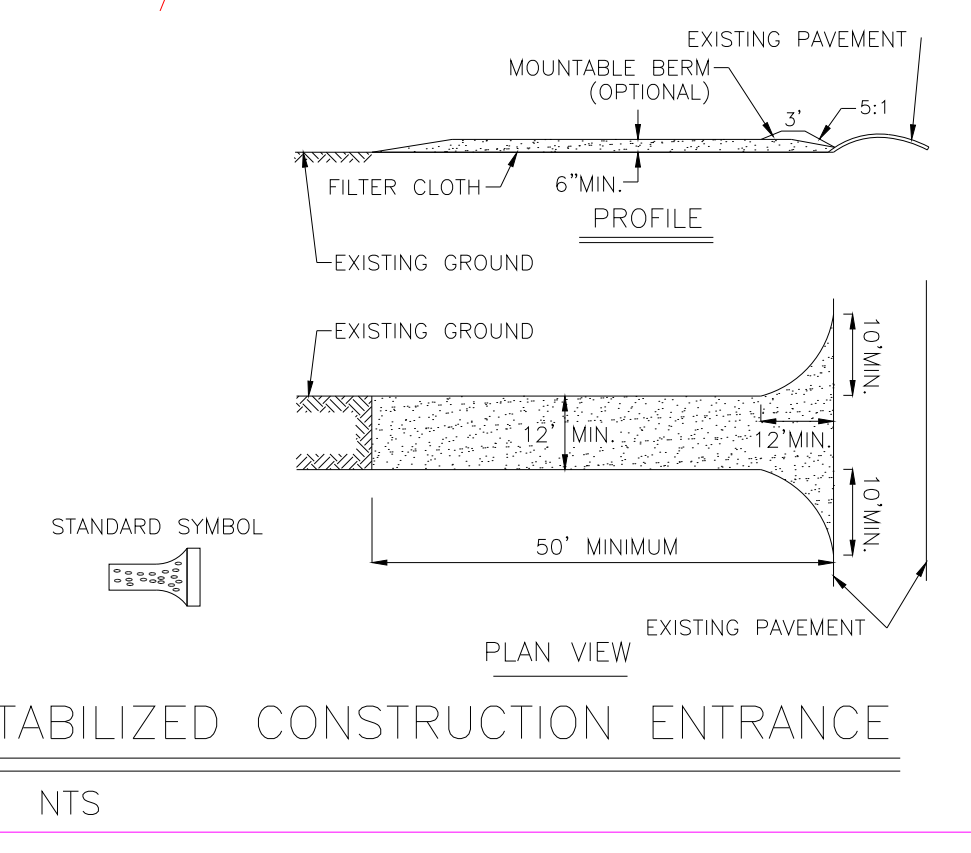
- LEGEND FOR EROSION CONTROL MEASURES REQUIRED AT THE TIME OF CONSTRUCTION**
- STABILIZED CONSTRUCTION ENTRANCE
  - SILT FENCE
  - EARTH DIKE
  - SEDIMENT TRAP: STONE OUTLET

- 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 SEEDED 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.



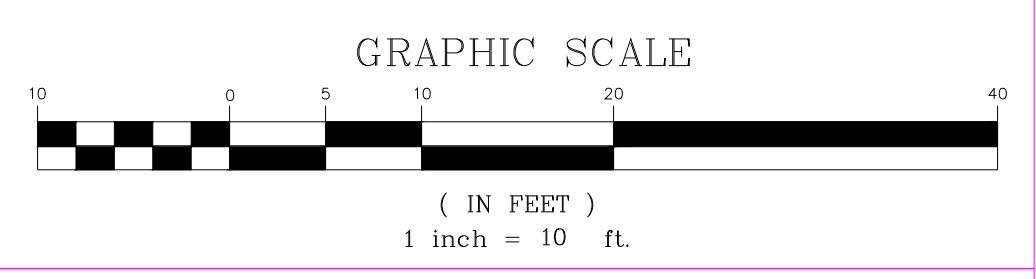
**CONSTRUCTION SPECIFICATIONS**

- 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.



**SECTION - BLOCK - LOT 215-5-7**  
**NOW or FORMERLY GERARDO RODRIGUEZ**

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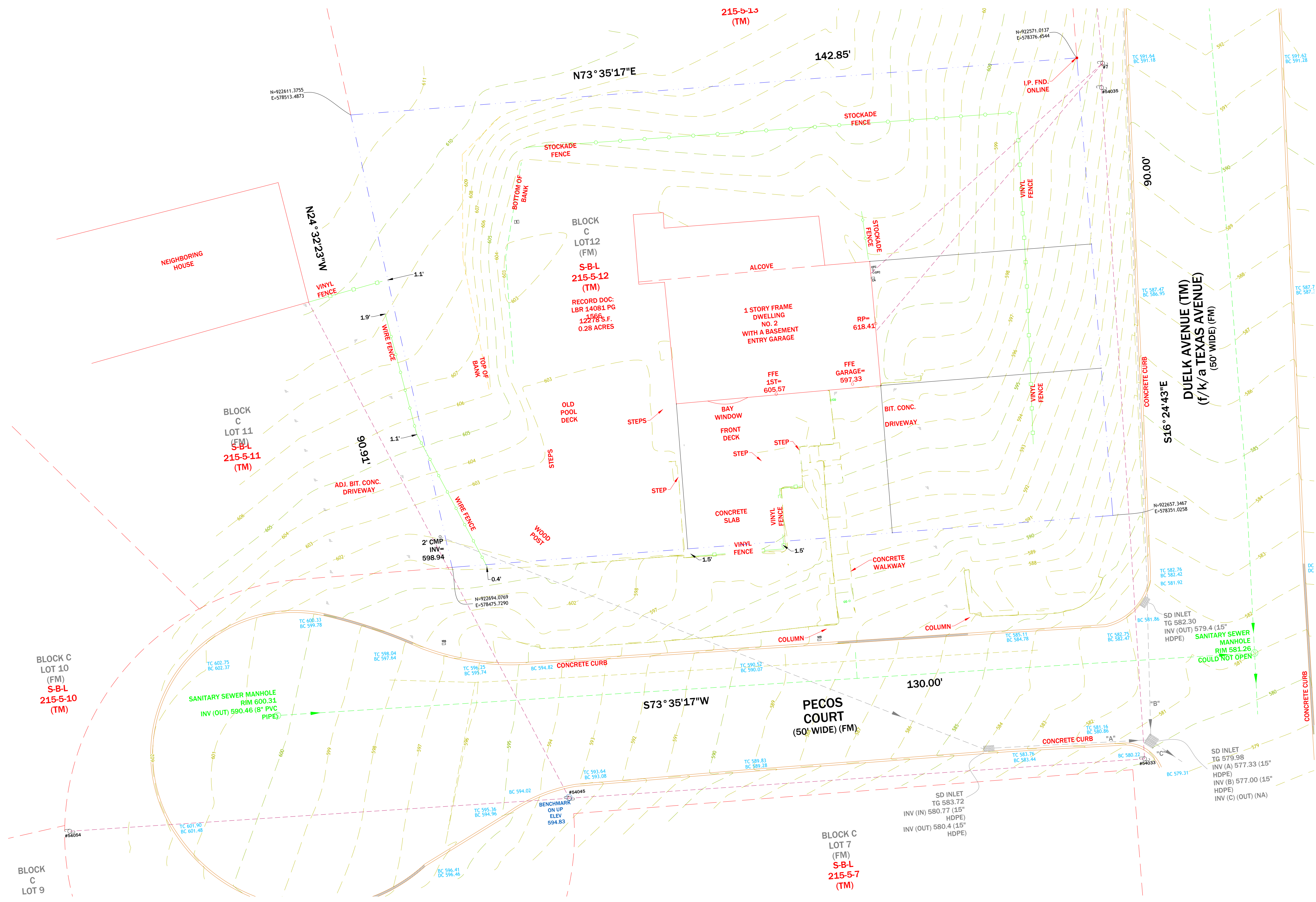
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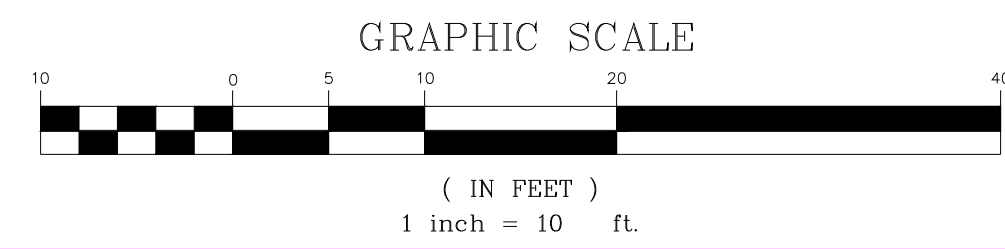
MICHAEL J. CALISE, P.E.  
NEW YORK STATE LIC. NO. 074611

<b>EROSION CONTROL PLAN</b>	TAX LOT No.:
PREPARED FOR:	215-5-12
<b>TAX LOT # 215-5-12</b>	AREA:
<b>EFROM HALPERT</b>	0.28± ACRES
VILLAGE OF SOUTH BLOOMING GROVE	JOB No.:
ORANGE COUNTY NEW YORK	2022-04
<b>Michael J. Calise, P.E. &amp; Associates, P.C.</b>	SCALE:
Civil Engineering & Land Planning Consultants	1"=10'
P.O. Box 96	DATE:
Pearl River, New York 10965	MARCH 17, 2022
Phone (845) 629-3743	SHEET:
	3 OF 4

REVISIONS



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

**EXISTING CONDITIONS PLAN**  
PREPARED FOR:  
**TAX LOT # 215-5-12**

**EFROIM HALPERT**

VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY NEW YORK

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P.O. Box 96  
Pearl River, New York 10965  
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TAX LOT No.:	215-5-12
AREA:	0.28± ACRES
JOB No.:	2022-04
SCALE:	1"=10'
DATE:	MARCH 17, 2022
SHEET:	4 OF 4

REVISIONS