

GENERAL NOTES:

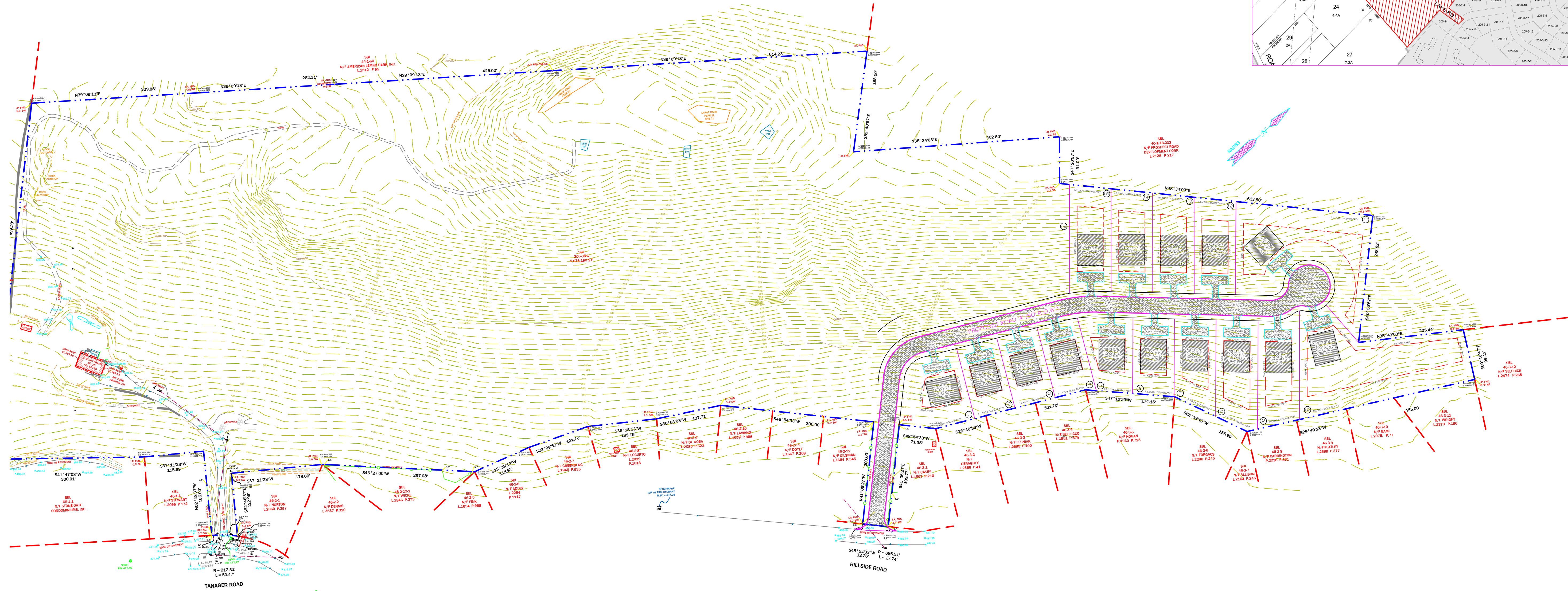
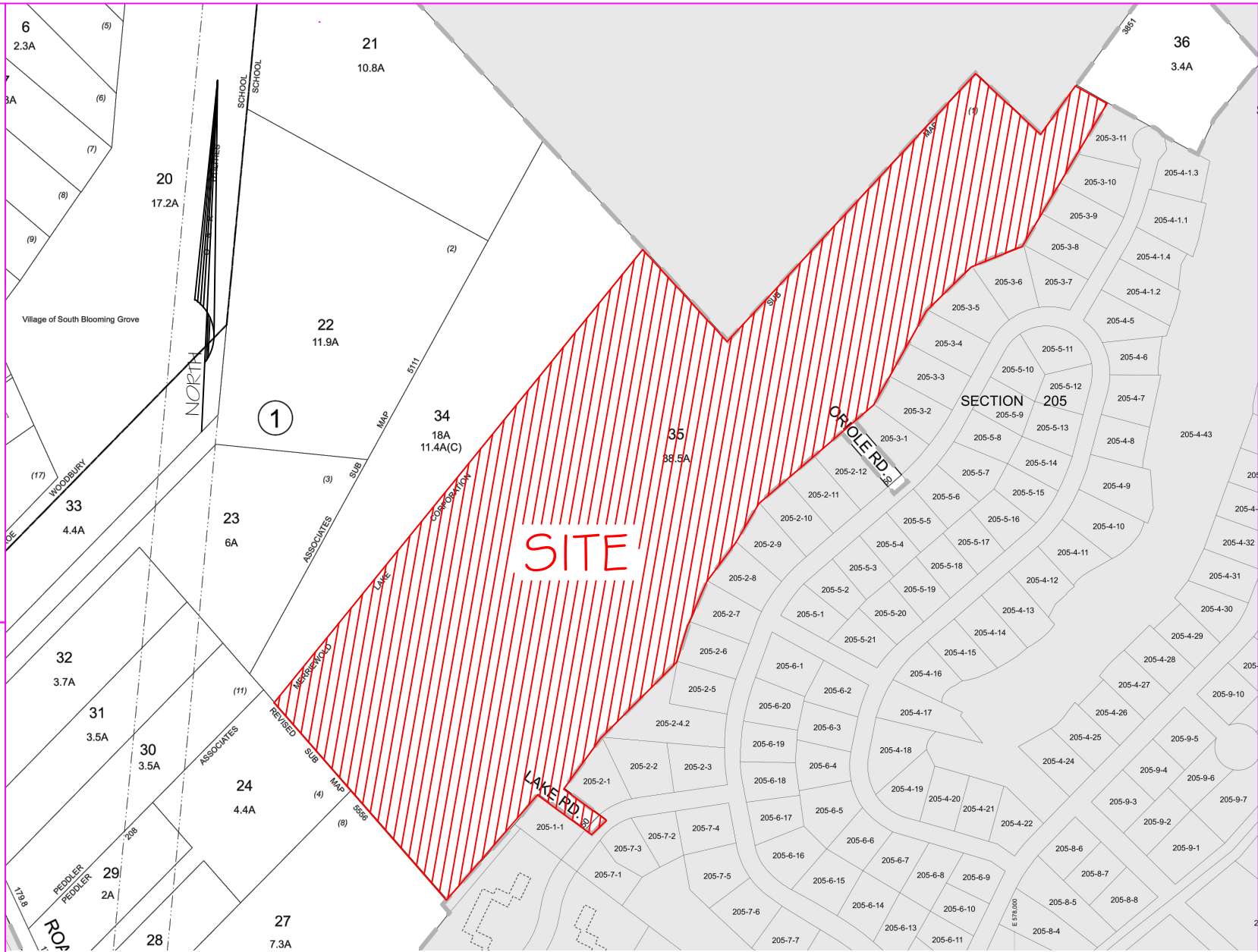
- 1. ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR.
2. NO SITE PREPARATION OR CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITTING AND APPROVALS HAVE BEEN OBTAINED.
3. GAS, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.

- 9. 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 THEREOF 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.
10. ALL AREAS DISTURBED BY ONSITE GRADING SHOULD BE LIMED AND FERTILIZED BEFORE SEEDING.

LEGEND
625.0(0) DENOTES EXISTING 'TOP OF CURB' GRADE
625.0(0) DENOTES EXISTING 'TOP OF CURB' GRADE
WV DENOTES EXISTING WATER VALVE
WV DENOTES EXISTING GAS VALVE
WH DENOTES EXISTING WATER MANHOLE
WH DENOTES EXISTING TELEPHONE MANHOLE
LP DENOTES EXISTING LIGHT POLE
LP DENOTES EXISTING CATV MANHOLE
CB DENOTES EXISTING OVERHEAD WIRES
+17.8 DENOTES EXISTING SPOOT GRADE
+17.8 DENOTES EXISTING SPOOT GRADE
+17.8 DENOTES TEST PIT
+17.8 DENOTES FRODOLOGATION TEST

SITE SPECIFIC NOTES:

- 1. THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT# 206-1-35 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE, NEW YORK TAX MAPS.
2. RECORD OWNER: 25 LARK LLC, 1752 59TH STREET, BROOKLYN, NEW YORK 11205
3. APPLICANT: 25 LARK LLC, 1752 59TH STREET, BROOKLYN, NEW YORK 11205
4. SITE ADDRESS: 25 LARK DRIVE, MONROE, NEW YORK 10950
5. DEED REFERENCE: DEED BOOK 15033 PAGE 1414.
6. FILED MAP: NUMBER LOT 1, MERRIWOLD LK CORP. SUBDIVISION MAP 3851.
7. AREA OF PARCEL: 38.5± ACRES.
8. ZONING DISTRICT: RR
9. LOT TO BE SERVICED BY EXISTING CENTRAL WATER AND SEWER SYSTEM
10. EXISTING USE: RESIDENTIAL & VACANT.
11. PROPOSED USE: TWO-FAMILY RESIDENTIAL.
12. PROPOSED NUMBER OF LOTS: 16



BULK REQUIREMENTS
VILLAGE OF SOUTH BLOOMING GROVE
ZONE RB
LOT SERVED BY CENTRAL SEWER AND WATER SYSTEMS
MINIMUM: LOT AREA 10,000 SQFT, FRONTAGE TBD, FRONT YARD 40 FEET, REAR YARD 40 FEET, SIDE YARD (ONE) 15 FEET, SIDE YARD (BOTH) 30 FEET, MAXIMUM: BUILDING COVERAGE 50%, BUILDING HEIGHT/STORIES* 25 FT./2 STORIES, PARKING: 4 PER LOT

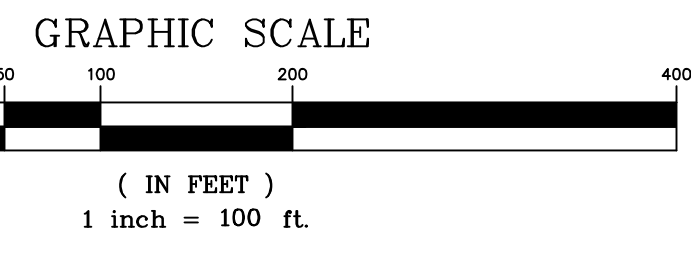
OWNER: 25 LARK LLC, 1752 59TH STREET, BROOKLYN, NEW YORK 11205
APPLICANT: 25 LARK LLC, 1752 59TH STREET, BROOKLYN, NEW YORK 11205

VILLAGE OF SOUTH BLOOMING GROVE APPROVAL:

APPROVED FOR FILING:

REVISIONS

Table with columns: #, DATE, COMMENTS. Used for tracking changes to the plan.



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PLAN FOR BOARD REVIEW PURPOSES ONLY.

PRELIMINARY
SUBDIVISION PLAT
PREPARED FOR: TAX LOT # 206-1-35
25 LARK SUBDIVISION
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
P.O. Box 96
Pearl River, New York 10965
Phone (845) 629-3743
TAX LOT No.: 206-1-35
TOTAL AREA: 38.5± ACRES
JOB No.: 2345
SCALE: 1"=100'
DATE: 04-17-2023
SHEET: 1 OF 1

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