

LEGEND

625.0(10)	625.0(10)	625.0(10)	625.0(10)
625.0(20)	625.0(20)	625.0(20)	625.0(20)
625.0(30)	625.0(30)	625.0(30)	625.0(30)
625.0(40)	625.0(40)	625.0(40)	625.0(40)
625.0(50)	625.0(50)	625.0(50)	625.0(50)
625.0(60)	625.0(60)	625.0(60)	625.0(60)
625.0(70)	625.0(70)	625.0(70)	625.0(70)
625.0(80)	625.0(80)	625.0(80)	625.0(80)
625.0(90)	625.0(90)	625.0(90)	625.0(90)
625.0(100)	625.0(100)	625.0(100)	625.0(100)
625.0(110)	625.0(110)	625.0(110)	625.0(110)
625.0(120)	625.0(120)	625.0(120)	625.0(120)
625.0(130)	625.0(130)	625.0(130)	625.0(130)
625.0(140)	625.0(140)	625.0(140)	625.0(140)
625.0(150)	625.0(150)	625.0(150)	625.0(150)
625.0(160)	625.0(160)	625.0(160)	625.0(160)
625.0(170)	625.0(170)	625.0(170)	625.0(170)
625.0(180)	625.0(180)	625.0(180)	625.0(180)
625.0(190)	625.0(190)	625.0(190)	625.0(190)
625.0(200)	625.0(200)	625.0(200)	625.0(200)

- 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 CONSTRUCTION. 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 UNDERGROUND PROFESSIONAL IMMEDIATELY IF ANY FIELD ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD BE THE RESULT OF HAZARDOUS MATERIALS OR INADEQUATE RECORDING.
 - 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 FOR ALL 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 OR SUBCONTRACTORS DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO CONSTRUCTION MEANS AND METHODS, SCHEDULES, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES/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 EIGHTEEN (18) INCHES IN LENGTH, INSTALLED AFTER FINAL GRADING.
 - SEWERMAINS 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 CARRY SILT LAIDEN 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 LAIDEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FALL 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 LB OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED 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 RE-GRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
 - THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY PREPARED FOR 316 & 318 LAKE SHORE DRIVE" PREPARED BY EDWARD T. GANNON, L.S. DATED OCTOBER 22, 2023.

BULK TABLE:

ZONE: RB - RESIDENCE 'B' DISTRICT

MINIMUM:	REQUIRED
LOT AREA	10,000 SQFT
FRONTAGE	60 FEET
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*	35 FEET
PARKING:	
PROPOSED PARKING	2 PER UNIT

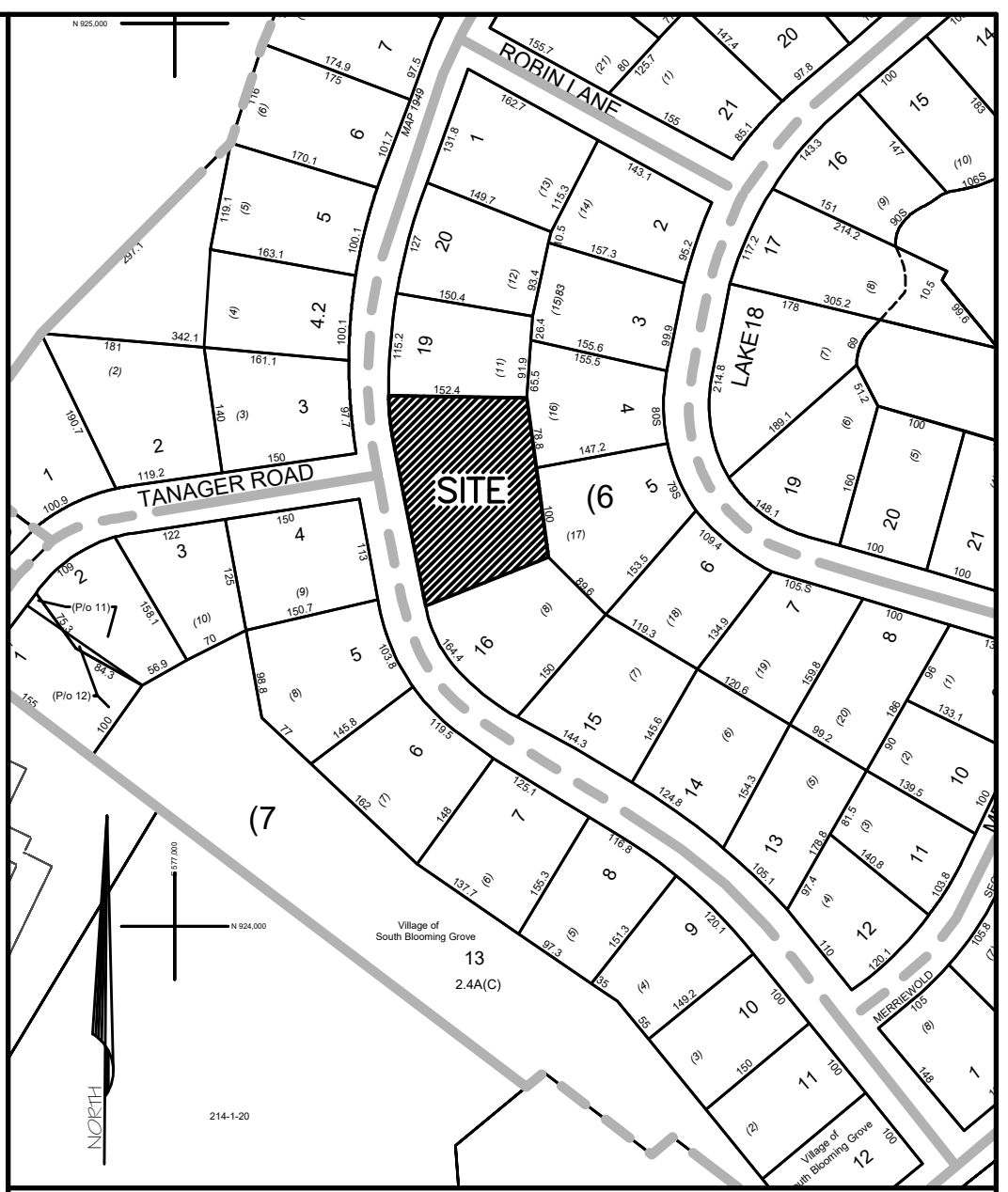
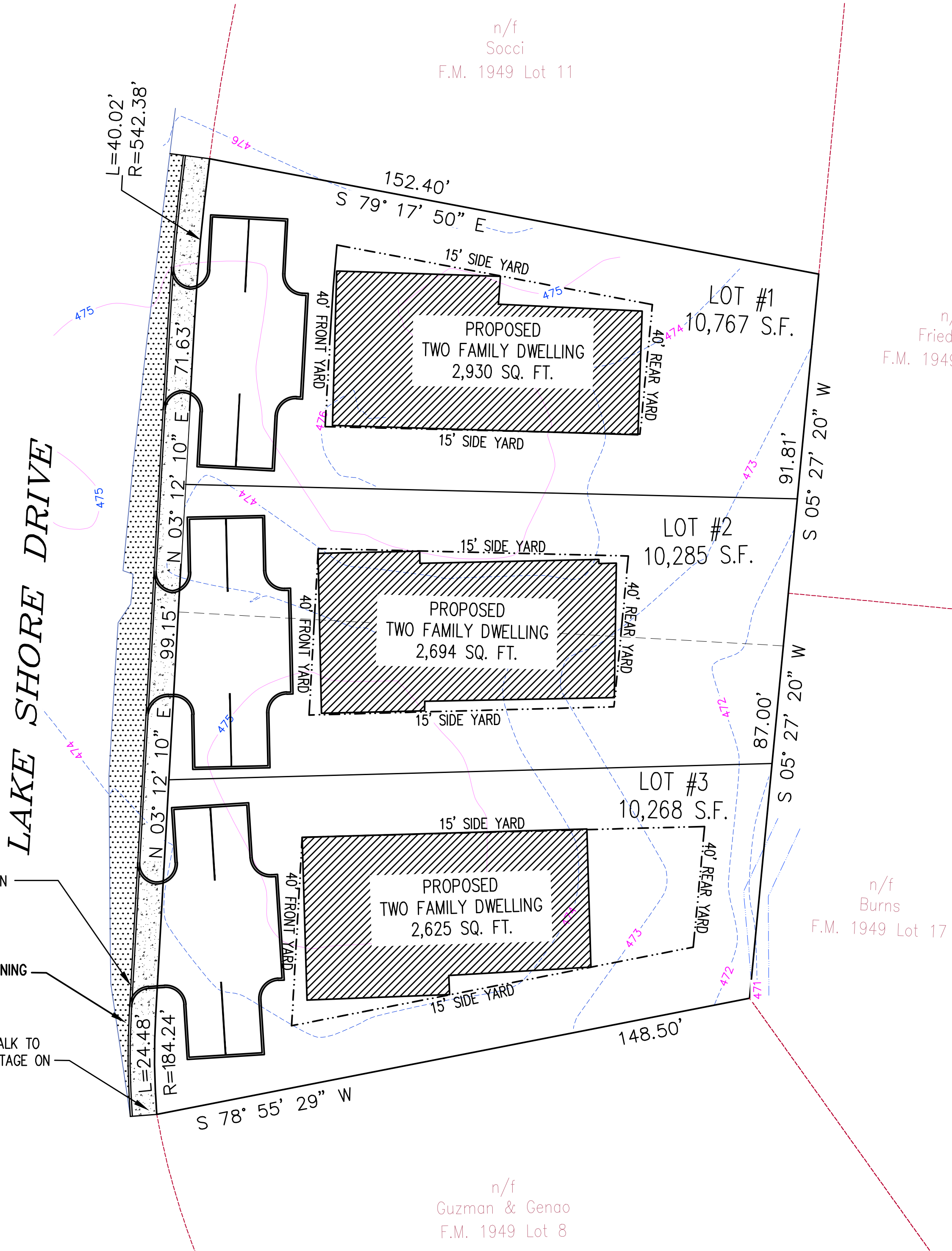
- BULK NOTES:**
- LOT SERVED BY CENTRAL SEWER AND WATER SYSTEMS
 - LOT BULK DIMENSIONS BASED ON GENERIC HOUSE SIZES NOT ACTUAL ARCHITECTURAL PLANS.
 - SETBACKS DETERMINED DURING AS PART OF THE PLANNING BOARD APPROVAL PROCESS.
- * DENOTE SETBACK MEASURED TO FACE OF CURB.

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.

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

- PROPOSED CONCRETE CURB TO BE INSTALLED ALONG PROJECT FRONTAGE ON LAKE SHORE DRIVE. PROPOSED FACE OF CURB TO BE LOCATED 18 FEET FROM EXISTING CENTERLINE OF PAVEMENT.
- PROPOSED VARIABLE WIDTH ROAD WIDENING INSTALLED ALONG LAKE SHORE DRIVE
- PROPOSED 6' WIDE CONCRETE SIDEWALK TO BE INSTALLED ALONG PROJECT FRONTAGE ON LAKE SHORE DRIVE



SITE SPECIFIC NOTES:
SCALE: 1"=200'

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT # 205-6-17 & 205-6-18 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD: TAX LOT#: 205-6-17
OWNER: TOVA JACOBOWITZ
6 PREMISHAN WAY - UNIT 302
MONROE, NEW YORK 10950
- APPLICANT: TAX LOT#: 205-6-17
TOVA JACOBOWITZ
6 PREMISHAN WAY - UNIT 302
MONROE, NEW YORK 10950
- SITE ADDRESS: 316 LAKE SHORE DRIVE AND 318 LAKE SHORE DRIVE
MONROE, NEW YORK 10950
- DEED REFERENCE: LOT# 205-6-17 BOOK 14121 PAGE 1392; LOT# 205-6-18 BOOK 14357 PAGE 1134
- FILED MAP NUMBER LOTS 9 & 10 BLOCK C, SECTION D MERRIEWOLD FNA.
- AREA OF PARCEL: 0.71± ACRES (30,860± SQUARE-FEET).
- ZONING DISTRICT: RESIDENCE B DISTRICT - (RB).
- EXISTING NUMBER OF LOTS: TWO (2).
- PROPOSED NUMBER OF LOTS: THREE (3).
(THREE (3) LOTS CREATED OUT OF TWO (2) EXISTING LOTS).
- EXISTING USE: RESIDENTIAL.
- PROPOSED USE: RESIDENTIAL WITH ACCESSORY.
- SANITARY SEWER DISPOSAL: EXISTING MUNICIPAL CENTRAL SEWER SYSTEM.
- WATER SUPPLY: EXISTING MUNICIPAL WATER SUPPLY SYSTEM.
- TOPOGRAPHIC DATUM: APPROXIMATE U.S.G.S. (2' CONTOUR INTERVAL)
- THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 259K OF THE GENERAL MUNICIPAL LAW.
- EXISTING DWELLINGS AND APPURTENANCES TO BE REMOVED AND LEGALLY DISPOSE OF ALL DEBRIS, AFTER OBTAINING ALL REQUIRED PERMITS.

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: _____

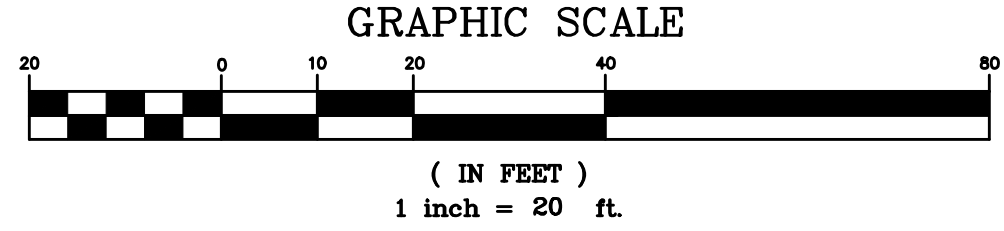
OWNER:
TAX LOT#: 205-6-17
TOVA JACOBOWITZ
6 PREMISHAN WAY - UNIT 302
MONROE, NEW YORK 10950

APPLICANT:
TAX LOT#: 205-6-17
TOVA JACOBOWITZ
6 PREMISHAN WAY - UNIT 302
MONROE, NEW YORK 10950

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.



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.

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

PRELIMINARY
SUBDIVISION SITE PLAN
PREPARED FOR:
TAX LOTS # 205-6-17 & 205-6-18
316 & 318 LAKE SHORE DRIVE
VILLAGE OF SOUTH BLOOMING GROVE
TOWN OF BLOOMING GROVE
ORANGE COUNTY NEW YORK

TAX LOT No.: 205-6-17 & 205-6-18
TOTAL AREA: 0.71± ACRES (30,860± S.F.)
JOB No.: 2378
SCALE: 1"=20'
DATE: 11-10-23
SHEET: 1 OF 1

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