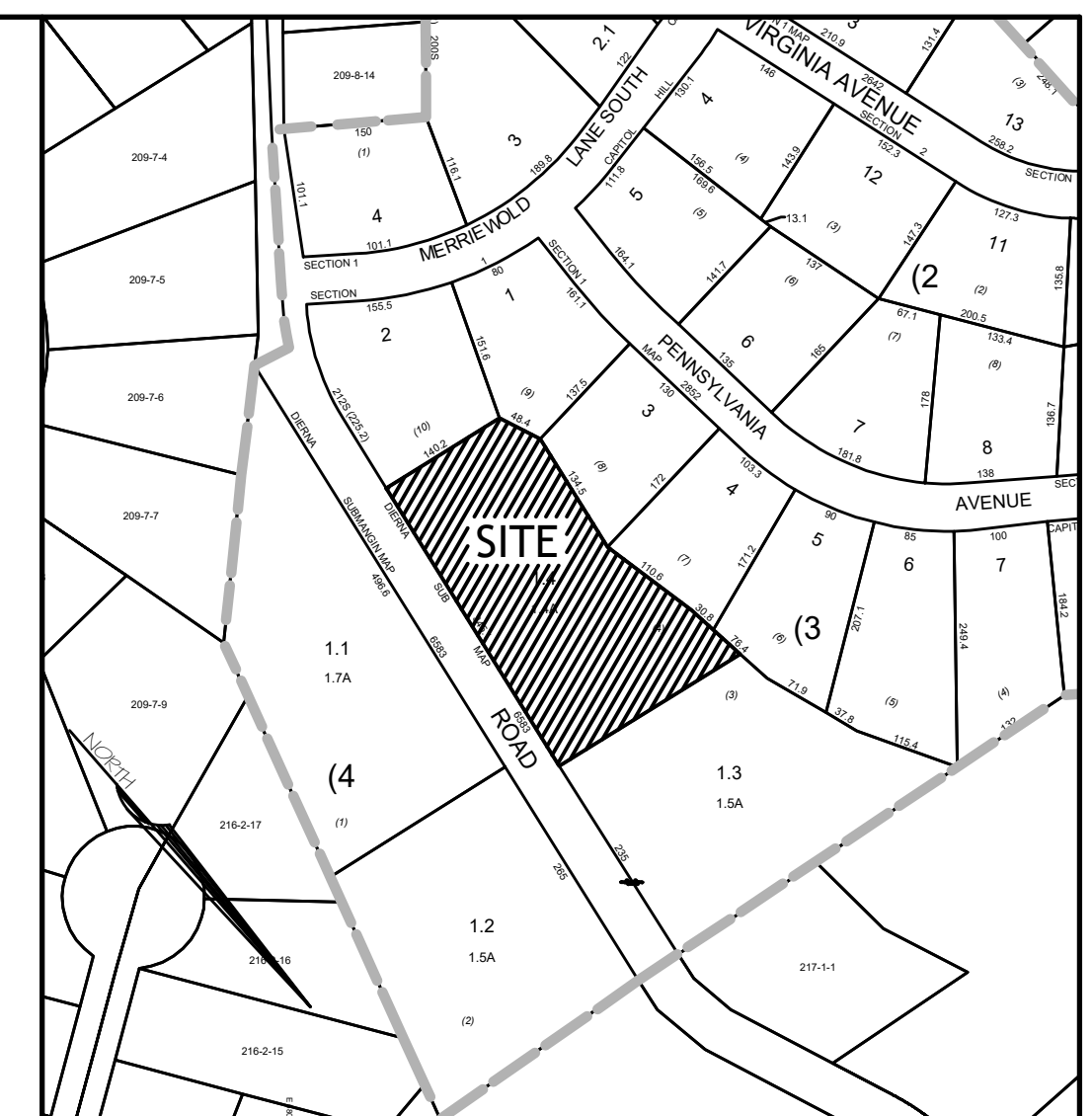


LEGEND			
625.0(10)	DENOTES EXISTING "TOP OF CURB" GRADE	---	DENOTES EXISTING UTILITY POLE
625.0(20)	DENOTES EXISTING "TOP OF CURB" GRADE	---	DENOTES EXISTING CONCRETE SURFACE
WV	DENOTES EXISTING WATER VALVE	---	DENOTES EXISTING SPOT GRADE
OV	DENOTES EXISTING GAS VALVE	---	DENOTES EXISTING WELDLAS LIMIT LINE
WH	DENOTES EXISTING WATER MAIN/HAUL	---	DENOTES EXISTING CONTOUR LINE
TH	DENOTES EXISTING TELEPHONE MAIN/HAUL	---	DENOTES EXISTING STONE WALL
LP	DENOTES EXISTING LIGHT POLE	---	DENOTES PROPOSED STONE
CB	DENOTES EXISTING CATCH BASIN	---	DENOTES EXISTING UNDERGROUND ELECTRIC CABLE SERVICE
+217.6	DENOTES EXISTING SPOT GRADE	---	DENOTES PROPOSED GAS SERVICE
+17.1	DENOTES TEST PIT	---	DENOTES 1" WATER SERVICE
PH-2	DENOTES PERCOLATION TEST	---	DENOTES PROPOSED SPLIT RAIL FENCE
		---	DENOTES PROPOSED SPLIT RAIL FENCE
		---	DENOTES PROPOSED CONTOUR

- 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 UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD ENCOUNTERED DIFFERS MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD BE THE DESIGN HEREON INAPPROPRIATE OR INEFFECTIVE.
 - THESE PLANS DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTAL 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 ENGINEERED 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 OR SUB-COONTRACTORS 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 OR 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 HEREON 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 TO 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.
 - 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" OF RYE GRASS OR MULCHED WITH 100 lbs OF STRAW OR HAY PER 1,000 SQUARE-FOOT. 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 SEDIMENT 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.



VICINITY MAP
SCALE: 1"=200'

SITE SPECIFIC NOTES:

- THIS IS A SUBDIVISION SITE PLAN PREPARED FOR OF TAX LOT # 210-4-1.4 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: ELIE MINZ, 58 MILVAL LANE, HIGHLAND MILLS, NEW YORK 10930
- APPLICANT: ELIE MINZ, 58 MILVAL LANE, HIGHLAND MILLS, NEW YORK 10930
- SITE ADDRESS: 41 MANGIN ROAD, MONROE, NEW YORK 10950
- DEED REFERENCE: DEED BOOK 14829 PAGE 1671..
- FILED MAP NUMBER: LOT DIEMA SUBDIVISION MAP 6583.
- AREA OF PARCEL: 1.4 ± ACRES (60,984± SQUARE-FOET).
- ZONING DISTRICT: RESIDENCE B DISTRICT - (RB).
- EXISTING NUMBER OF LOTS: ONE (1).
- PROPOSED NUMBER OF LOTS: FIVE (5).
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
- PROPOSED USE: TWO-FAMILY RESIDENTIAL & SINGLE-FAMILY RESIDENTIAL.
- SANITARY SEWER DISPOSAL: EXISTING MUNICIPAL CENTRAL SEWER SYSTEM.
- WATER SUPPLY: EXISTING MUNICIPAL WATER SUPPLY SYSTEM.
- TOPOGRAPHIC DATUM: APPROXIMATE U.S.G.S. (1' CONTOUR INTERVAL)
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 259k OF THE GENERAL MUNICIPAL LAW.

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:
BOUNDARY AND TOPOGRAPHIC REFERENCE INFORMATION SHOWN TAKEN FROM A MAP ENTITLED BOUNDARY TOPOGRAPHY SURVEY PREPARED FOR 41 MANGIN ROAD, MONROE, NEW YORK 10950 -- SECTION 210 -- BLOCK 4 -- LOT 1.4 PREPARED BY EDWARD T. GANNON, L.S. DATED OCTOBER 5, 2023.

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.

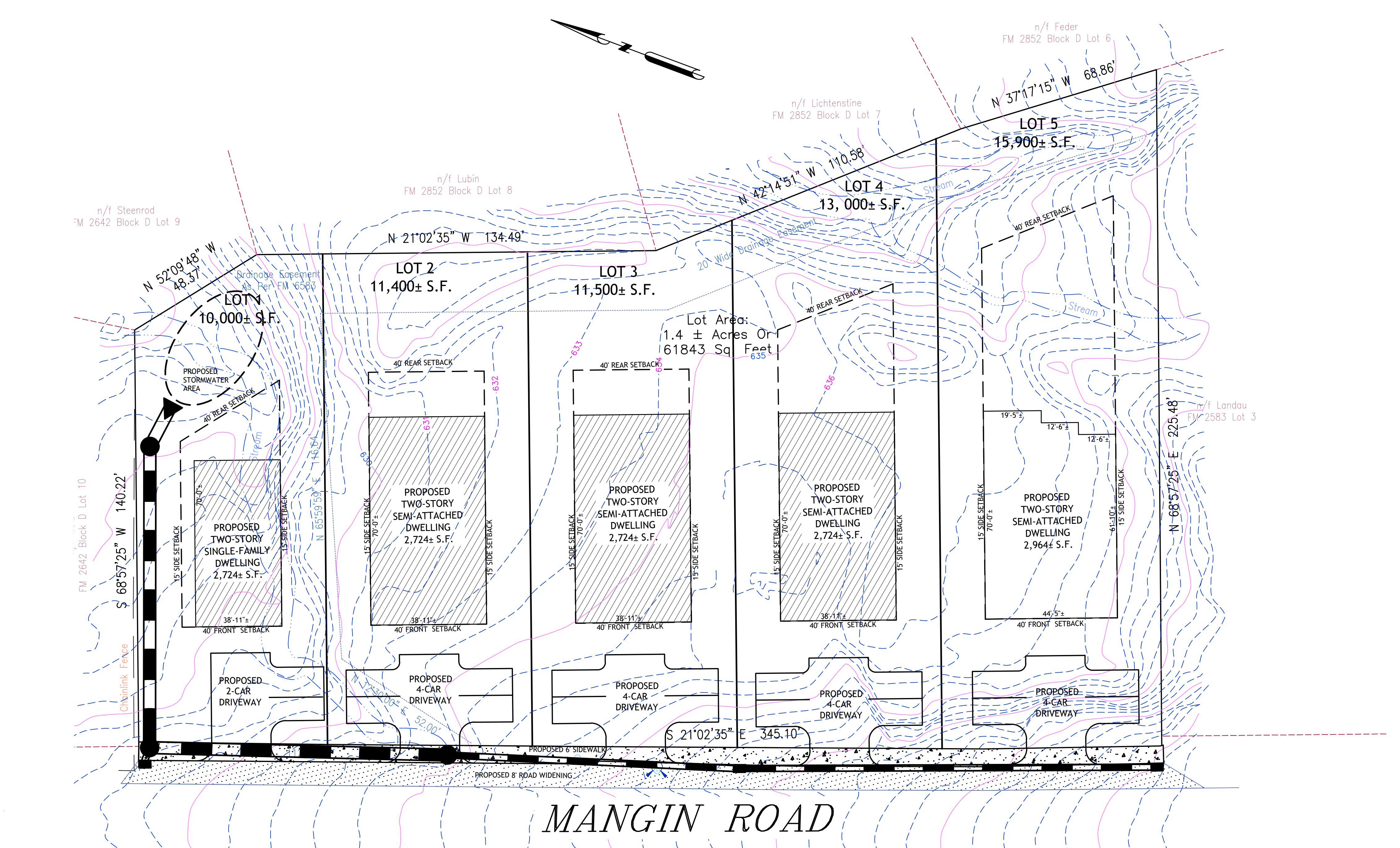
ENDORSEMENTS:

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: _____



BULK TABLE:

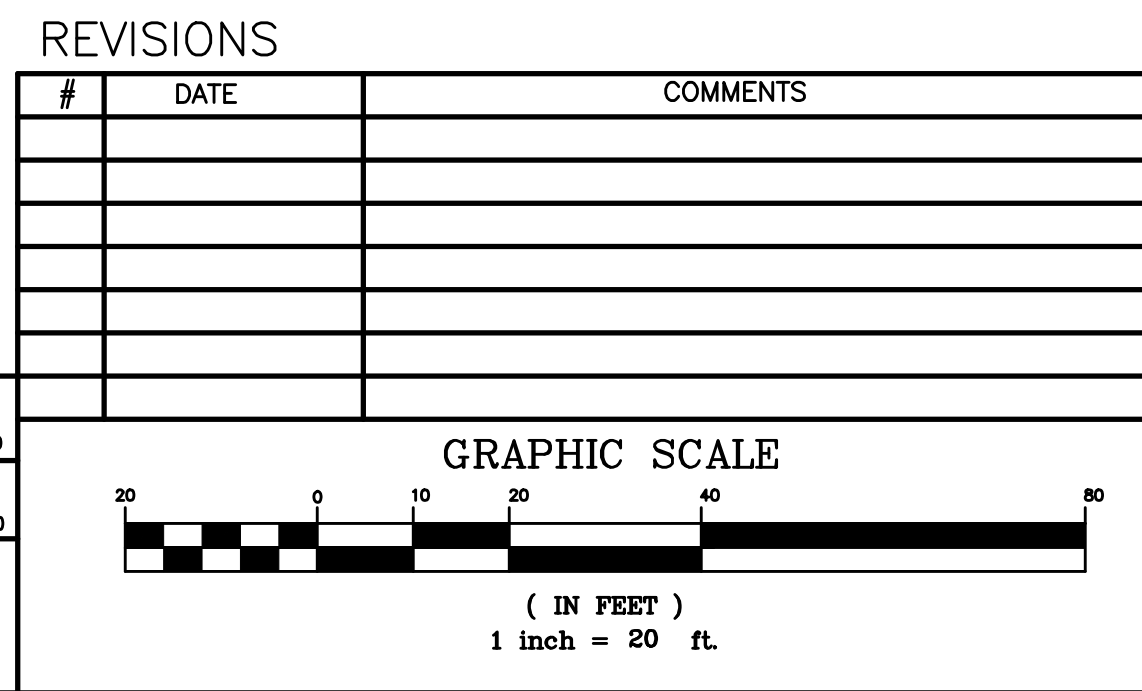
BULK REQUIREMENTS VILLAGE OF SOUTH BLOOMING GROVE ZONE RB - RESIDENCE B DISTRICT	
MINIMUM:	REQUIRED
LOT AREA	> 10,000 SQFT
FRONTAGE	60 FEET
FRONT YARD	> or = 40 FEET
REAR YARD	> or = 40 FEET
SIDE YARD (ONE)	> or = 15 FEET
SIDE YARD (BOTH)	> or = 30 FEET
MAXIMUM:	REQUIRED
BUILDING COVERAGE	<50%
BUILDING HEIGHT/STORIES*	<OR= 35 FT./3 STORES
PARKING:	REQUIRED
PROPOSED PARKING	2 PER UNIT OR 4 PER LOT

NOTES:
1. LOT SERVED BY CENTRAL SEWER AND WATER SYSTEMS
2. SETBACKS DETERMINED DURING AS PART OF THE PLANNING BOARD APPROVAL PROCESS.

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.

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.

OWNER: ELIE MINZ, 58 MILVAL LANE, HIGHLAND MILLS, NEW YORK 10930
APPLICANT: ELIE MINZ, 58 MILVAL LANE, HIGHLAND MILLS, NEW YORK 10930



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 7209m OF THE NEW YORK STATE EDUCATION LAW.

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

PRELIMINARY

SUBDIVISION SITE PLAN
PREPARED FOR:
TAX LOTS # 210-4-1.4

41 MANGIN ROAD 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
41 East Naurausshaun Avenue
Pearl River, New York 10965
Phone (845) 629-3743

TAX LOT No.: 210-4-1.4
TOTAL AREA: 0.96± ACRES (41,873.7± ACRES)
JOB No.: 2370
SCALE: 1"=20'
DATE: 10-05-2023
SHEET: 1 OF 1