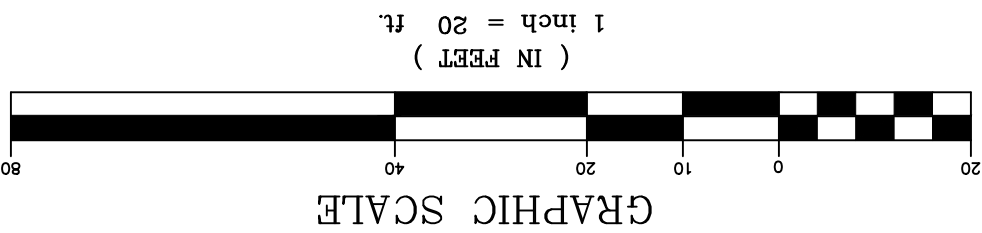
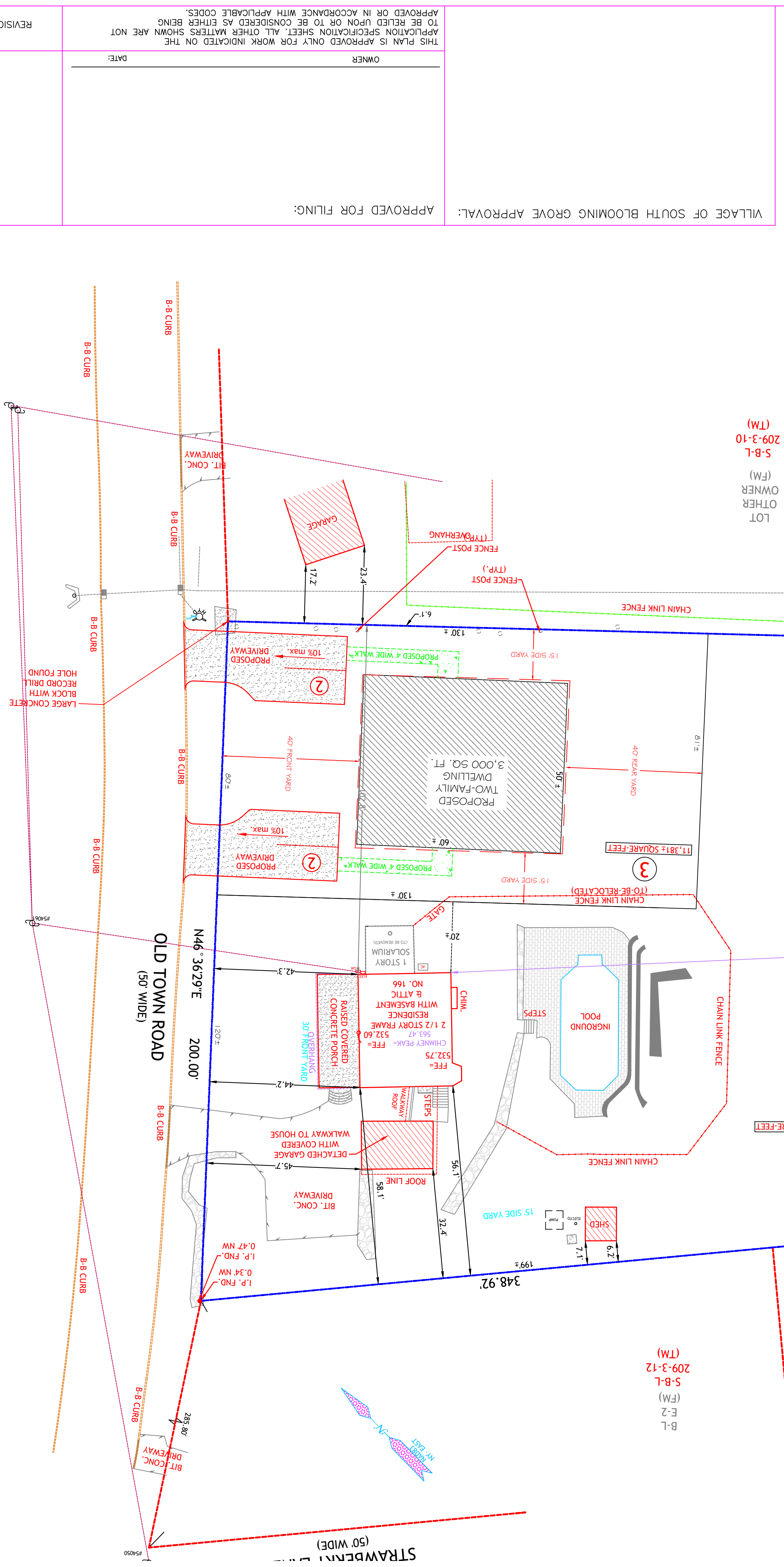


APPLICANT: YOEL BLUM 205 ROSS STREET #1-B BROOKLYN, NEW YORK 11211	
OWNER: YOEL BLUM 205 ROSS STREET #1-B BROOKLYN, NEW YORK 11211	
BULK REQUIREMENTS	
VILLAGE OF SOUTH BLOOMING GROVE ZONE RR-RURAL RESIDENTIAL	
LOT SERVED BY CENTRAL SEWER AND WATER SYSTEMS	
MINIMUM:	REQUIRED
LOT AREA	> 10,000 SQFT
FRONT YARD	15'
REAR YARD	> or = 40 FEET
SIDE YARD (ONE)	> or = 15 FEET
SIDE YARD (BOTH)	> or = 30 FEET
MAXIMUM:	REQUIRED
BUILDING COVERAGE	<25%
BUILDING HEIGHT/STORIES*	<OR=25 FT./2 STORES
PARKING:	REQUIRED
PROPOSED PARKING	4 PER LOT
NOTES:	TBD-AS PER BULK TABLE REQUIREMENTS, DIMENSIONS SHALL BE DETERMINED DURING PLANNING BOARD PROCESS.



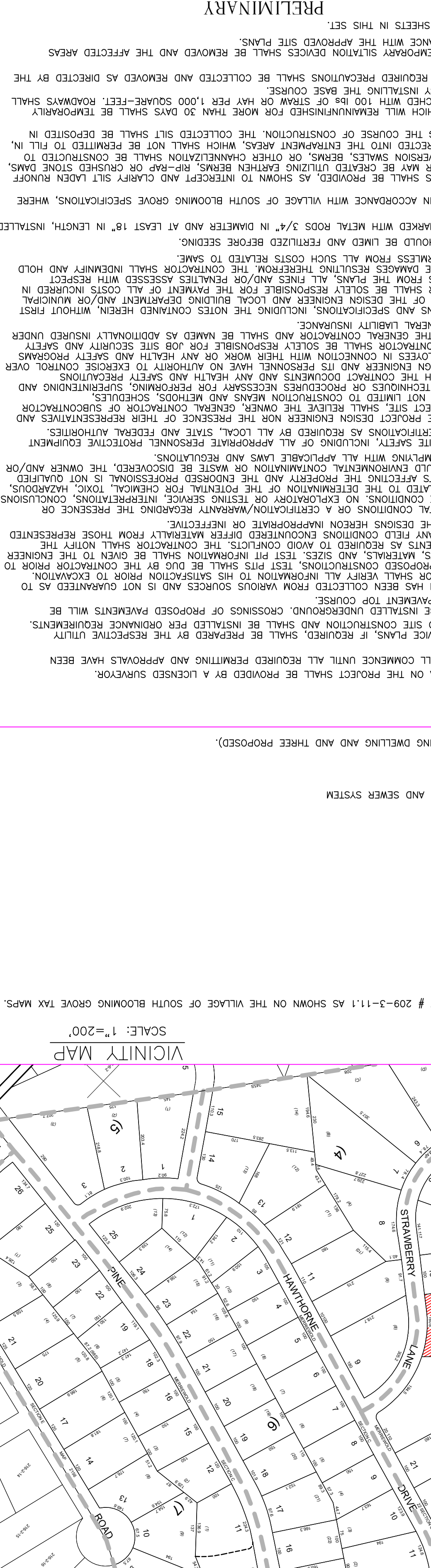
625.0(C)	DENOTES EXISTING 'DRIP CURB' GARAGE
625.0(+)	DENOTES EXISTING WATER WALK
OV	DENOTES EXISTING GAS VALVE
WMH	DENOTES EXISTING WATER MANHOLE
TMH	DENOTES EXISTING TELEPHONE MANHOLE
LP	DENOTES EXISTING LIGHT POLE
CB	DENOTES EXISTING CATCH BASIN
+217.6	DENOTES EXISTING SPOT GRADE
PH-1	DENOTES TEST PIT
PH-2	DENOTES PERCOLATION TEST
625.0(C)	DENOTES EXISTING UTILITY POLE
625.0(+)	DENOTES EXISTING CONCRETE SURFACE
625.0(+)	DENOTES EXISTING SPOT GRADE
OV	DENOTES EXISTING GAS VALVE
WMH	DENOTES EXISTING WATER MANHOLE
TMH	DENOTES EXISTING TELEPHONE MANHOLE
LP	DENOTES EXISTING LIGHT POLE
CB	DENOTES EXISTING CATCH BASIN
+217.6	DENOTES EXISTING SPOT GRADE
PH-1	DENOTES TEST PIT
PH-2	DENOTES PERCOLATION TEST



APPROVED FOR FILING:
APPROVED FOR FILING:
APPROVAL: VILLAGE OF SOUTH BLOOMING GROVE APPROVAL:
OWNER:
DATE:
REVISIONS:
APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.
THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT APPROVED.

1. ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR.
2. NO SITE CONSTRUCTION OR REMEDIATION SHALL COME 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.
4. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND, CROSSINGS OF PROPOSED DRIVEWAYS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF CURBS.
5. 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 PREVENT ADJUSTMENTS AS REQUIRED TO AVOID COLLISIONS. THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGN HEREON INAPPROPRIATE OR INEFFECTIVE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RESPECTIVE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RESPECTIVE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RESPECTIVE AGENCIES AND AGENCIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL APPROPRIATE EQUIPMENT, TRAINING AND CERTIFICATIONS AS REQUIRED BY ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RESPECTIVE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RESPECTIVE AGENCIES AND AGENCIES.
9. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE WRITTEN APPROVAL 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 DEVIATIONS FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THEREON AND ALL COMPENSATION 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 ON-SITE GRADING SHOULD BE LIMED AND PERCUDED BEFORE SEEDING.
11. THE NEW CURBS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER AND AT LEAST 18" IN LENGTH, INSTALLED AFTER FINAL GRADING.
12. SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH VILLAGE OF SOUTH BLOOMING GROVE SPECIFICATIONS, WHERE AND IF REQUIRED.
13. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED, AS SHOWN TO INTERCEPT AND CLARIFY SILT LOADS RUNOFF FROM THE SITE. THESE AREAS MAY BE EXCAVATED OR GRADED UPON COMPLETION OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN A SAFE LOCATION NEAR THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN.
14. ALL DISTURBED AREAS, EXCEPT ROADS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 lb OF RYE GRASS OR MULCH WITH 100 lbs OF STRAW OR HAY PER 1,000 SQUARE-FEET. ROWWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY INSTALLING THE REQUIRED PRECIPITATIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
15. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SITUATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
16. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.
17. PRELIMINARY

TAX LOT NO.: 209-3-11.1
AREA: 1.41± ACRES
JOB NO.: 2022-57
SCALE: 1"=20'
DATE: 11-11-22
SHEET: 1 OF 1



GENERAL NOTES:

1. THIS IS A LOT PLAN PREPARED FOR OF TAX LOT # 209-3-11.1 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
2. RECORD OWNER: YOEL BLUM
3. APPLICANT: YOEL BLUM
205 ROSS STREET #1-B
BROOKLYN, NEW YORK 11211
4. SITE ADDRESS: 12 OLD TOWN ROAD
MONROE, NEW YORK 10950
5. DEED REFERENCE: UBER 15000 PAGE 152.
6. FILED MAP NUMBER: 1675
7. AREA OF PARCEL: 1.41± ACRES.
8. ZONING DISTRICT: RR-RURAL RESIDENTIAL
9. LOT TO BE SERVED BY EXISTING CENTRAL WATER AND SEWER SYSTEM
10. EXISTING USE: RESIDENTIAL
11. PROPOSED USE: TWO-FAMILY RESIDENTIAL
12. PROPOSED NUMBER OF LOTS: 4 (ONE WITH EXISTING DWELLING AND AND THREE PROPOSED).

SUBDIVISION PLAT: TAX LOT # 209-3-11.1
PREPARED FOR: VILLAGE OF SOUTH BLOOMING GROVE
TOWN OF BLOOMING GROVE
ORANGE COUNTY
NEW YORK
12 OLD TOWN ROAD
SCALE: 1"=20'
DATE: 11-11-22
SHEET: 1 OF 1

SITE SPECIFIC NOTES:

1. THIS IS A LOT PLAN PREPARED FOR OF TAX LOT # 209-3-11.1 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
2. RECORD OWNER: YOEL BLUM
3. APPLICANT: YOEL BLUM
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12. PROPOSED NUMBER OF LOTS: 4 (ONE WITH EXISTING DWELLING AND AND THREE PROPOSED).

Civil Engineering & Land Planning Consultants
Michael J. Calise, P.E. & Associates, P.C.
41 East Nassau Street
Pearl River, New York 10965
Phone (845) 629-3743

PLAN FOR BOARD REVIEW PURPOSES ONLY:
Licensure as a Professional Engineer in the State of New York requires a minimum of 10,000 hours of professional engineering experience and a minimum of 300 hours of continuing education. This plan is based on the information provided by the applicant and is not a statement of fact. It is the responsibility of the applicant to ensure that the information provided is accurate and complete. This plan is not a statement of fact. It is the responsibility of the applicant to ensure that the information provided is accurate and complete.