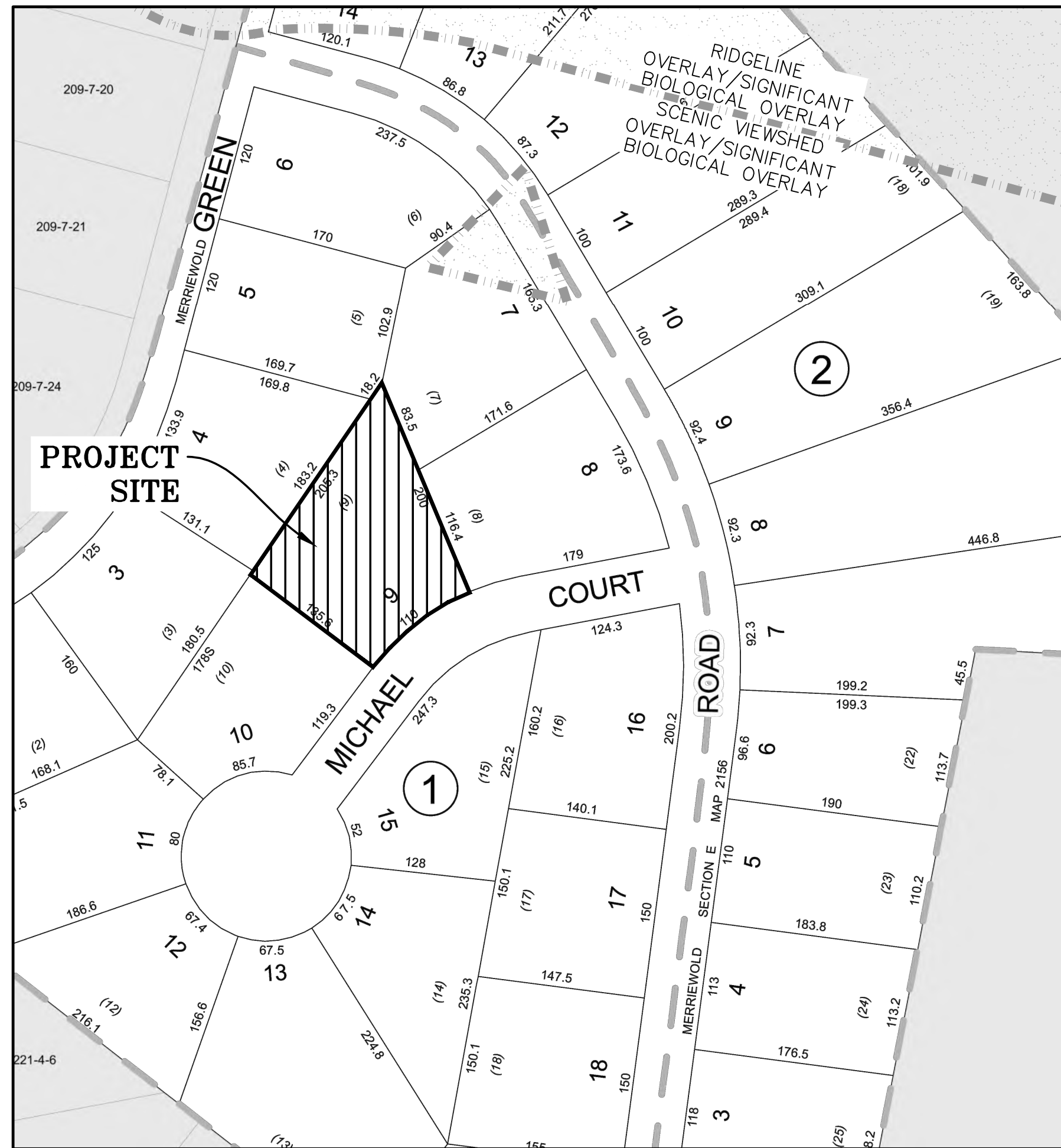


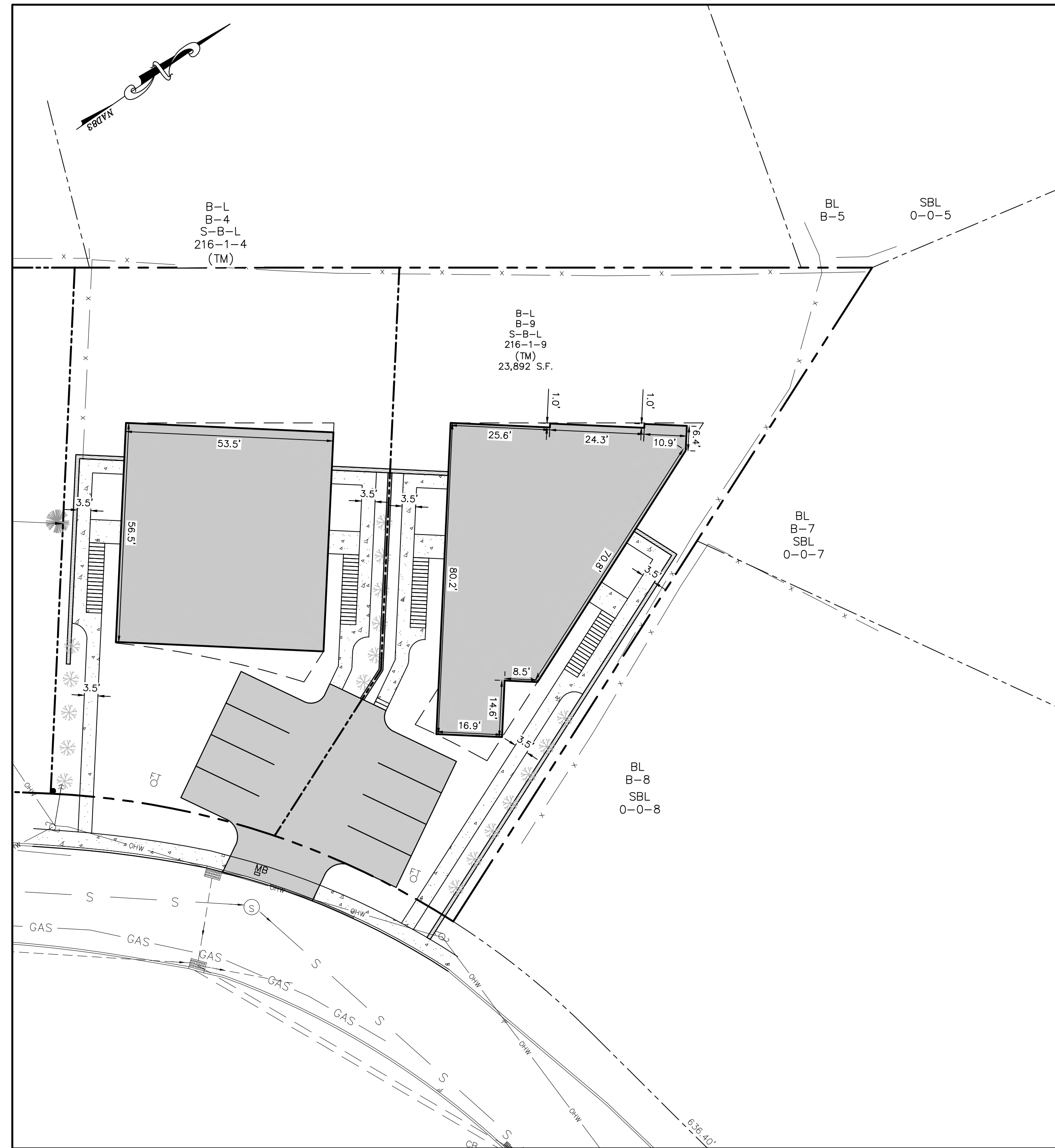
# SITE PLAN & SUBDIVISION PREPARED FOR 2 MICHAEL COURT VILLAGE OF SOUTH BLOOMING GROVE ORANGE COUNTY, NEW YORK



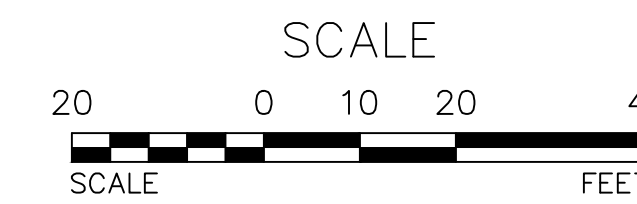
**LOCATION MAP**  
SCALE: 1"=100'

**GENERAL NOTES:**

1. RECORD OWNER:  
OWNER: 216-1-9  
2 MICHAEL CT  
CHEZKY MERTZ  
PO BOX #274  
MONROE NY 10949
2. PROPERTY ADDRESS:  
2 MICHAEL CT.  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK
3. DEED 14621 PAGE: 780
4. REFERENCES:  
1. SURVEY ENTITLED "OUTBOUND & TOPOGRAPHIC SURVEY PLAN FOR 2 MICHAEL COURT" PREPARED BY JOHN W. MCCORD, SR. DATED 06-27-19.
5. ZONING OVERLAYS:  
- RIDGE LINE OVERLAY  
- SCENIC OVERLAY



**TITLE SHEET**  
SCALE: 1"=20'



DRAWING LIST		
SHEET #	SHEET TITLE	ORIGINAL DATE/ LAST REVISED DATE
01 OF 11	TITLE SHEET	05-26-23/
02 OF 11	EXISTING CONDITIONS PLAN	05-26-23/
03 OF 11	DEMOLITION PLAN	05-26-23/
04 OF 11	SITE PLAN	05-26-23/
05 OF 11	GRADING PLAN	05-26-23/
06 OF 11	EROSION AND SEDIMENT CONTROL PLAN	05-26-23/
07 OF 11	EROSION AND SEDIMENT CONTROL DETAILS	05-26-23/
08 OF 11	CONSTRUCTION DETAILS	05-26-23/
09 OF 11	SEWAGE DISPOSAL DETAILS	05-26-23/
10 OF 11	WATER SUPPLY DETAILS	05-26-23/
11 OF 11	ORTHOIMAGERY	05-26-23/

REV.	BY	DATE	DESCRIPTION
1.	MM	05/26/23	PER PB COMMENTS

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LIC. NO. 78577

SITE PLAN & SUBDIVISION PREPARED FOR  
**2 MICHAEL COURT**  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK

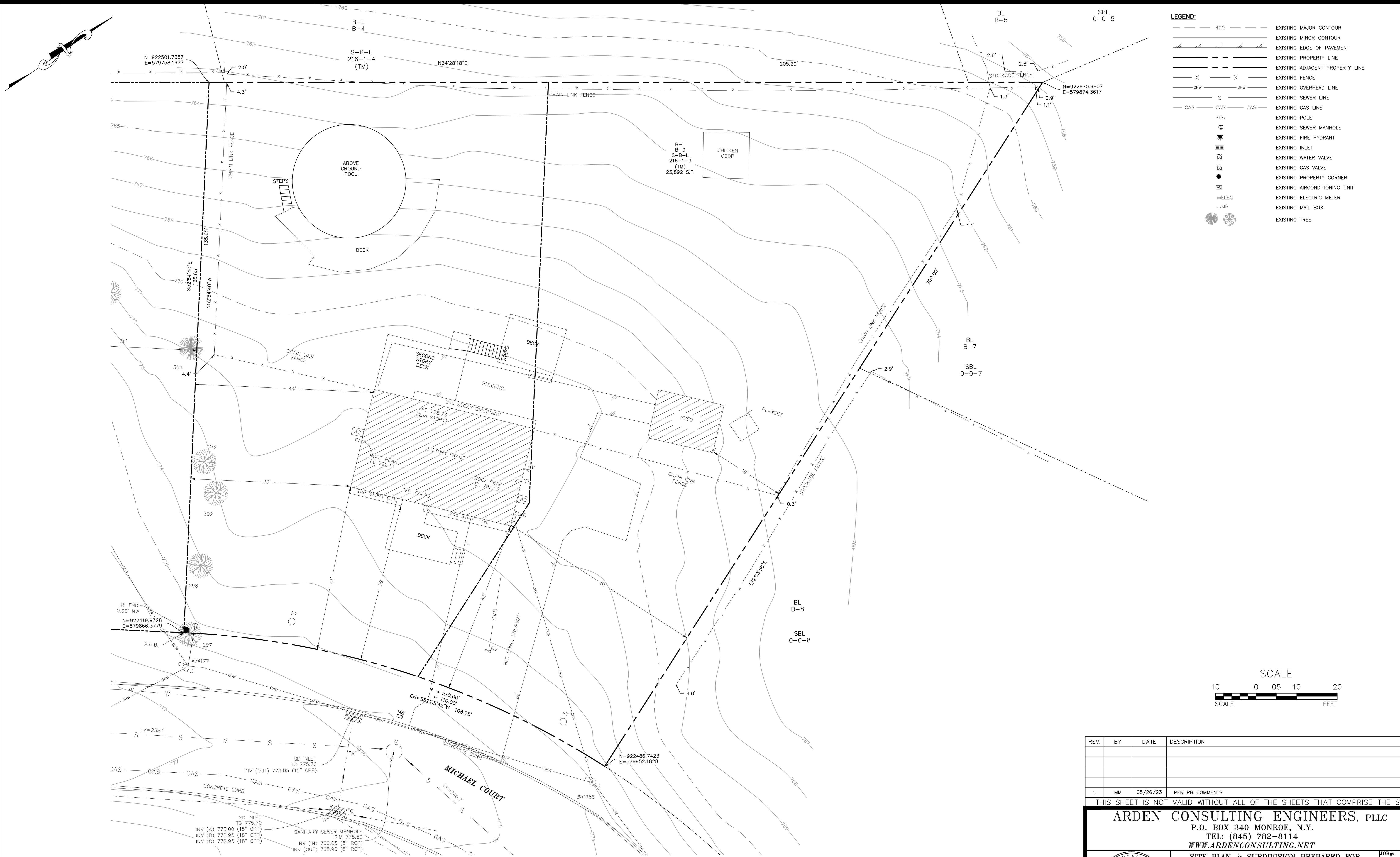
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DATE: 05-26-23  
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SHEET NO. 01 OF 11

**TITLE SHEET**

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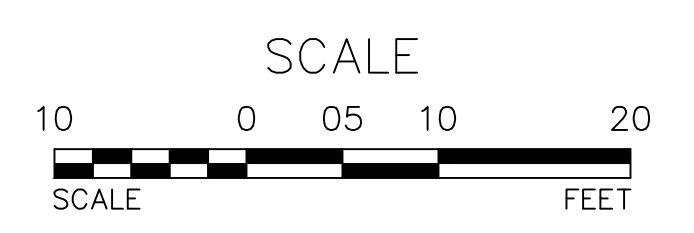
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**LEGEND:**

---	EXISTING MAJOR CONTOUR
- - -	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
---	EXISTING PROPERTY LINE
- - -	EXISTING ADJACENT PROPERTY LINE
X X	EXISTING FENCE
OHW	EXISTING OVERHEAD LINE
S	EXISTING SEWER LINE
GAS	EXISTING GAS LINE
○	EXISTING POLE
⊙	EXISTING SEWER MANHOLE
⊛	EXISTING FIRE HYDRANT
⊞	EXISTING INLET
⊞	EXISTING WATER VALVE
⊞	EXISTING GAS VALVE
●	EXISTING PROPERTY CORNER
⊞	EXISTING AIRCONDITIONING UNIT
⊞	EXISTING ELECTRIC METER
⊞	EXISTING MAIL BOX
⊞	EXISTING TREE



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**2 MICHAEL COURT**  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK

**EXISTING CONDITIONS PLAN**

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SHEET NO. 02 of 11

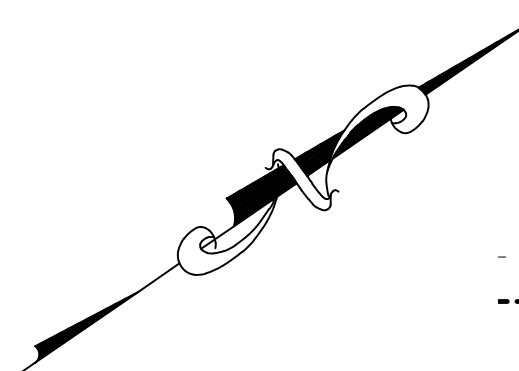
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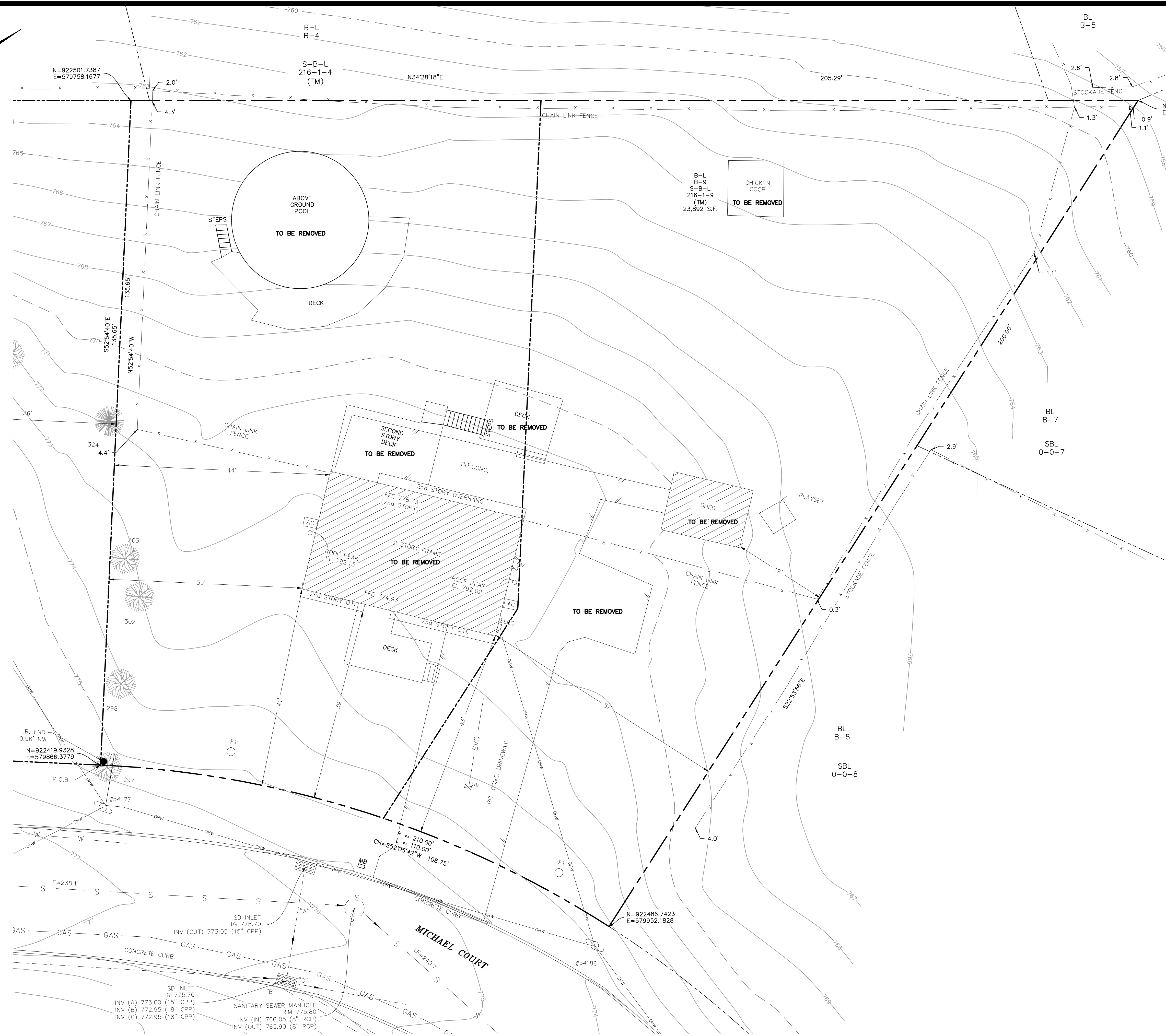


**EXISTING CONDITIONS PLAN**  
SCALE: 1"=20'



**LEGEND:**

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING FENCE
	EXISTING OVERHEAD LINE
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING POLE
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING INLET
	EXISTING WATER VALVE
	EXISTING GAS VALVE
	EXISTING PROPERTY CORNER
	EXISTING AIRCONDITIONING UNIT
	EXISTING ELECTRIC METER
	EXISTING MAIL BOX
	EXISTING TREE

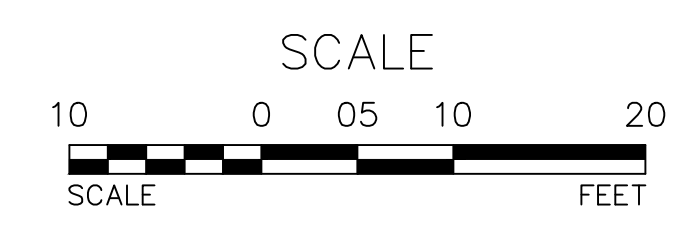


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**DEMOLITION PLAN**  
SCALE: 1"=20'



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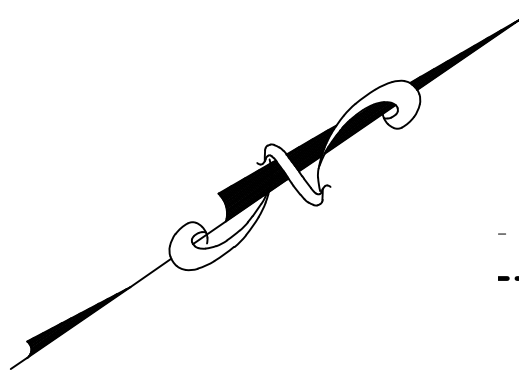
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**2 MICHAEL COURT**  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK

**DEMOLITION PLAN**

JOB#: 22-020  
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SHEET NO. 03 of 11

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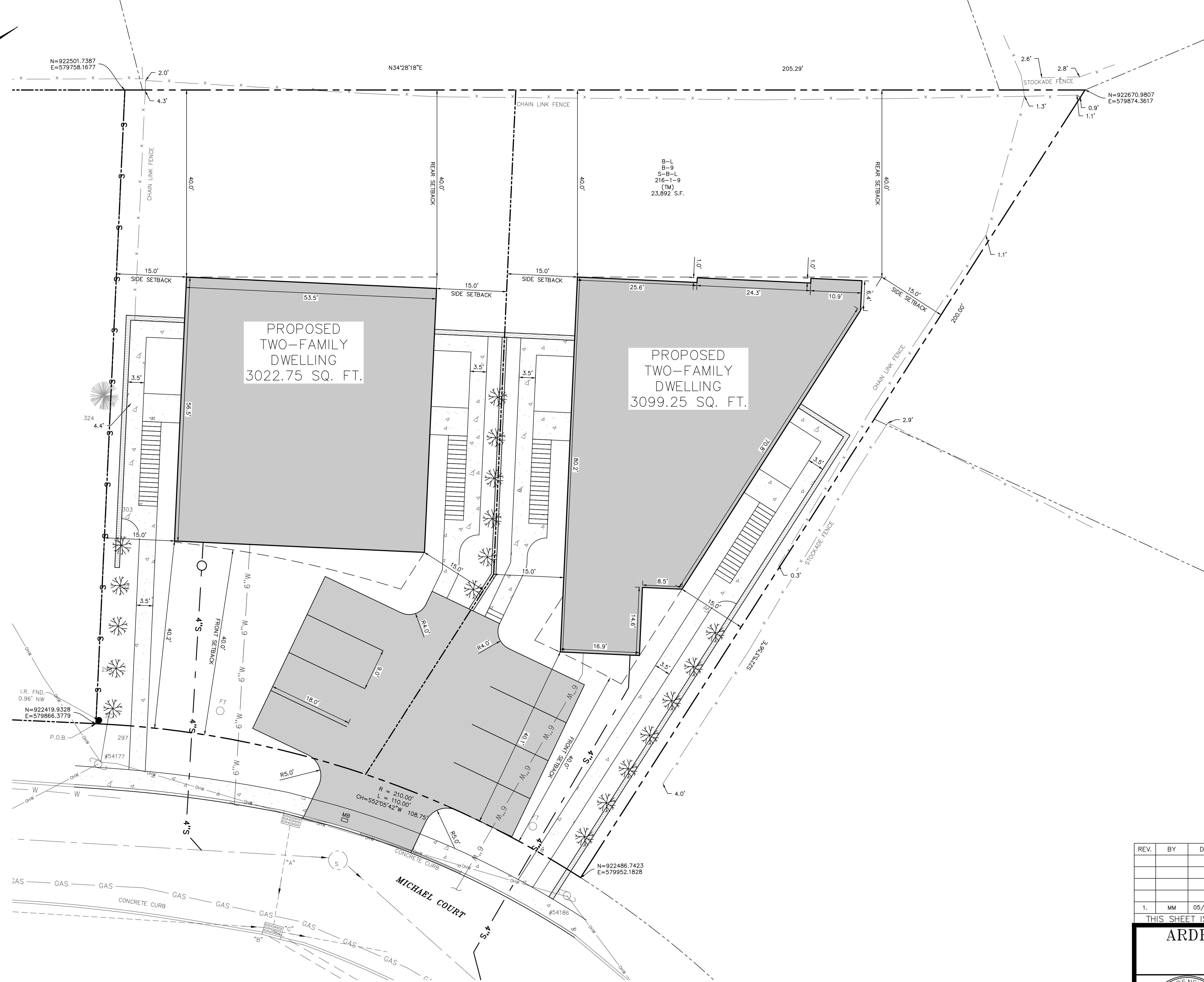


**LEGEND:**

	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING FENCE
	EXISTING OVERHEAD LINE
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING POLE
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING INLET
	EXISTING WATER VALVE
	EXISTING GAS VALVE
	EXISTING PROPERTY CORNER
	EXISTING AIRCONDITIONING UNIT
	EXISTING ELECTRIC METER
	EXISTING MAIL BOX
	EXISTING TREE
	PROPOSED SETBACK
	PROPOSED EDGE OF PAVEMENT
	PROPOSED LOT LINE
	PROPOSED WALL

**TABLE OF ZONING REQUIREMENTS:**

RURAL RESIDENTIAL (RR)	PRIMARY STRUCTURE 2 FLOORS & BASEMENT	PROPOSED		
		REQUIRED	LOT 1	LOT 2
	LOT AREA		11,293.59 SF 0.26 AC	12,598.41 SF 0.29 AC
	MINIMUM FRONT YARD SETBACK	40 FEET	40.2 FEET	40.1 FEET
	MINIMUM SIDE YARD	15 FEET	15.0 FEET	15.0 FEET
	MINIMUM BOTH SIDE YARDS:	30 FEET	15.0 FEET	15.0 FEET
	MINIMUM REAR YARD SETBACK	35 FEET	40.0 FEET	40.0 FEET
	MAXIMUM HEIGHT (IN STORIES)	2 STORIES	2 STORIES	2 STORIES
	MAXIMUM HEIGHT (IN FEET)	35 FEET	35 FEET	35 FEET

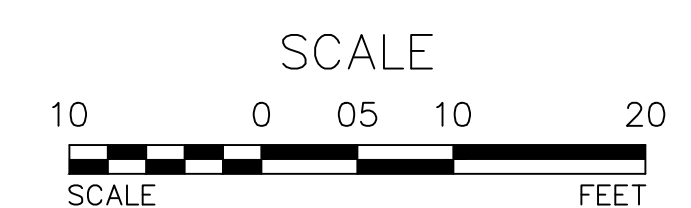


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**SITE PLAN**  
SCALE: 1"=10'



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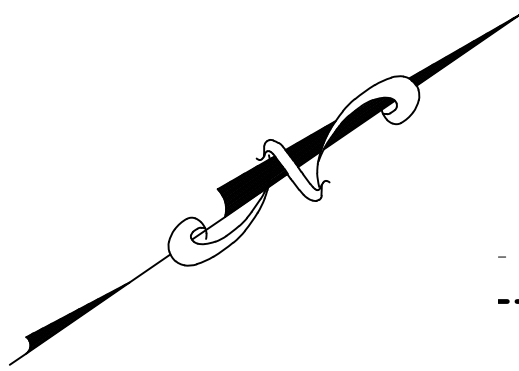
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SITE PLAN & SUBDIVISION PREPARED FOR  
**2 MICHAEL COURT**  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK

**SITE PLAN**

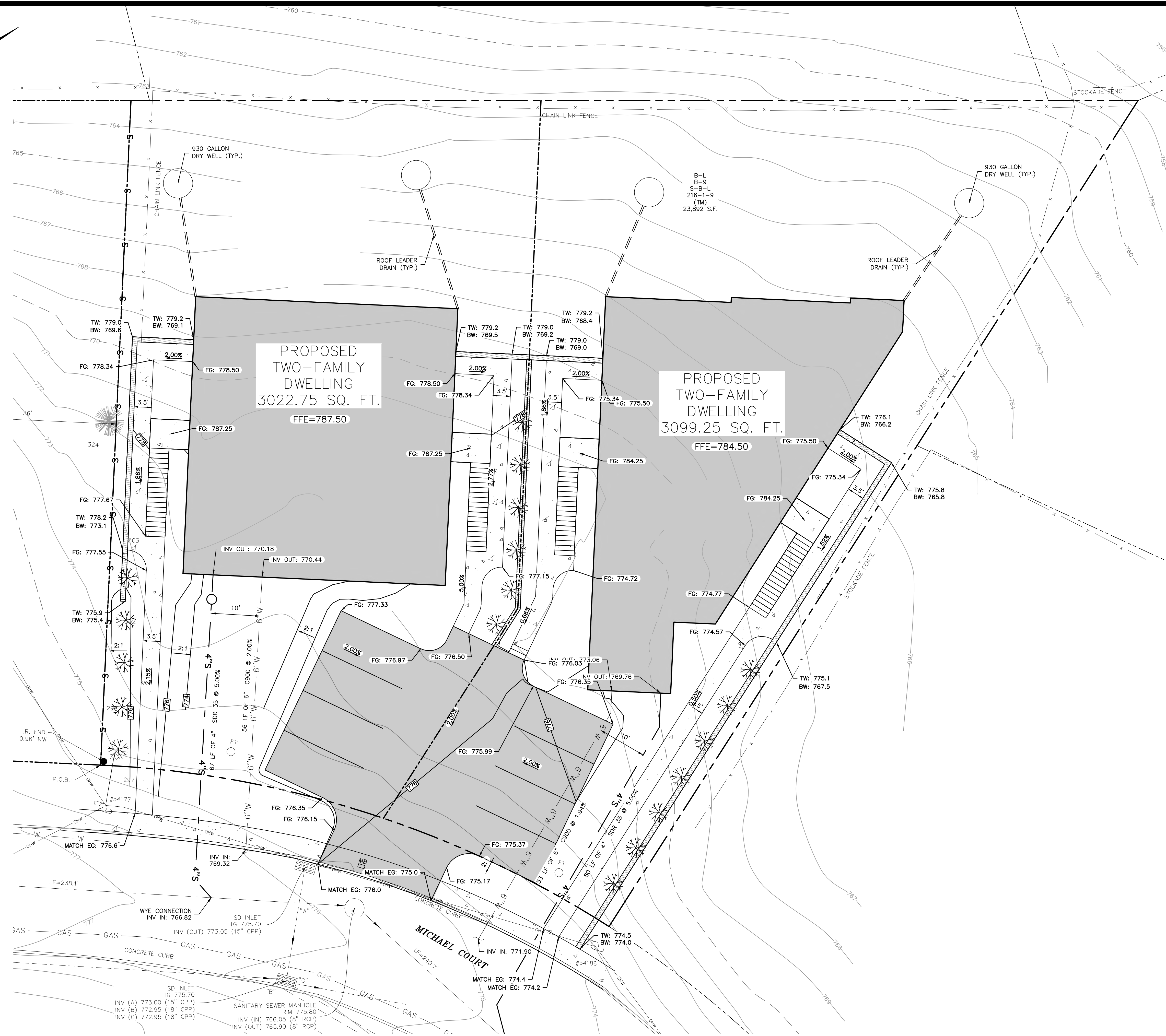
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MICHAEL A. MORGANTE, P.E.  
LIC. NO. 78577



**LEGEND:**

---	490	---	EXISTING MAJOR CONTOUR
---		---	EXISTING MINOR CONTOUR
---		---	EXISTING EDGE OF PAVEMENT
---		---	EXISTING PROPERTY LINE
---		---	EXISTING ADJACENT PROPERTY LINE
X	X		EXISTING FENCE
OHW	OHW		EXISTING OVERHEAD LINE
---		---	EXISTING SEWER LINE
GAS	GAS	GAS	EXISTING GAS LINE
⊕			EXISTING POLE
⊕			EXISTING SEWER MANHOLE
⊕			EXISTING FIRE HYDRANT
⊕			EXISTING INLET
⊕			EXISTING WATER VALVE
⊕			EXISTING GAS VALVE
●			EXISTING PROPERTY CORNER
⊕			EXISTING AIRCONDITIONING UNIT
⊕			EXISTING ELECTRIC METER
⊕			EXISTING MAIL BOX
⊕			EXISTING TREE
---		---	PROPOSED EDGE OF PAVEMENT
---		---	PROPOSED LOT LINE
---		---	PROPOSED WALL
---	775	---	PROPOSED MAJOR CONTOURS
---	776	---	PROPOSED MINOR CONTOURS
---		---	PROPOSED SIDEWALK
---	6"W	---	PROPOSED 6" C900 WATER LINE
---	4"S	---	PROPOSED 4" SDR 35 SEWER LINE



PROPOSED TWO-FAMILY DWELLING  
3022.75 SQ. FT.  
FFE=787.50

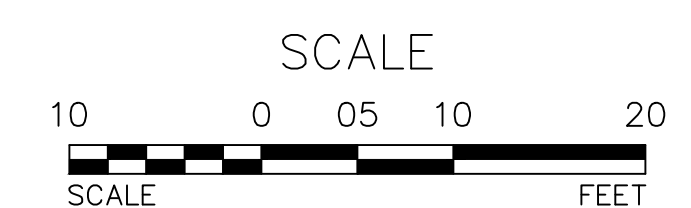
PROPOSED TWO-FAMILY DWELLING  
3099.25 SQ. FT.  
FFE=784.50

MICHAEL COURT  
LF=240.7'

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GRADING PLAN  
SCALE: 1"=10'



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SITE PLAN & SUBDIVISION PREPARED FOR  
**2 MICHAEL COURT**  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK

**GRADING PLAN**

JOB#: 22-020  
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CHECKED: MM  
SHEET NO: 05 of 11

MICHAEL A. MORGANTE, P.E.  
LIC. NO. 78577





- LEGEND:**
- 490 --- EXISTING MAJOR CONTOUR
  - --- EXISTING MINOR CONTOUR
  - --- EXISTING EDGE OF PAVEMENT
  - --- EXISTING PROPERTY LINE
  - --- EXISTING ADJACENT PROPERTY LINE
  - X-X- EXISTING FENCE
  - OHW-OHW- EXISTING OVERHEAD LINE
  - - - EXISTING SEWER LINE
  - GAS - GAS - EXISTING GAS LINE
  - ⊕ EXISTING GAS VALVE
  - ⊕ EXISTING SEWER MANHOLE
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ EXISTING INLET
  - ⊕ EXISTING WATER VALVE
  - ⊕ EXISTING GAS VALVE
  - EXISTING PROPERTY CORNER
  - ⊕ EXISTING AIRCONDITIONING UNIT
  - ⊕ EXISTING ELECTRIC METER
  - ⊕ EXISTING MAIL BOX
  - ⊕ EXISTING TREE
  - --- PROPOSED EDGE OF PAVEMENT
  - --- PROPOSED LOT LINE
  - --- PROPOSED WALL
  - --- PROPOSED MAJOR CONTOURS
  - --- PROPOSED MINOR CONTOURS
  - --- PROPOSED SIDEWALK
  - --- PROPOSED SILT FENCE
  - --- PROPOSED LIMIT OF DISTURBANCE

LIMIT OF DISTURBANCE AREA : 21,621 SQ.FT  
 % OF SOIL DISTURBANCE : (21,621 / 23,892)\*100 = 90.49%

PROPOSED TWO-FAMILY DWELLING  
 3022.75 SQ. FT.  
 FFE=787.50

PROPOSED TWO-FAMILY DWELLING  
 3099.25 SQ. FT.  
 FFE=784.50

10'X10' CONCRETE WASHOUT

STABILIZED CONSTRUCTION ENTRANCE

LIMITS OF DISTURBANCE

MICHAEL COURT  
 LF=240.3'

SD INLET TO 775.70  
 INV (A) 773.00 (15" CPP)  
 INV (B) 772.95 (18" CPP)  
 INV (C) 772.95 (18" CPP)

SANITARY SEWER MANHOLE RIM 775.80  
 INV (IN) 766.05 (8" RCP)  
 INV (OUT) 765.90 (8" RCP)

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**EROSION AND SEDIMENT CONTROL PLAN**

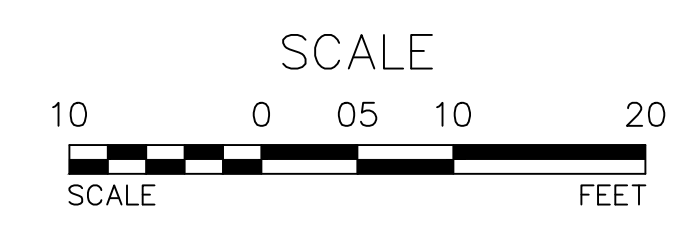
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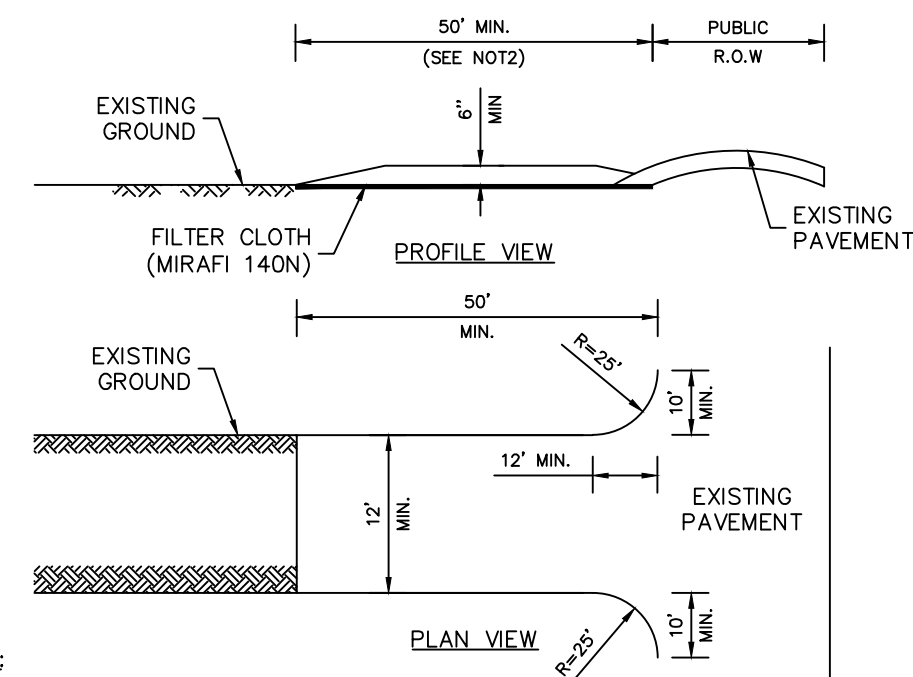
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EROSION AND SEDIMENT CONTROL PLAN  
 SCALE: 1"=10'





**NOTES:**

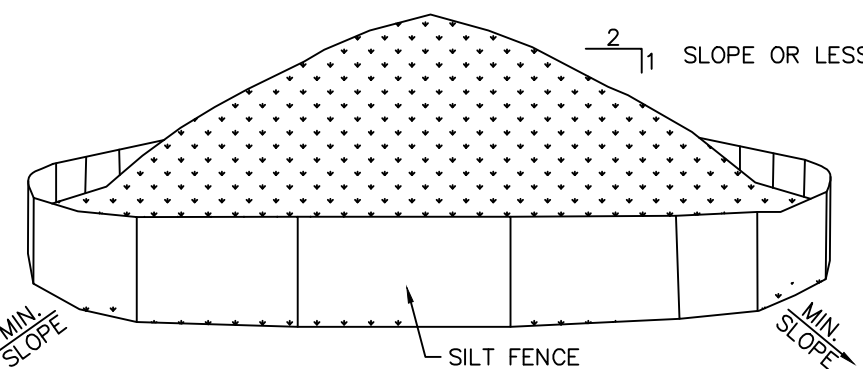
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

**CONSTRUCTION SPECIFICATIONS:**

1. STONE SIZE - USE 3" STONE (NYS DOT ITEM #623.11 SIZE DESIGNATION #2, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT)
2. LENGTH - NOT LESS THAN 50- FEET (EXCEPT ON SINGLE FAMILY LOT. 30- FEET MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS - NOT LESS THAN SIX (6) INCHES
4. 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 SIGHT.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS - OF - WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTR. ENTRANCE**

NOT TO SCALE

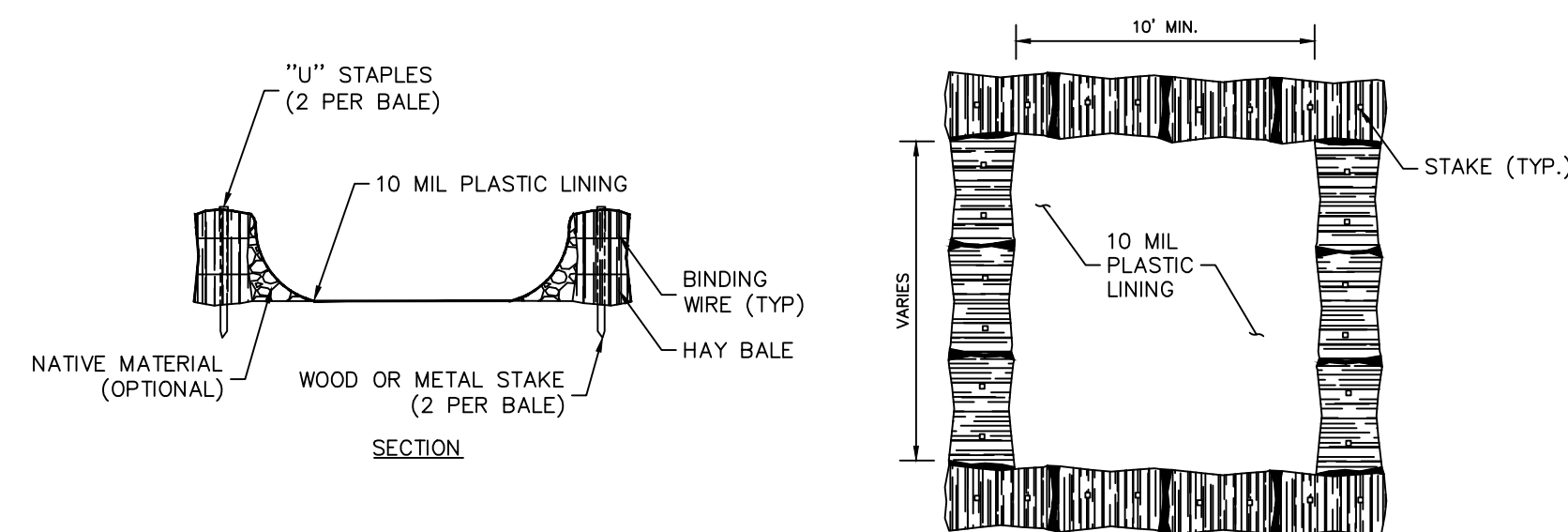


**NOTES:**

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OF COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF FENCE.
5. HAY BALES TO BE USED WHERE STOCKPILES ARE LOCATED OF PAVED AREAS.

**TEMPORARY STOCKPILE**

NOT TO SCALE

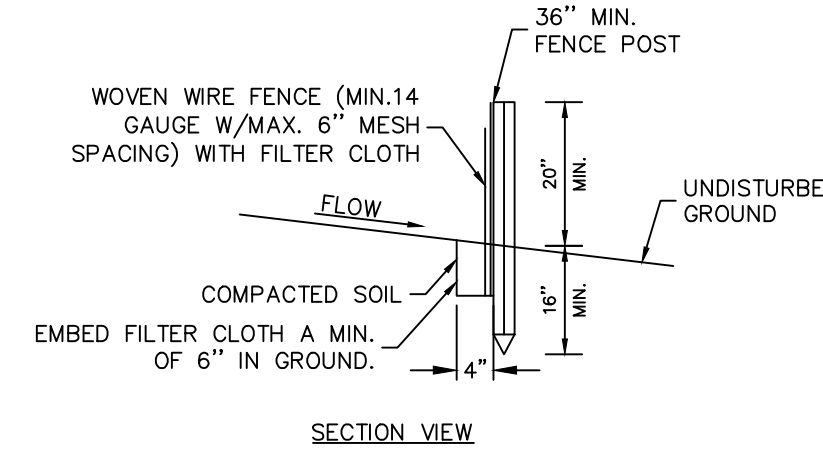
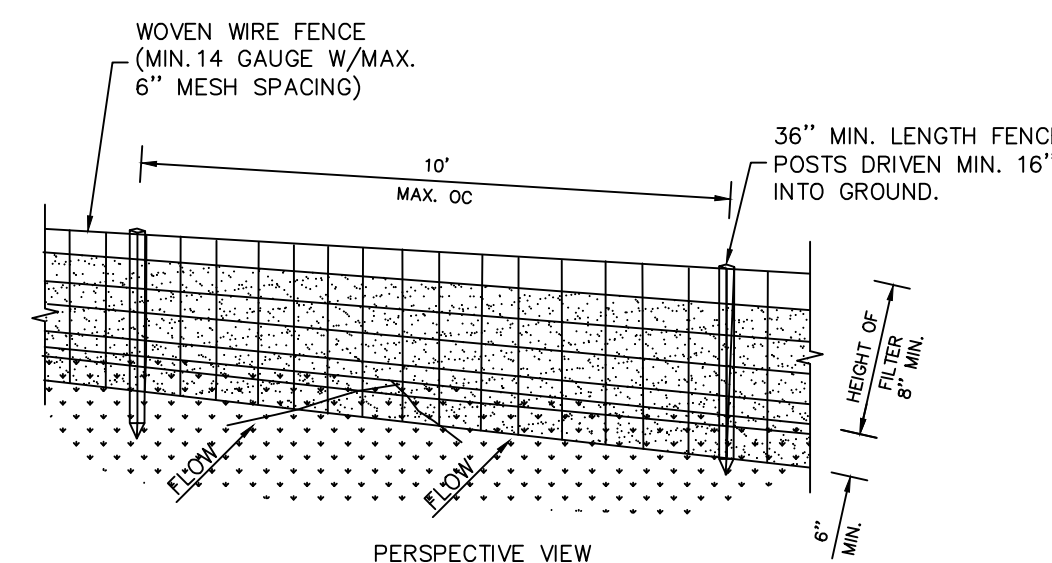


**NOTES:**

1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO- THIRDS FULL.
4. LINERS, HAY BALES, ETC SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR PROMPTLY.

**ABOVE GROUND TEMPORARY CONCRETE WASHOUT FACILITY**

NOT TO SCALE



**SILT FENCE**

NOT TO SCALE

**CONSTRUCTION SPECIFICATIONS:**

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE, OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED
4. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
5. PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT THAT MEETS THE MINIMUM REQUIREMENTS SHOWN.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**DETAIL NOTES:**

1. INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL ("THE BLUE BOOK").
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA IS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A LOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.
3. THE TYPE OF SILT FENCE SPECIFIED FOR EACH LOCATION ON THE PLAN SHALL NOT EXCEED THE MAXIMUM SLOPE LENGTH AND MAXIMUM FENCE LENGTH REQUIREMENTS SHOWN IN THE TABLE BELOW. IF A TYPE SILT FENCE IS NOT SPECIFIED ON THE PLANS, THE CRITERIA FOR STANDARD SILT FENCE CAN BE APPLIED.
4. SILT FENCE SHALL BE REMOVED AS SOON AS THE DISTURBED AREA HAS ACHIEVED FINAL STABILIZATION.

REV.	BY	DATE	DESCRIPTION
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SITE PLAN & SUBDIVISION PREPARED FOR  
**2 MICHAEL COURT**  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK

**EROSION AND SEDIMENT CONTROL DETAILS**

JOB#: 22-020  
SCALE: AS NOTED  
DATE: 05-26-23  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 07 of 11

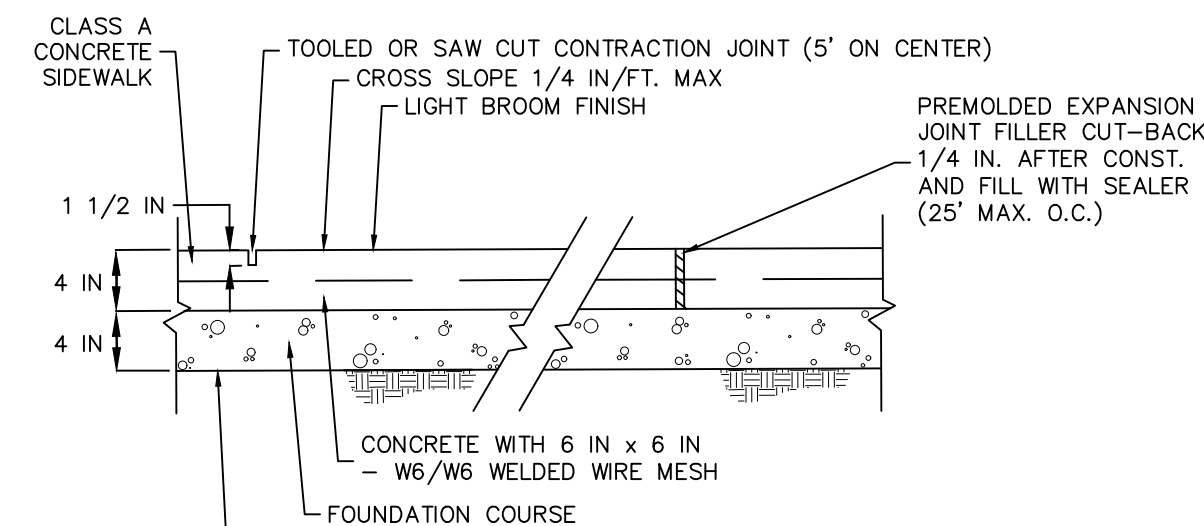
MICHAEL A. MORGANTE, P.E.  
LIC. NO. 78577

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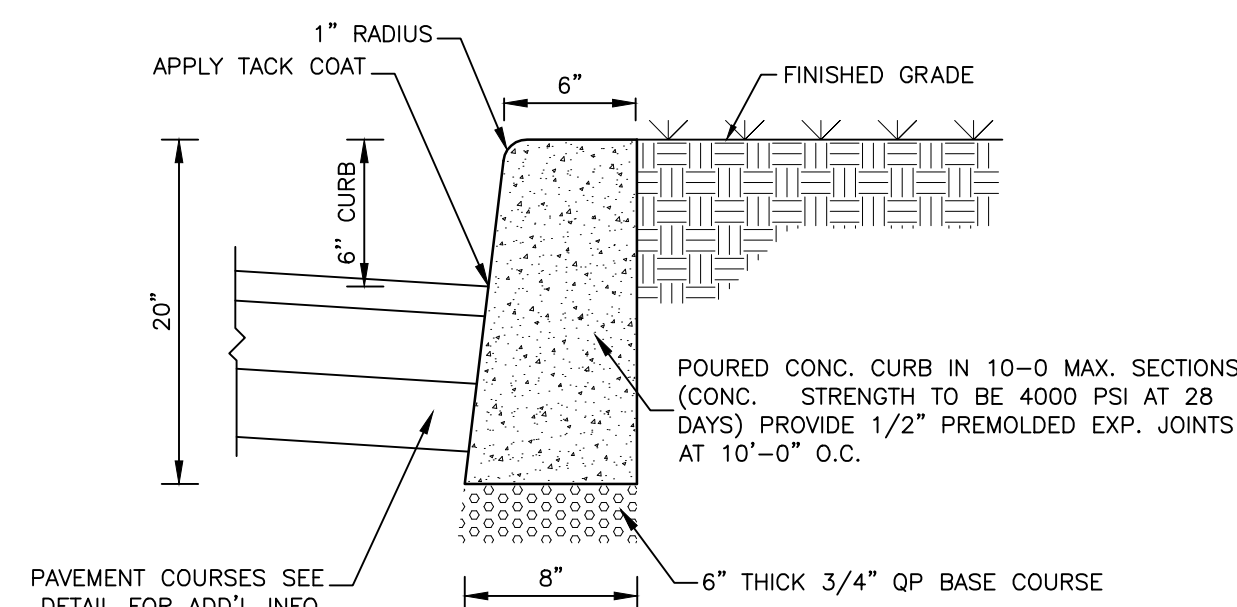
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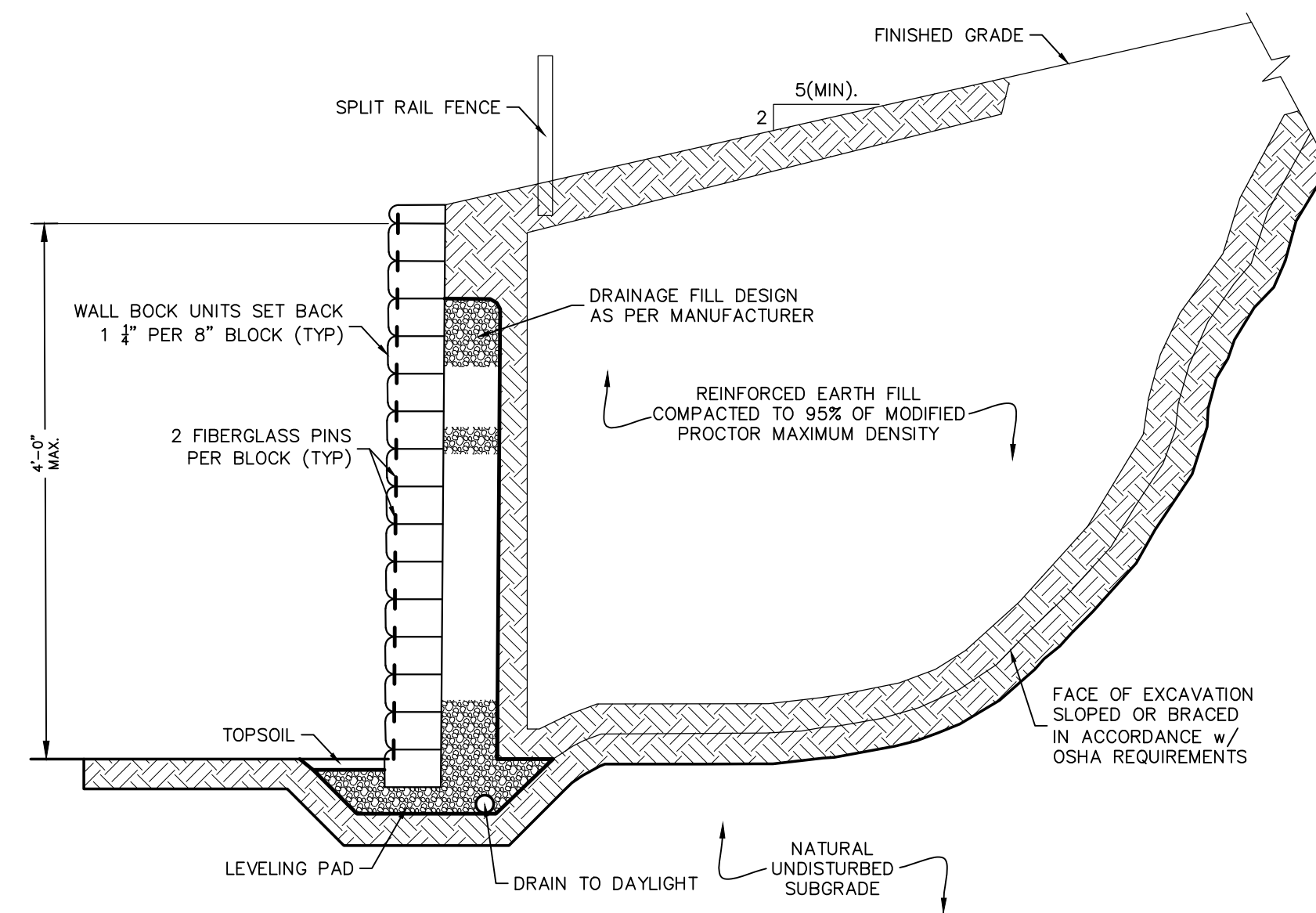
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TYPICAL SIDEWALK SECTION (H)  
NOT TO SCALE

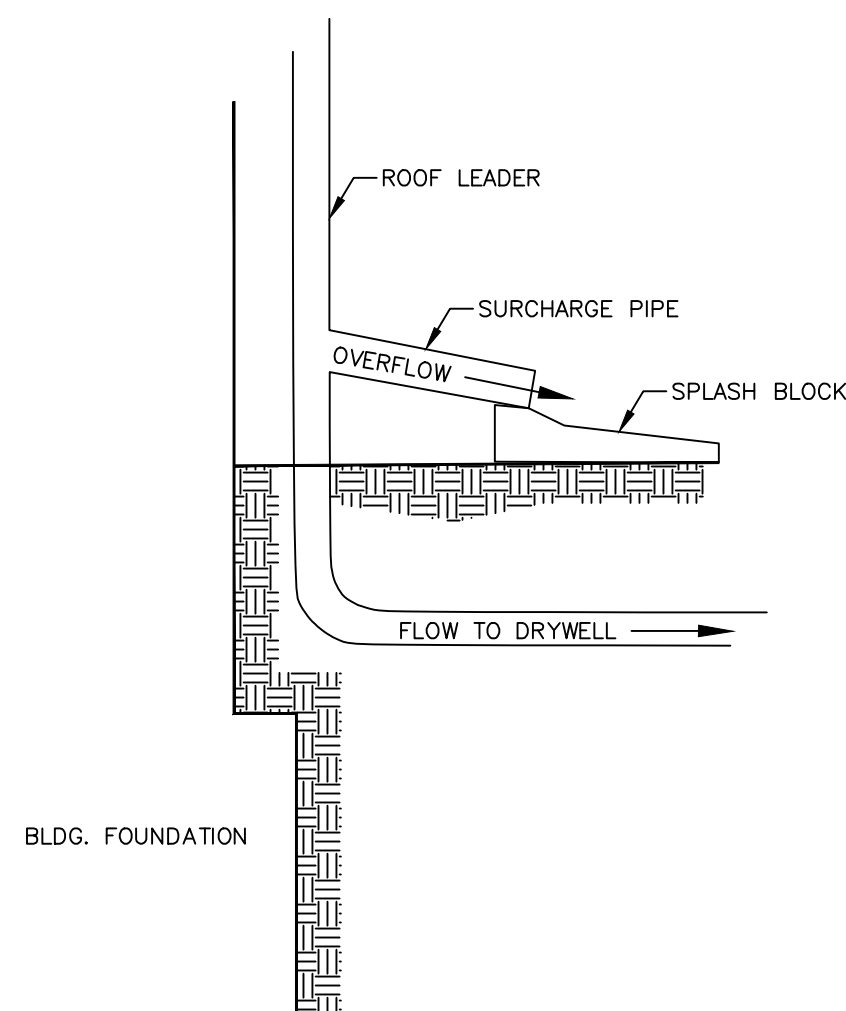


CONCRETE CURB DETAIL  
NOT TO SCALE

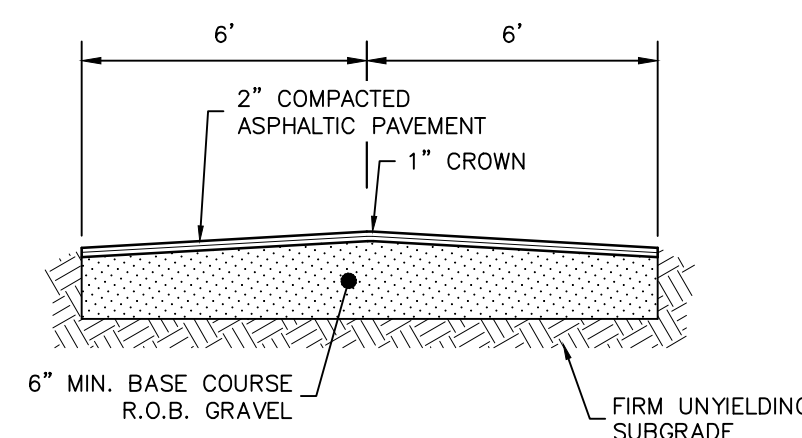


- NOTES:  
1. PROPOSED KEYSTONE KS HALF CENTURY RETAINING WALL SHALL BE DESIGNED AS PER THE MANUFACTURER.  
2. FENCING SHALL BE INSTALLED AS SHOWN ON THE PLANS, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.  
3. COLORS TO MATCH FOUNDATION STONE.  
4. FOR WALLS OVER 4'-0" HEIGHT SEE SPECIFIC ENGINEERED WALL DETAILS PREPARED BY OTHERS.

TYPICAL MSE RETAINING WALL  
NOT TO SCALE

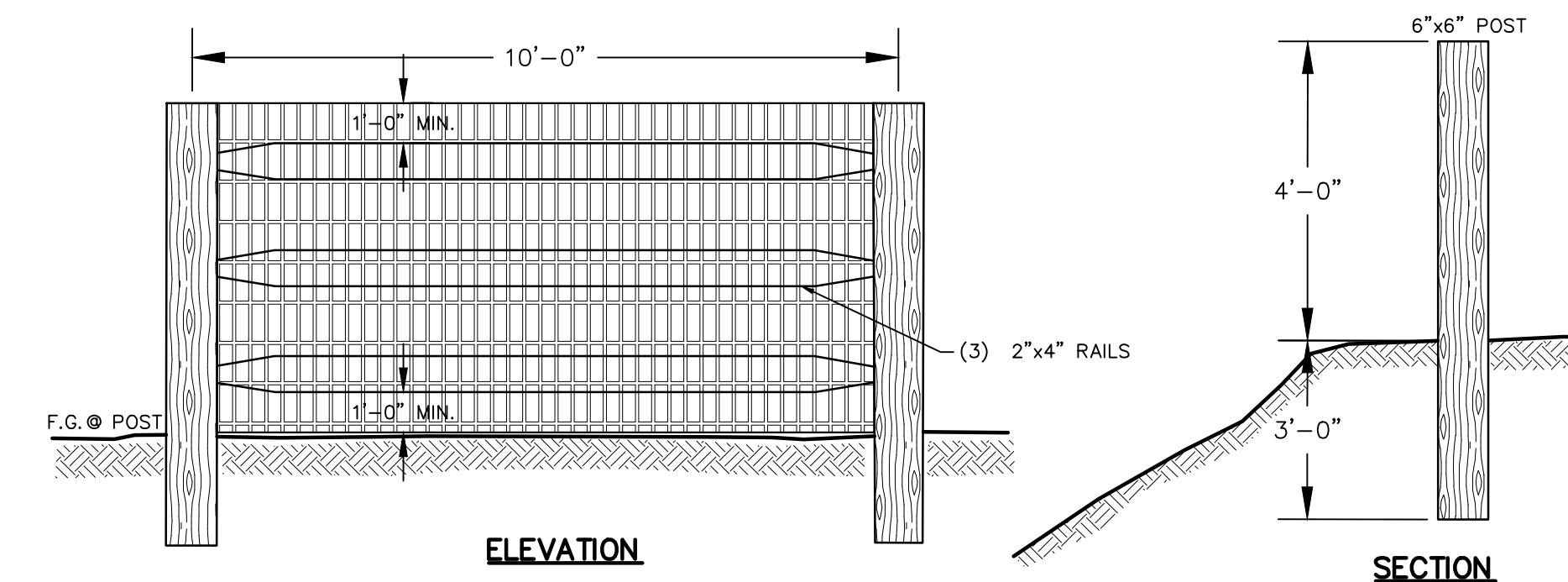


OVERFLOW DETAIL  
NOT TO SCALE



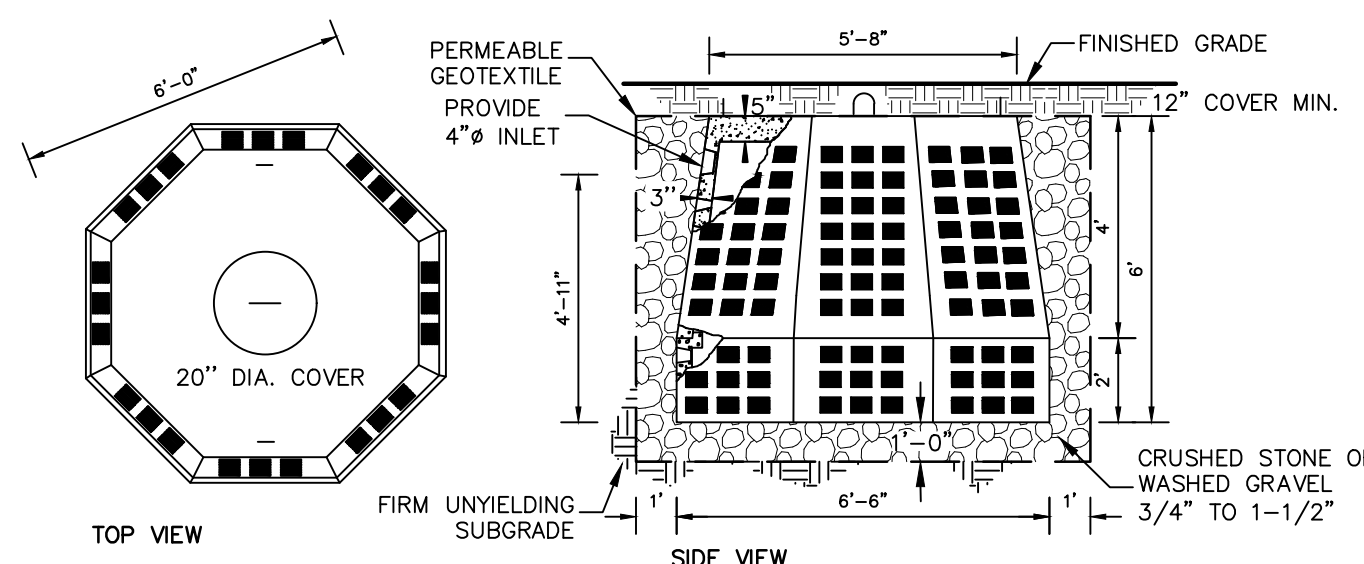
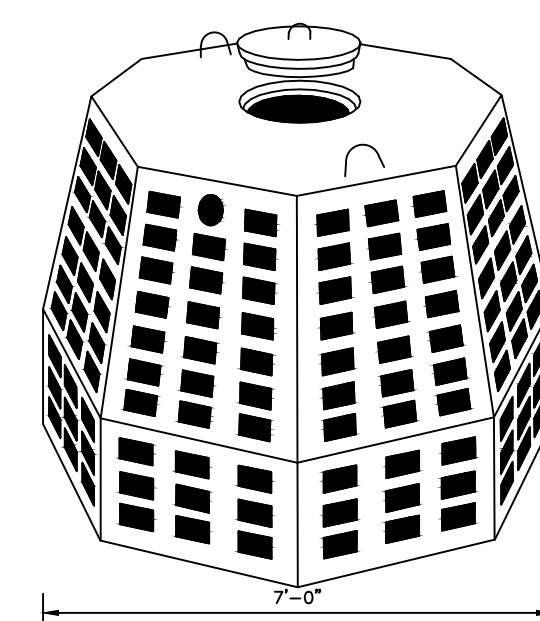
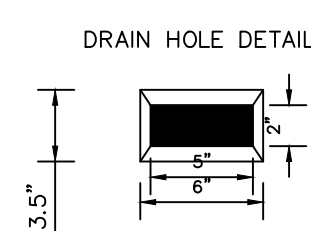
DRIVEWAY DETAIL  
NOT TO SCALE

- NOTES:  
1. DRIVEWAYS SHALL BE CONSTRUCTED WITH A GRADE NO MORE THAN 1-INCH PER FOOT FROM THE CURB TO THE RIGHT OF WAY LINE.  
2. ALL DRIVEWAYS SHALL HAVE A MIN. 6" ROB GRAVEL FOUNDATION COURSE FROM THE CURB TO THE R.O.W. LINE, AND NO LESS THAN 2-INCHES OF BITUMINOUS PENETRATION MACADAM WEARING COURSE FROM THE CURB OR STREET PAVEMENT LINE WHICH SHALL BE APPLIED DURING OR AFTER THE LAYING OF THE STREET PAVEMENT.  
3. THE HIGHWAY SUPERINTENDENT SHALL INSPECT THE DRIVEWAY APRON GRADING PRIOR TO ANY PAVING.



- NOTES:  
1. THREE POST SPLIT RAIL RUSTIC FENCE TO BE CEDAR.  
2. 2"x4" x 14 GAUGE PVC BLACK VINYL COATED WELDED WIRE FENCE TO BE ATTACHED TO INTERIOR OF SPLIT RAIL FENCING.  
3. ALL FENCING TO BE INSTALLED WITH WELDED WIRE FENCE AROUND STORMWATER MANAGEMENT FACILITIES, ALONG RETAINING WALLS AND AROUND AREAS AS INDICATED ON PLAN.

SPLIT POST FENCE DETAIL  
NOT TO SCALE



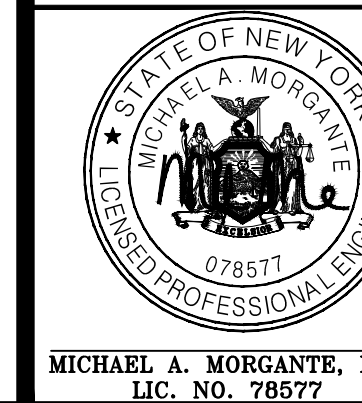
SPECIFICATIONS  
WOODARD'S CONCRETE PRODUCT'S INC. MODEL DW-6 (B+C)  
PRECAST DRY WELLS OR EQUAL  
CONCRETE MINIMUM STRENGTH - 4,000 PSI AT 28 DAYS  
REINFORCEMENT - #3 REBAR/ASTM A615  
AIR ENTRAINMENT - 5%  
CAPACITY - 930 GALLONS  
SIDEWALL AREA=92 SF  
300 PSF (H2O LOADING FOR UNITS IN DRIVEWAYS & PARKING LOTS)  
WEIGHT=4,900 LBS.

930 GALLON PRECAST DRYWELL  
NOT TO SCALE

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SITE PLAN & SUBDIVISION PREPARED FOR  
2 MICHAEL COURT  
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CONSTRUCTION DETAILS

MICHAEL A. MORGANTE, P.E.  
LIC. NO. 78577

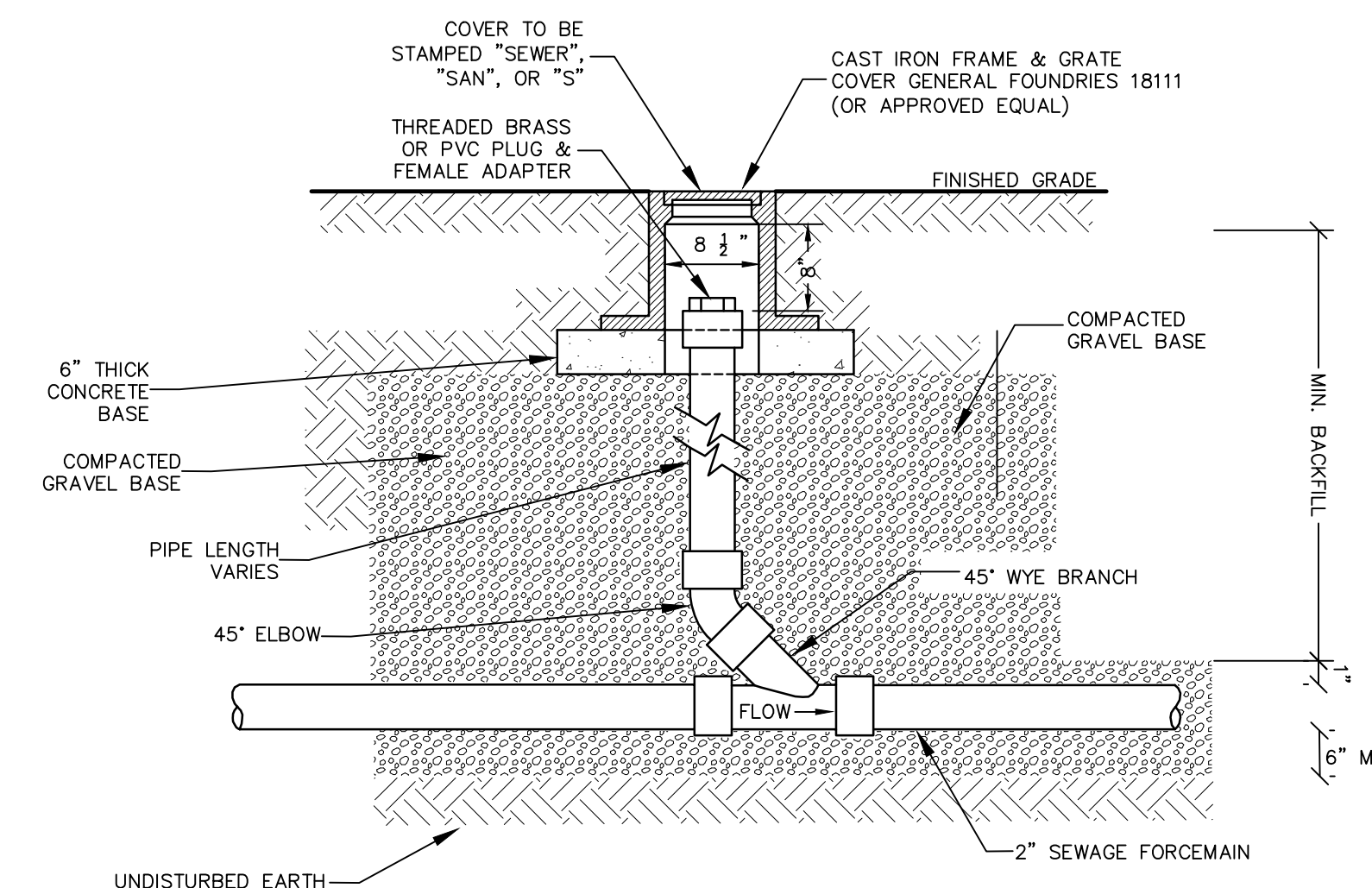
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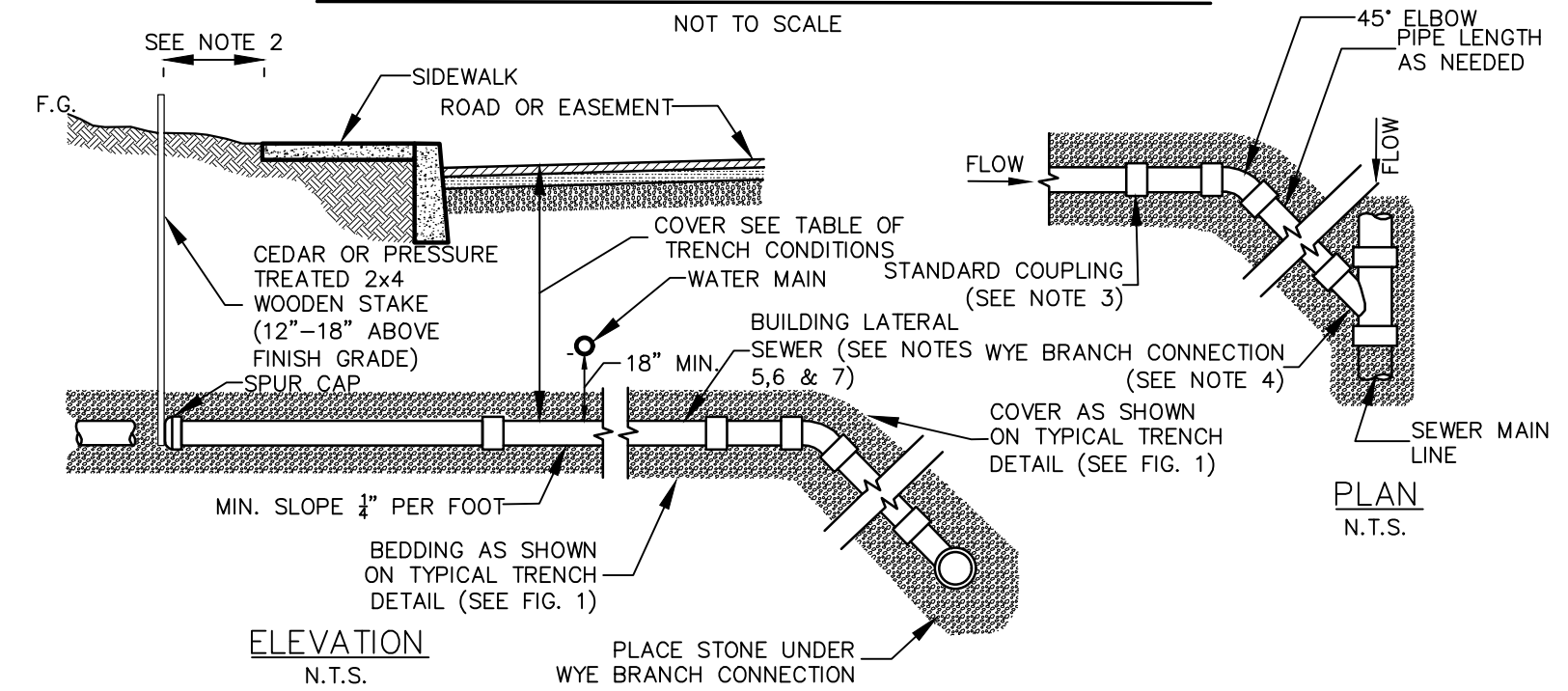
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARK OUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED. ALL EXISTING UTILITIES ARE TO BE COORDINATED WITH THE APPROPRIATE UTILITY FOR CONNECTION/DISCONNECTION WHERE NECESSARY.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF THE EXISTING UTILITY TO WHICH THE CONNECTION IS BEING MADE BEFORE LAYING PIPE, CONDUIT, ETC. DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. IN CASES WHERE THE CONSTRUCTION OF ITEMS MEET EXISTING STRUCTURES, SUCH AS CURB, PAVEMENT, SIDEWALK, UTILITIES, ETC. THE CONTRACTOR OR SURVEYOR STAKING SUCH ITEMS SHALL VERIFY THE ELEVATION LOCATION OF THE EXISTING FEATURE PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE IN CONDUCTING EXCAVATIONS TO ESTABLISH LOCATIONS AND DEPTHS OF EXISTING UNDERGROUND UTILITIES, FACILITIES AND STRUCTURES. THE CONTRACTOR SHALL HAND EXCAVATE WHERE APPROPRIATE.
- SANITARY SEWER SHALL BE SEPARATED FROM THE WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY OR 18 INCHES VERTICALLY IF HORIZONTAL SEPARATION IS NOT POSSIBLE.
- ALL SANITARY SEWER PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ALL EQUIPMENT, MATERIALS, ETC. SHALL BE CONFINED TO THE PUBLIC RIGHTS OF WAY OR VILLAGE OF SOUTH BLOOMING GROVE EASEMENTS. NO ENCROACHMENT ONTO ADJACENT PROPERTIES IS PERMITTED.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY. ALL SAFETY PRECAUTIONS MUST BE UNDERTAKEN AND MAINTAINED AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE NYSDEC AND VILLAGE OF SOUTH BLOOMING GROVE REGULATIONS REGARDING STORM WATER POLLUTION PREVENTION.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC (MPT WHEN WORKING ON OR NEAR PUBLIC ROADS. MPT MEASURES MUST BE COORDINATED WITH THE APPROPRIATE HIGHWAY OFFICIALS (TOWN, VILLAGE, AND NYSOT) HAVING JURISDICTION OVER EACH PARTICULAR ROADWAY.
- IN THE EVENT THAT THE CONTRACTOR OR ITS SUBCONTRACTORS DAMAGE ANY EXISTING UTILITY, FACILITY OR STRUCTURE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THE DAMAGED PROPERTY AND VILLAGE OF SOUTH BLOOMING GROVE.
- ALL STRUCTURES AND SURFACES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS PRE-CONSTRUCTION OR BETTER CONDITION.
- THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS WITH RESPECT TO DRAINAGE AND GENERAL SOIL CONDITIONS IN THE AREA AND PLAN ITS WORK IN SUCH A MANNER TO WORK EFFICIENTLY AND SAFELY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONTROL OF SURFACE AND GROUNDWATER IN THE CONSTRUCTION AREA.
- THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR STAGING AREAS FOR MATERIALS AND EQUIPMENT.
- THE CONTRACTOR SHALL ARRANGE FOR A SUITABLE AREA FOR THE STORAGE AND DISPOSAL OF EXCESS EXCAVATED SOIL MATERIALS. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS AND FEES ASSOCIATED WITH THE PROPER DISPOSAL OF SOIL AND OTHER MATERIALS FROM THE PROJECT.
- THE MORE STRICT OF ANY REQUIREMENT, CODE, RULE, REGULATION AND LAW ESTABLISHED BY THE VILLAGE OF SOUTH BLOOMING GROVE OR OTHER GOVERNMENTAL AGENCY, INCLUDING BUT NOT LIMITED TO THE NEW YORK STATE DEPARTMENT OF HEALTH, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, UNITED STATES ARMY CORP OF ENGINEERS, UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND NEW YORK STATE DEPARTMENT OF LABOR FOR SANITARY SEWER SIZE, SLOPE, ALIGNMENT, MATERIALS OF CONSTRUCTION AND APPURTENANCES AND METHODS FOR EXCAVATING, PIPE PLACEMENT, JOINTING, TESTING AND TRENCH BACKFILLING SHALL BE COMPLIED WITH DURING ALL PHASES OF CONSTRUCTION.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS THAT ARE APPROVED BY THE VILLAGE OF SOUTH BLOOMING GROVE. ANY DEVIATION FROM THE APPROVED PLANS AND/OR SPECIFICATIONS SHALL REQUIRE REVIEW AND APPROVAL BY THE VILLAGE OF SOUTH BLOOMING GROVE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER AND THE VILLAGE OF SOUTH BLOOMING GROVE OF ANY PLANNED DEVIATION(S) FROM THE APPROVED PLANS AND/OR SPECIFICATIONS.
- FITTINGS SHALL BE STANDARD LENGTH.
- PIPE JOINTS SHALL BE STANDARD LENGTH.
- CONNECTION TO EXISTING SANITARY MANHOLE SHALL BE CORE BORED FOR A KOR-N-SEAL.



NOTES:  
1. CLEANOUT LOCATED IN A ROAD, DRIVEWAY OR PARKING AREA SHALL REQUIRE A CAMELL FOUNDRY #4164 CAST IRON FRAME AND COVER. (OR APPROVED EQUAL).

**BUILDING LATERAL SEWER CLEANOUT (C.O.)**  
NOT TO SCALE

**BUILDING LATERAL SEWER CONNECTION**

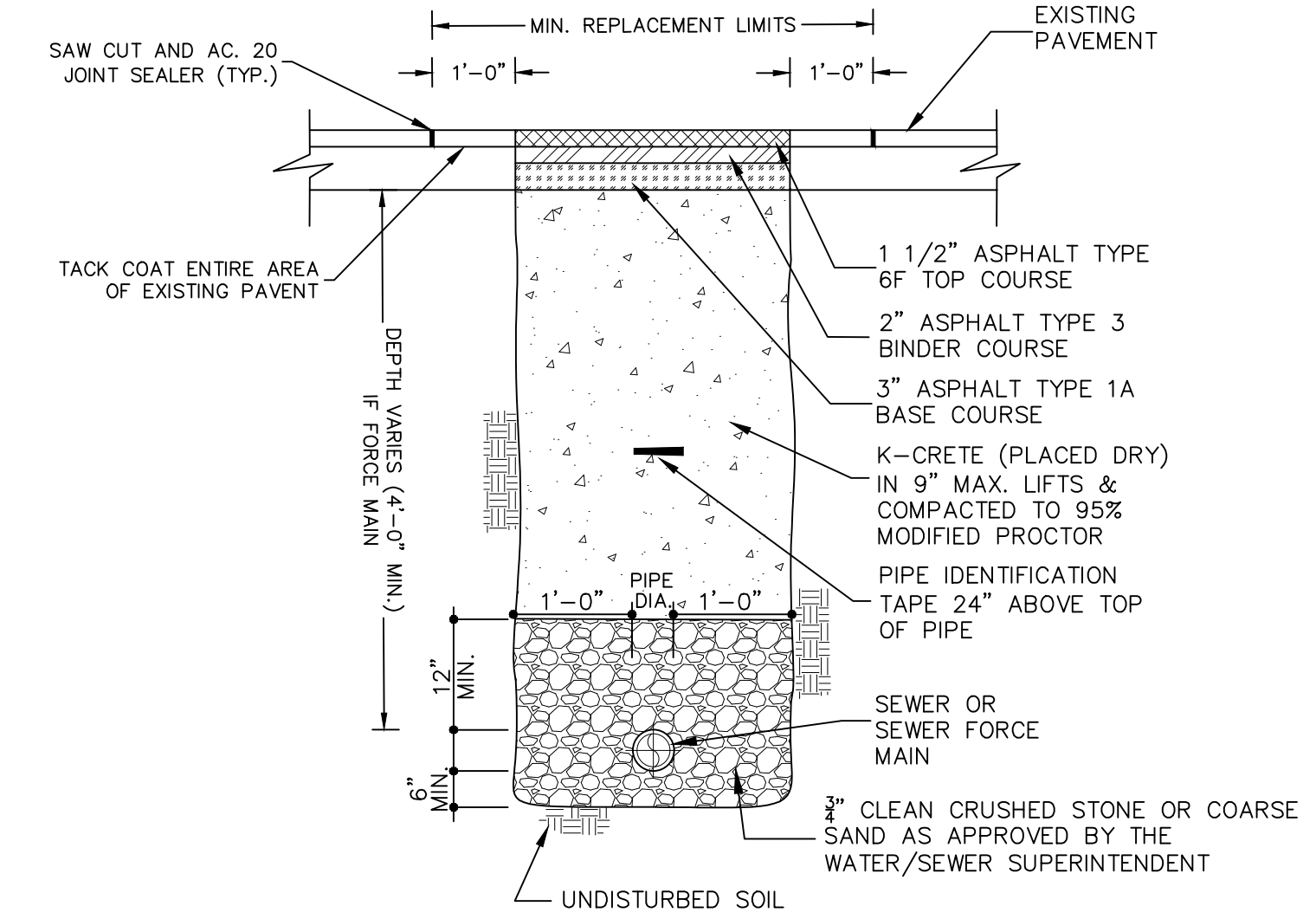


**SANITARY SEWER SPECIFICATIONS (FOR BUILDING LATERAL SEWERS AND SEWER MAIN LINE):**

- REQUIRED MAIN LINE SEWER (OR APPROVED EQUAL):
  - ABS-TRUSS PIPE:
    - PIPE: STAMPED ASTM D2680
    - FITTINGS: STAMPED ASTM D2680
    - JOINTS: SOLVENT WELD, ASTM D2235
  - PVC-TRUSS PIPE:
    - PIPE: STAMPED ASTM D2680
    - FITTINGS: STAMPED ASTM D2680
    - JOINTS: SOLVENT WELD, ASTM D2564 OR ELASTOMERIC (GASKET)
  - PVC - SDR 26 HEAVY WALL PIPE:
    - PIPE (8" - 15" DIAMETER): STAMPED ASTM D3034. PIPE (18" AND GREATER DIAMETER): STAMPED ASTM F879.
    - FITTINGS: STAMPED ASTM D3034 OR F679.
    - JOINTS: SOLVENT WELD ASTM D2564 OR ELASTOMERIC GASKET.
  - PVC - SDR 35 SOLID WALL PIPE:
    - PIPE (8" - 15" DIAMETER): STAMPED ASTM D3034. PIPE (18" AND GREATER DIAMETER): STAMPED ASTM F879.
    - FITTINGS: STAMPED ASTM D3034 OR ASTM F679.
    - JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564.
- REQUIRED 4" OR 6" (AS APPROVED) BUILDING LATERAL SEWER (OR APPROVED EQUAL):
  - PVC - SDR 35 SOLID WALL PIPE:
    - PIPE: STAMPED ASTM D3034 AND SDR 35.
    - FITTINGS: STAMPED SDR 35 AND ASTM D3034.
    - JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564.
  - SDR 26 HEAVY WALL PIPE:
    - PIPE: STAMPED ASTM D3034 AND SDR 26.
    - FITTINGS: STAMPED D3034 AND SDR 26.
    - JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564.
  - SDR 23.5 ABS SOLID WALL PIPE:
    - PIPE: STAMPED ASTM D2751 AND SDR 23.5
    - FITTINGS: STAMPED SDR 23.5 ASTM D2751
    - JOINTS: SOLVENT WELD, ASTM D2235
- OTHER REQUIRED PIPE MATERIALS FOR BUILDING LATERAL SEWERS AND SEWER MAIN LINE (OR APPROVED EQUAL):
  - CAST IRON, EXTRA HEAVY, COATED, HUB & PLAIN END, ASTM C-74 WITH ELASTOMERIC COMPRESSION GASKET (ASTM C-564)
  - DUCTILE IRON PIPE: CLASS 52, CEMENT LINED AND TAR COATED INSIDE AND OUT.

SPECIAL CONDITIONS FOR SHALLOW TRENCH CONDITIONS	
COVER	PIPE
LESS THAN 4'-0"	CLASS 52 DUCTILE IRON OR CAST IRON EXTRA HEAVY OR APPROVED EQUAL.

- NOTES:**
- ALL APPROVED BUILDING LATERAL SEWER PIPE MATERIAL FOR EACH CONNECTION MADE SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
  - MINIMUM HORIZONTAL SEPARATION BETWEEN SPUR CAP AND SIDEWALK SHALL BE 2'-0". IN ALL CASES THE SPUR CAP LOCATION SHALL EXTEND A MINIMUM HORIZONTAL DISTANCE OF 2'-0" ONTO ALL BUILDING LOT PROPERTIES.
  - TRANSITION BETWEEN DIFFERENT PIPE MATERIAL (AS APPROVED) SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 62 DRESSER COUPLING OR DRESSER STYLE 262 HMAX COUPLING (OR APPROVED EQUAL).
  - WYE BRANCH CONNECTION SHALL BE A FITTING CONSTRUCTED SPECIFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS (OR APPROVED EQUAL).
  - THE BUILDINGS LATERAL SEWER SHOWN FROM THE MAIN LINE SOURCE WYE BRANCH CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE SPECIFICATIONS SHOWN FOR i) BUILDING LATERAL SEWER.
  - 4" BUILDING LATERAL SEWER MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLINGS ONLY. ALL OTHER BUILDING LATERAL SEWERS (INCLUDING ALL COMMERCIAL USES) SHALL BE 6" IN DIAMETER.
  - EACH 6" BUILDING LATERAL SEWER SHALL PROVIDE SERVICE FOR NO MORE THAN TWELVE (12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OCSO NO. 1, UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY OCSO NO.1.



**TYPICAL SEWER MAIN INSTALLATION/RESTORATION DETAIL IN VILLAGE STREET**  
NOT TO SCALE

NOTE:  
1. PAVEMENT AND SUBBASE MATERIAL SHALL AT A MINIMUM, MATCH THE EXISTING TYPES AND THICKNESSES FOUND WITHIN ANY TOWN, COUNTY OR STATE HIGHWAY, WHICHEVER IS GREATER.

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SITE PLAN & SUBDIVISION PREPARED FOR  
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VILLAGE OF SOUTH BLOOMING GROVE  
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**SEWAGE DISPOSAL DETAILS**

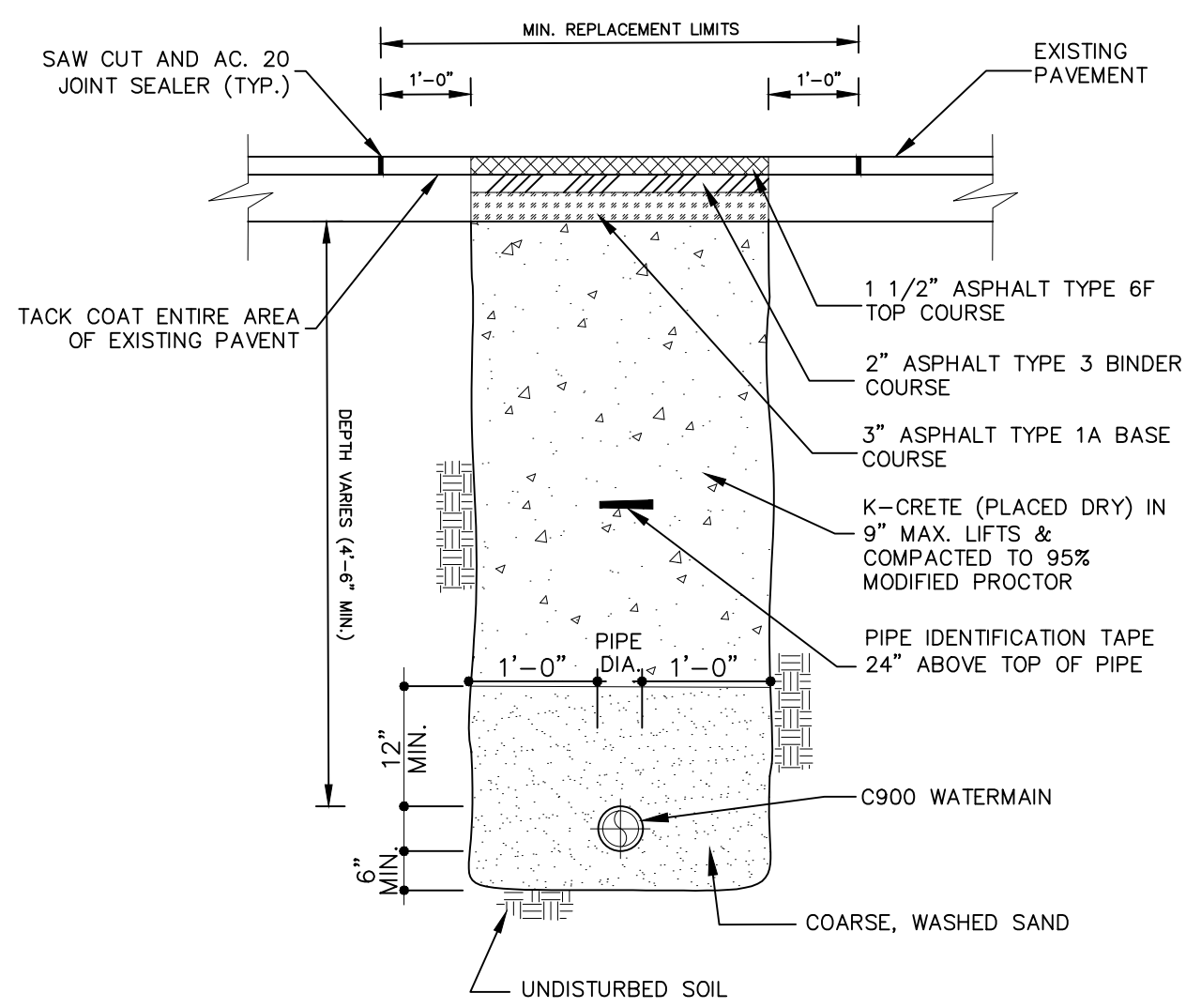
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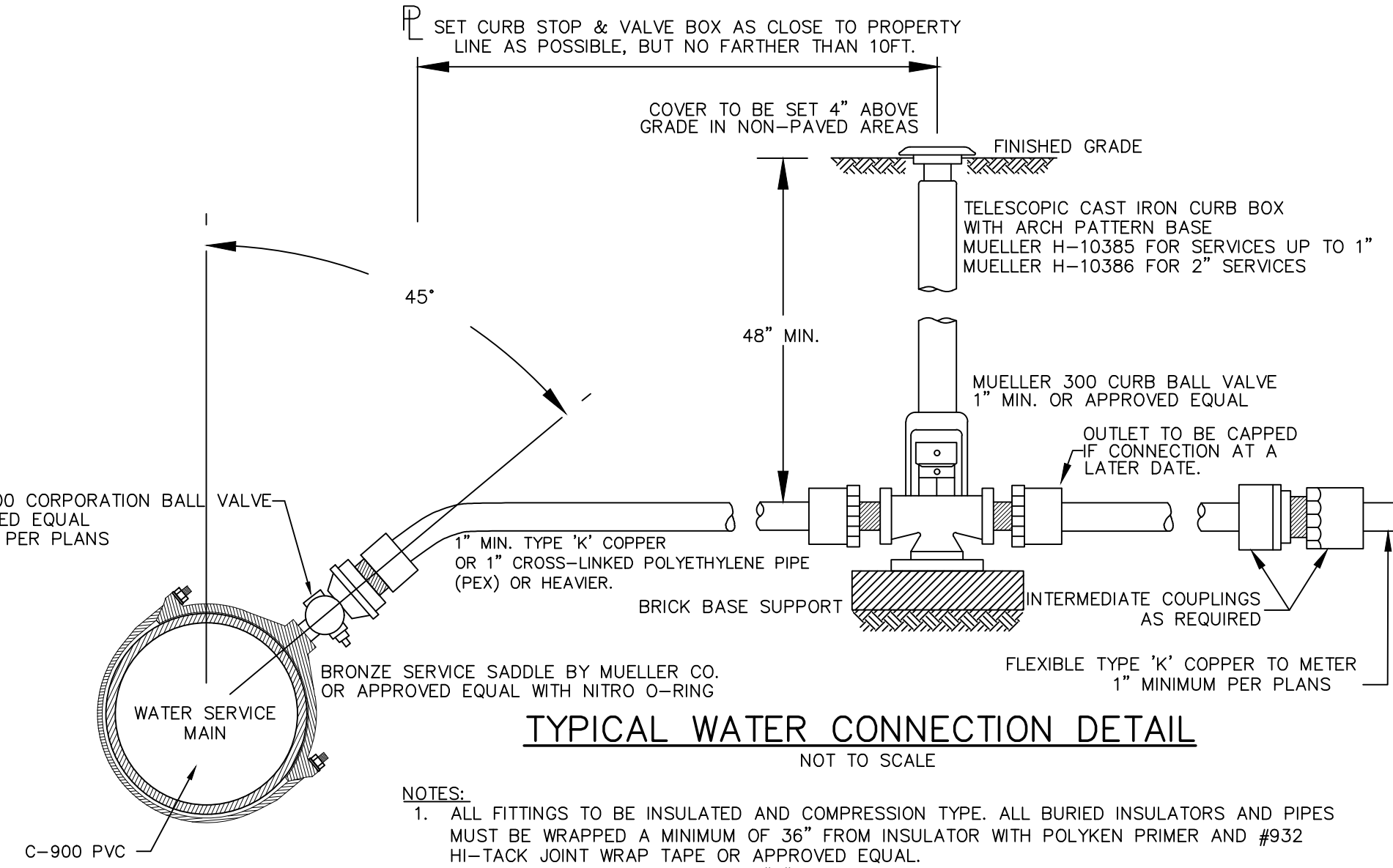


**TYPICAL WATER SERVICE INSTALLATION/RESTORATION DETAIL IN VILLAGE STREET**  
NOT TO SCALE

NOTE:  
1. PAVEMENT AND SUBBASE MATERIAL SHALL, AT A MINIMUM, MATCH THE EXISTING TYPES AND THICKNESSES FOUND WITHIN ANY TOWN, COUNTY OR STATE HIGHWAY, WHICHEVER IS GREATER.

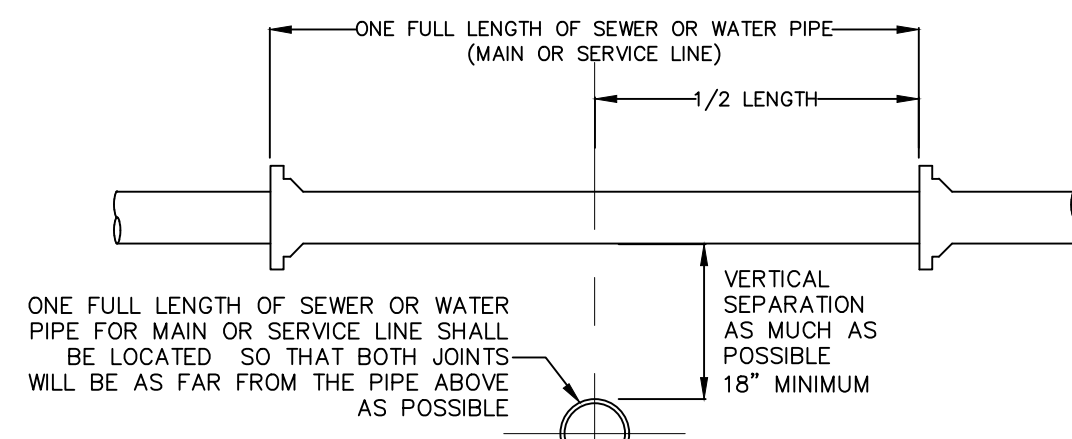
**WATER NOTES**

1. ALL WATER SYSTEM INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF SOUTH BLOOMING GROVE, THE ORANGE COUNTY DEPARTMENT OF HEALTH, THE LATEST AWWA STANDARDS, AND "RECOMMENDED STANDARDS FOR WATER WORKS" (2007-GLUMB).
2. DISINFECTION AND TESTING SHALL BE IN ACCORDANCE WITH AWWA C651.
3. PRESSURE AND LEAKAGE TESTING SHALL BE IN ACCORDANCE WITH AWWA C600. P 6. SUPPLIERS RECORDS INDICATE ADEQUATE PRESSURE AND CAPACITY IS AVAILABLE.
4. ALL ELEVATIONS BASED ON TOPOGRAPHICAL INFORMATION PREPARED BY CLEARPOINT SERVICES, LLC.
5. AVAILABLE INFORMATION AS TO THE LOCATION OF EXISTING SUBSTRUCTURES AND UTILITIES HAS BEEN COLLECTED FROM VARIOUS SOURCES. THE RESULTS OF SUCH INVESTIGATIONS, AS MAY BE SHOWN ON THE CONTRACT DRAWINGS, ARE NOT GUARANTEED AS TO ACCURACY. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED TO VERIFY TRUE AND EXACT LOCATIONS OF UNDERGROUND LINES.
6. ALL PROFILES INDICATE APPROXIMATE GROUND PROFILES.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, AND DIG SAFELY NEW YORK (1-800-962-7962), A MINIMUM OF 72 HOURS PRIOR TO EXCAVATION, AND SHALL COMPLY WITH ALL CURRENT MARKOUT REQUIREMENTS OF DIG SAFELY NEW YORK.
8. EXCAVATIONS OR TRENCHING WITHIN CLOSE PROXIMITY TO UNDERGROUND FACILITIES OR UTILITY POLES WILL REQUIRE PROTECTION TO PREVENT DAMAGE OR INTERRUPTION OF SERVICE TO UNDERGROUND FACILITIES. THE COST TO PROVIDE THIS PROTECTION WILL BE BORNE BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING THRUST BLOCKS WHICH ARE RESTRAINING EXISTING UTILITIES. EXISTING THRUST BLOCKS SHALL NOT BE UNDERMINED.
10. ALL TRENCH LINES SHALL BE CUT OR MILLED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL ROAD OPENING REQUIREMENTS AND ORDINANCES OF THE GOVERNING AGENCY.
12. RESTORATION, INCLUDING THE REMOVAL OF EXCESS EXCAVATED MATERIAL AND PLACEMENT OF TEMPORARY PAVEMENT, SHALL BE PERFORMED AND COMPLETED ON A DAILY BASIS. ALL ROADS SHALL BE PASSABLE TO VEHICULAR TRAFFIC AT THE END OF EACH WORK DAY.
13. ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM. OPEN TRENCHES SHALL BE STEEL PLATED. UPON BACKFILLING THE CONTRACTOR SHALL BROOM SWEEP STREETS, USE APPROPRIATE METHODS TO CONTROL DUST AND HOSE DOWN THE PAVEMENT TO KEEP SURFACE CLEAN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL EXCESS EXCAVATED MATERIAL TO AN OFF-SITE LOCATION.
15. THE CONTRACTOR SHALL FURNISH AND INSTALL CORPORATIONS WHEREVER NECESSARY FOR PRESSURE TESTING AND DISINFECTING THE WATER MAIN. CORPORATIONS SHALL BE 3/4" FOR MAINS SMALLER THAN 16" AND 1" FOR MAINS 16" AND LARGER. THE CONTRACTOR SHALL INSTALL AS MANY CORPORATIONS AS ARE REQUIRED FOR PROPER TESTING, FLUSHING, AIR BLEEDING AND DISINFECTION.
16. TO MAINTAIN THE HORIZONTAL AND VERTICAL ALIGNMENT SHOWN ON THE PLANS, PIPE JOINTS MAY BE DEFLECTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, UNLESS THE SPECIFICATIONS INDICATE A MORE STRINGENT REQUIREMENT. IF NECESSARY, EITHER TO MAINTAIN THE ALIGNMENT SHOWN OR TO ADJUST THE ALIGNMENT TO MEET ACTUAL FIELD CONDITIONS, ADDITIONAL FITTINGS SHALL BE INSTALLED AS REQUIRED.
17. ALL STATIONING SHOWN ON PLANS IS APPROXIMATE.
18. ALL CONSTRUCTION ACTIVITIES ARE TO BE CONFINED TO THE PUBLIC RIGHT-OF-WAY OR TO THE LIMITS DEPICTED ON THE CONTRACT DRAWINGS.
19. THE WATER MAIN SHALL BE INSTALLED WITH A MINIMUM OF FOUR AND ONE HALF (4.5) FEET OF COVER. ANY DEVIATION FROM THIS WILL REQUIRE AUTHORIZATION FROM THE VILLAGE OF SOUTH BLOOMING GROVE ENGINEER.
20. THE CONTRACTOR SHALL TAKE STEPS NECESSARY TO PRESERVE EXISTING CURB AND MINIMIZE THE LENGTH OF CURBING THAT MUST BE REPLACED.
21. THE CONTRACTOR IS CAUTIONED THAT ALL SANITARY LATERALS AND UTILITY SERVICES HAVE NOT BEEN LOCATED. WHEN THE CONTRACTOR ENCOUNTERS AN OBSTRUCTION AND CANNOT ADJUST THE ALIGNMENT USING ALLOWABLE JOINT DEFLECTION, THE CONTRACTOR SHALL REFER TO THE WATER MAIN DETAIL SHEETS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROMPT REPAIR OF DAMAGED UTILITIES, AND SHALL RESTORE THE SITES AS NEATLY AS POSSIBLE TO THEIR ORIGINAL CONDITION.
22. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES, ROADS, PIPELINES, TREES, SHRUBBERY, GRASS AREAS, ETC. DURING THE PROGRESS OF THE WORK AND SHALL REMOVE DAILY FROM THE SITE ALL DEBRIS AND UNUSED MATERIALS. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL RESTORE THE SITES AS NEATLY AS POSSIBLE TO THEIR ORIGINAL CONDITION.
23. ALL SIDEWALK AREAS SHALL BE PASSABLE AND BROOM SWEEP AT THE END OF EACH WORK DAY.
24. DURING FLUSHING AND PRESSURE TESTING OF THE MAIN, THE VILLAGE OF SOUTH BLOOMING GROVE SHALL OPERATE ALL VALVES.
25. REFER TO DETAIL SHEET FOR STANDARD DETAILS.

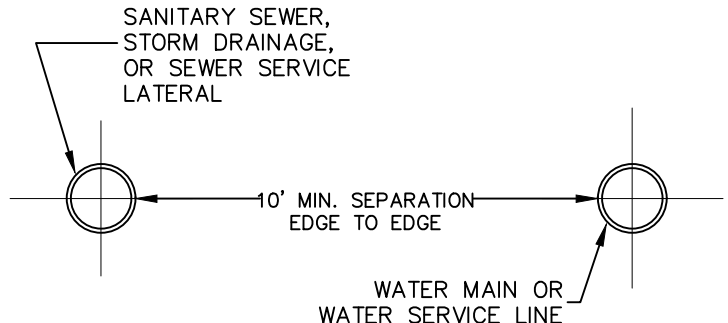


**TYPICAL WATER CONNECTION DETAIL**  
NOT TO SCALE

NOTES:  
1. ALL FITTINGS TO BE INSULATED AND COMPRESSION TYPE. ALL BURIED INSULATORS AND PIPES MUST BE WRAPPED A MINIMUM OF 36" FROM INSULATOR WITH POLYKEN PRIMER AND #932 HI-TACK JOINT WRAP TAPE OR APPROVED EQUAL.  
2. PROVIDE A TYPICAL HORIZONTAL "S" CURVE BETWEEN THE CORPORATION STOP AND CURB STOP.



**WATER & SEWER CROSSING DETAIL**  
NOT TO SCALE



**WATER & SEWER HORIZONTAL SEPARATION**  
NOT TO SCALE

**SEWER & WATER SEPARATION NOTES**

1. WHEN IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL OR VERTICAL SEPARATION AS SHOWN, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN, AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
2. A FULL LENGTH OF BOTH PIPES CROSSING MUST BE CENTERED AT THE CROSSING.
3. BEDDING MATERIAL SHALL BE INCREASED TO 12" BELOW THE LENGTH OF WATER MAIN PIPE FOR 10' ON EITHER SIDE OF THE CROSSING.
4. TWO LAYERS OF CAUTION TRACER TAPE SHALL BE PLACED 18" MINIMUM ABOVE STORM SEWER MAINS.

**NOTES**

1. SEPARATION DISTANCE BETWEEN WATER MAINS AND STORM/SEWER MAINS SHALL BE 10' HORIZONTAL AND 18" AT CROSSINGS. THESE SEPARATION DISTANCES MUST BE MAINTAINED UNLESS SPECIFICALLY SHOWN AND INDICATED OTHERWISE ON THE PLANS. THE PREFERRED CROSSING OPTION IS FOR THE WATER MAIN TO BE CONSTRUCTED ABOVE STORM/SEWER MAINS.
2. SEWER MAIN INCLUDES SEWER LATERALS AND STORM DRAIN.
3. WATER MAIN INCLUDES WATER SERVICE LATERALS.
4. DEFLECT WATER MAIN IN AN ARC BENEATH THE SEWER/STORM LINE. DO NOT USE FITTINGS TO DEFLECT THE WATER MAIN.

**WATER OVER SEWER SEPARATION NOTES**

1. FULL LENGTH OF BOTH PIPES CROSSING MUST BE CENTERED AT THE CROSSING SO THAT PIPE JOINTS WILL BE AS FAR FROM EACH OTHER AS POSSIBLE (10' MIN.).
2. CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR EXISTING WATER MAIN OVER THE ENTIRE TRENCH WIDTH TO PREVENT DAMAGE TO THE WATER MAIN.
3. WATER TIGHT JOINTS WHERE WATERLINES ARE CROSSED ABOVE OR BELOW.

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

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REV.	BY	DATE	DESCRIPTION
1.	MM	05/26/23	PER PB COMMENTS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

**ARDEN CONSULTING ENGINEERS, PLLC**  
P.O. BOX 340 MONROE, N.Y.  
TEL: (845) 782-8114  
[WWW.ARDENCONSULTING.NET](http://WWW.ARDENCONSULTING.NET)

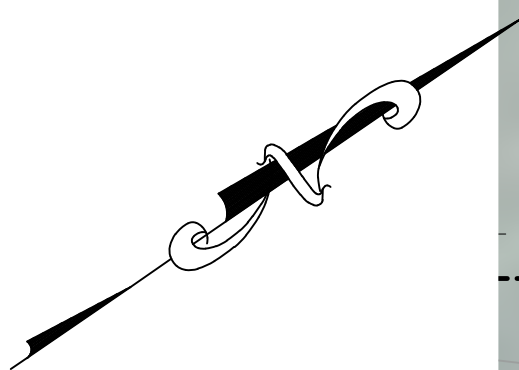
SITE PLAN & SUBDIVISION PREPARED FOR  
**2 MICHAEL COURT**  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK

**WATER SUPPLY DETAILS**

JOB#: 22-020
SCALE: AS NOTED
DATE: 05-26-23
DRAWN: MM
CHECKED: MM
SHEET NO. 10 of 11

MICHAEL A. MORGANTE, P.E.  
LIC. NO. 78577





B-L  
B-9  
S-B-L  
216-1-9  
(TM)  
23,892 S.F.

PROPOSED  
TWO-FAMILY  
DWELLING  
3022.75 SQ. FT.

PROPOSED  
TWO-FAMILY  
DWELLING  
3099.25 SQ. FT.

- LEGEND:**
- EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING FENCE
  - EXISTING OVERHEAD LINE
  - EXISTING SEWER LINE
  - EXISTING GAS LINE
  - EXISTING POLE
  - EXISTING SEWER MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING INLET
  - EXISTING WATER VALVE
  - EXISTING GAS VALVE
  - EXISTING PROPERTY CORNER
  - EXISTING AIRCONDITIONING UNIT
  - EXISTING ELECTRIC METER
  - EXISTING MAIL BOX
  - EXISTING TREE
  - PROPOSED SETBACK
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED LOT LINE
  - PROPOSED WALL

REV.	BY	DATE	DESCRIPTION
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ORTHOIMAGERY

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ORTHOIMAGERY  
SCALE: 1"=10'

