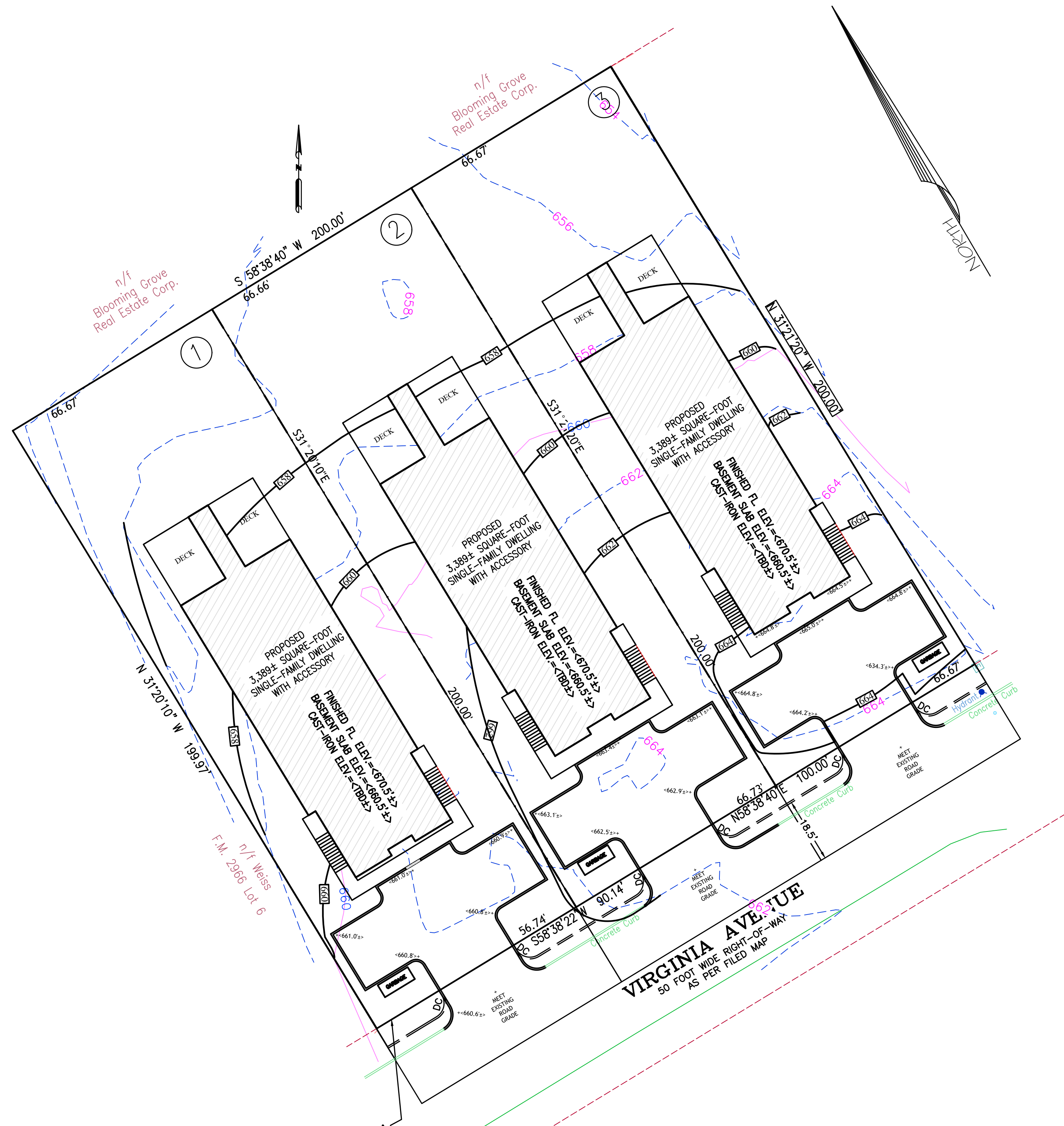


LEGEND

625.0(TC) DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE
625.0(BC) DENOTES EXISTING "BOTTOM OF CURB" GRADE		DENOTES EXISTING CONCRETE SURFACE
625.0(DC) DENOTES EXISTING "DROP CURB" GRADE		DENOTES PROPOSED ELECTRIC METERS
625.0(BW) DENOTES EXISTING "BOTTOM OF WALL" GRADE		DENOTES PROPOSED CONCRETE SURFACE
625.0(TW) DENOTES EXISTING "TOP OF WALL" GRADE		DENOTES PROPOSED GAS METER
WV DENOTES EXISTING WATER VALVE		DENOTES EXISTING STONE WALL
GV DENOTES EXISTING GAS VALVE		DENOTES PROPOSED STONE
WMH DENOTES EXISTING WATER MANHOLE		
TMH DENOTES EXISTING TELEPHONE MANHOLE		GM DENOTES PROPOSED EXISTING GAS MAIN
SMH DENOTES EXISTING SANITARY MANHOLE		PGS DENOTES PROPOSED GAS SERVICE
DMH DENOTES EXISTING DRAINAGE MANHOLE		OW DENOTES EXISTING OVERHEAD WIRES
LP DENOTES EXISTING LIGHT POLE		PE DENOTES PROPOSED UNDERGROUND ELECTRIC SERVICE
CB DENOTES EXISTING CATCH BASIN		WS# DENOTES #(SIZE)" DOMESTIC WATER SERVICE
+217.6 DENOTES EXISTING SPOT GRADE		FS# DENOTES #(SIZE)" FIRE SERVICE LINE
+XXXX.XX±±± DENOTES PROPOSED SPOT GRADE		F&WS# DENOTES #(SIZE)" DOMESTIC & FIRE SERVICE LINE
-238 DENOTES EXISTING CONTOUR LINE		FS# DENOTES #(SIZE)" FIRE SERVICE LINE
		CV DENOTES PROPOSED CURB VALVE
		SSM DENOTES PROPOSED SANITARY SEWER MAIN
		SMH DENOTES PROPOSED SANITARY MANHOLE
		WLS DENOTES EXISTING WETLANDS LIMIT LINE
		CO DENOTES PROPOSED SEWER LATERAL CLEANOUT

GRADING NOTES:

- CONTRACTOR SHALL VERIFY LOCATION AND OPERATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES, FEATURES, CONDITIONS, ETC., AND SHALL NOTIFY THE ENGINEER AND APPLICANT, IN WRITING, OF ANY DISCREPANCIES.
- TREE CLEARING TO BE LIMITED TO THAT NECESSARY FOR PROPOSED CONSTRUCTION AND REQUIRED GRADING.
- PROVIDE EROSION CONTROL SHOWN ON "EROSION CONTROL PLAN."
- DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN THIRTY DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2LB. RYE GRASS OR MULCHED WITH 100LBS. OF STRAW OR HAY PER 1,000 SQUARE-FOOT. TEMPORARY DIVERSION DITCHES WILL BE ESTABLISHED WHERE NECESSARY.
- STABILIZE ALL DISTURBED AREAS WITH PERMANENT COVER FOLLOWING CONSTRUCTION. APPLY THE NECESSARY LIME, FERTILIZER, SEED AND MULCH.
- TEMPORARY SEDIMENTATION ENTRAPMENT AREA SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED USING EARTHEN BERMS RIP-RAP OR CRUSHED STONE DAMS, HAY BALES OR SUITABLE MATERIALS. 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.
- 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 REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED PLANS.
- ALL CONSTRUCTION SHALL MEET CURRENT SPECIFICATIONS OF THE LOCAL MUNICIPAL AUTHORITY WHICH APPROVED THE PROJECT PLANS AND/OR ANY GOVERNMENT AGENCY HAVING JURISDICTION OVER THIS PLOT.
- THE SEED MIXTURE FOR PERMANENT SEEDING SHALL BE:
 KENTUCKY BLUEGRASS 100lbs / ACRE (2.0 lb./ 1000 SQUARE-FOOT)
 CREEPING RED FESCUE ... 30lbs / ACRE (0.5 lb./ 1000 SQ. FT.)
 PERENNIAL RYE GRASS ... 23lbs / ACRE (0.7 lb./ 1000 SQ. FT.)
- THE FOLLOWING APPLICATION RATES ARE TO BE USED FOR PERMANENT SEEDING: LIME IS TO BE APPLIED TO A PH OF AT LEAST 6.0 TO 7.0 OR AT A RATE OF 4 TONS PER ACRE (STANDARD GRADE LIMESTONE), FERTILIZER TO BE APPLIED AT A RATE OF 800 POUNDS TO 900 POUNDS PER ACRE OR EQUIVALENT 5-10-10 (NITROGEN-PHOSPHOROUS-POTASSIUM)
- SOD MAY BE USED INSTEAD OF SEED.



SITE SPECIFIC NOTES:

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT #'s 211-2-7 AND 211-2-8 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: SHAYA BRACH
37 VIRGINIA AVENUE
MONROE, NEW YORK 10950
- APPLICANT: SHAYA BRACH
37 VIRGINIA AVENUE
MONROE, NEW YORK 10950
- SITE ADDRESSES: 35 & 37 VIRGINIA AVENUE
MONROE, NEW YORK 10950
- DEED REFERENCE: DEED BOOK: 15015, DEED PAGE: 1021.
(35 VIRGINIA AVENUE)
- DEED REFERENCE: DEED BOOK: 14032, DEED PAGE: 1954.
(37 VIRGINIA AVENUE)
- TOTAL AREA OF PARCEL: 40,015± SQUARE-FOOT or 0.919± ACRES.
AREA OF 35 VIRGINIA: 20,015± SQUARE-FOOT or 0.46± ACRES.
AREA OF 37 VIRGINIA: 20,000± SQUARE-FOOT or 0.46± ACRES.
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- FILED MAP REFERENCE: BEING KNOWN AS LOTS 7 AND 8 AS SHOWN ON A CERTAIN MAP ENTITLED "CAPITOL HILL SECTION IV (SHEET 1 OF 2) WITH A LAST REVISED DATE OF OCTOBER 12, 1972 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 10, 1973 AS MAP NUMBER 2966.
- SANITARY SEWAGE SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM VILLAGE OF SOUTH BLOOMING GROVE CONSOLIDATED SEWER DISTRICT #1.
- WATER SUPPLY SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM VILLAGE OF SOUTH BLOOMING GROVE CONSOLIDATED WATER DISTRICT CAP.
- UTILITIES: GAS/ELECTRIC.
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
- PROPOSED USE: SINGLE-FAMILY WITH ACCESSORY.
- EXISTING NUMBER OF LOTS: TWO (2) SEPARATE TAX LOTS.
- PROPOSED NUMBER OF LOTS: THREE (3)
- GRID COORDINATES: (35 VIRGINIA AVENUE)
GRID EAST: 582087, GRID NORTH 925243.
(37 VIRGINIA AVENUE)
GRID EAST: 582100, GRID NORTH 925313.
- BOUNDARY AND EXISTING CONDITIONS: BASED ON SURVEY, BY OTHERS.
- TOPOGRAPHIC DATUM: AS PER PROJECT SURVEYOR.
- 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.
- CONTRACTOR TO KEEP ROAD AND SURROUNDING AREAS CLEAR OF TRASH AND DEBRIS.
- CONTRACTOR TO MINIMIZE DIRT AND MUD IN ROADWAY BY CLEANING ROADWAY AS REQUIRED OR REQUESTED BY THE LOCAL MUNICIPAL AUTHORITIES.
- PROPOSED DUMPSTER LOCATION TO BE REVIEWED WITH THE VILLAGE BUILDING DEPARTMENT.
- PROPOSED DUMPSTER LOCATION TO BE REVIEWED WITH THE VILLAGE DEPARTMENT.
- NO TREE CUTTING FROM APRIL TO OCTOBER REGARDING BAT HABIT.

DISTRICTS:

TYPE	NAME	ALARM No.
FIRE DISTRICT:	SOUTH BLOOMING GROVE FIRE DISTRICT	FD039
PARK DISTRICT:	MERRIEWOLD LAKE PARK	PK001
WATER DISTRICT:	CONSOLIDATED WATER DISTRICT CAP	WDO51
WATER DISTRICT:	MERRIWOLD WATER 6	WDO61
SEWER DISTRICT:	CONSOLIDATED SEWER DISTRICT #1	SW094
SEWER TREATMENT PLANT:	HARRIMAN TREATMENT PLANT EXP.	SW102
AMBULANCE DISTRICT:	BLOOMING GROVE AMBULANCE	AMO02
GARBAGE DISTRICT:	TOWN WIDE REFUSE	RG016

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCES:

35 Virginia Avenue:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR 35 VIRGINIA AVENUE" - SECTION 211 ~ BLOCK 2 ~ LOT 7 PREPARED BY EDWARD T. GANNON, P.L.S. SURVEY DATE NOVEMBER 15, 2025 JOB NUMBER 22487.

37 Virginia Avenue:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR 37 VIRGINIA AVENUE" - SECTION 211 ~ BLOCK 2 ~ LOT 8 PREPARED BY EDWARD T. GANNON, P.L.S. SURVEY DATE NOVEMBER 15, 2025 JOB NUMBER 22487.

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION, SPECIFICATION SHEET OR MUNICIPAL OR AGENCY APPROVAL. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS OR ACCEPTED CONSTRUCTION METHODS

OWNERS:	APPLICANT:
SHAYA BRACH 37 VIRGINIA AVENUE MONROE, NEW YORK 10950	SHAYA BRACH 37 VIRGINIA AVENUE MONROE, NEW YORK 10950

DRAWING LIST:

DRAWING NAME	SHEET #
PLOT PLAN	1 OF 8
GRADING AND DRAINAGE PLAN	2 OF 8
EROSION CONTROL PLAN	3 OF 8
UTILITY PLAN	4 OF 8
EXISTING CONDITIONS PLAN	5 OF 8
SITE DEMOLITION PLAN	6 OF 8
DETAIL SHEET	7 OF 8
SUBDIVISION PLAT	8 OF 8

Know what's below.

Call before you dig.

SEAL VALID FOR MJC JOB# 2519 SEAL DATE: MARCH 14, 2025

THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.

REVISIONS:

#	DATE	COMMENTS

GRAPHIC SCALE

(IN FEET)
1 inch = 20 Feet.

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.

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

GRADING PLAN
PREPARED FOR:
TAX LOTS
SECTION 211, BLOCK 2, LOT 7 &
SECTION 211, BLOCK 2, LOT 8

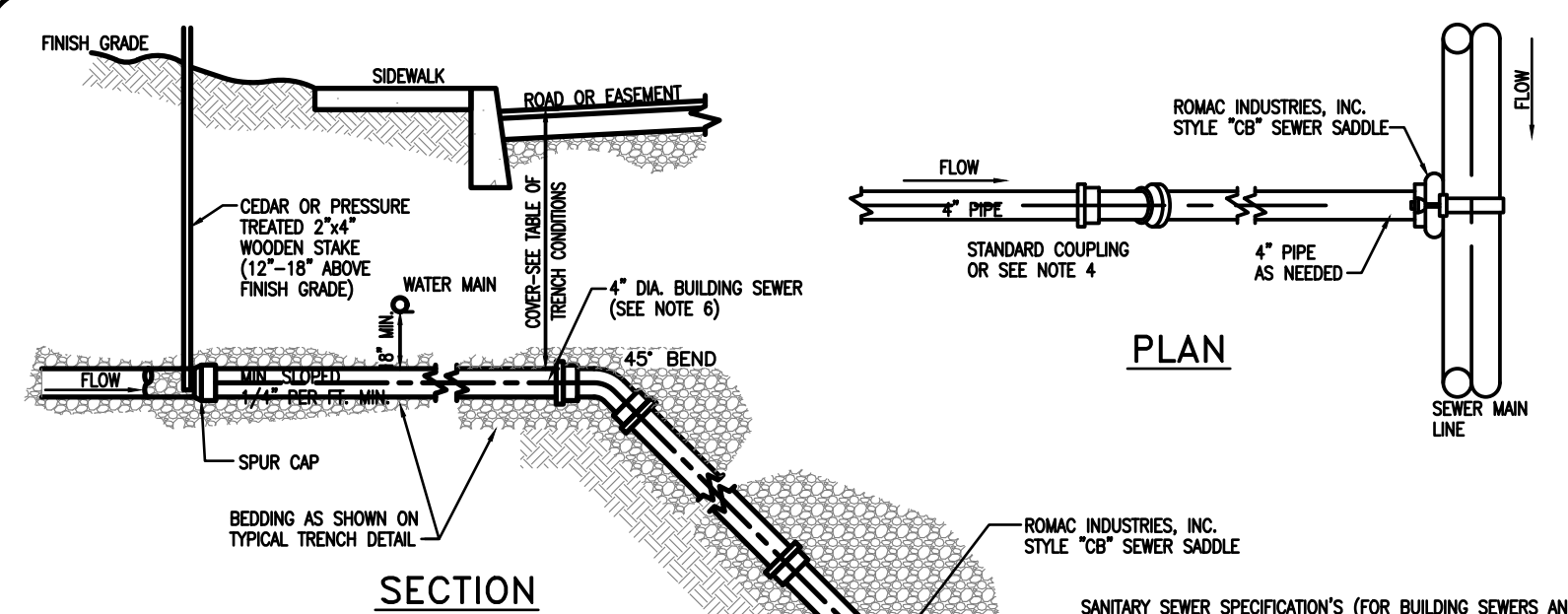
35 & 37 VIRGINIA AVENUE

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
Post Office Box 96, Pearl River, New York 10965
Phone (845) 629-3743 mc@caliseengineering.com

TAX LOTS:	211-2-7&8
TOTAL SITE AREA:	0.919± ACRES
	40,015± SQUARE-FOOT
JOB NUMBER:	2519
SCALE:	1"=20'
DATE:	MARCH 10, 2025
SHEET:	2 OF 8

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SPECIAL CONDITIONS FOR SHALLOW TRENCH

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

- SEWER MAIN CONNECTION DETAIL**
NOT TO SCALE
- NOTES:**
- EACH 6" BUILDING SEWER SHALL PROVIDE SERVICE FOR NO MORE THAN TWELVE (12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OCSL NO. 1 UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY SEWER DEPARTMENT.
 - APPROVED BUILDING 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 #2 DRESSER COUPLING OR DRESSER STYLE 202 HIRAX COUPLING (OR APPROVED EQUAL).
 - SADDLE CONNECTION SHALL BE A FITTING CONSTRUCTED SPECIFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS (OR APPROVED EQUAL).
 - THE BUILDING SEWER SHOWN FROM THE MAIN LINE SOURCE SADDLE CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE SPECIFICATIONS FOR 12" DIA. 60 SERIES COMPACTION (ASTM D-2564).
 - 4" BUILDING SEWER LATERAL SHALL BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLINGS ONLY. ALL OTHER BUILDING LATERAL SEWERS (INCLUDING COMMERCIAL) SHALL BE 6" IN DIA.

