

### 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		DENOTES PROPOSED EXISTING GAS MAIN	
TMH DENOTES EXISTING TELEPHONE MANHOLE		DENOTES PROPOSED GAS SERVICE	
SMH DENOTES EXISTING SANITARY MANHOLE		DENOTES EXISTING OVERHEAD WIRES	
DMH DENOTES EXISTING DRAINAGE MANHOLE		DENOTES PROPOSED UNDERGROUND ELECTRIC SERVICE	
LP DENOTES EXISTING LIGHT POLE		DENOTES #("SIZE") DOMESTIC WATER SERVICE	
CB DENOTES EXISTING CATCH BASIN		DENOTES #("SIZE") FIRE SERVICE LINE	
+217.6 DENOTES EXISTING SPOT GRADE		DENOTES #("SIZE") DOMESTIC & FIRE SERVICE LINE	
+XXXX.XX± DENOTES PROPOSED SPOT GRADE		DENOTES #("SIZE") FIRE SERVICE LINE	
-238 DENOTES EXISTING CONTOUR LINE		DENOTES PROPOSED CURB VALVE	
514 DENOTES PROPOSED CONTOUR		DENOTES PROPOSED SANITARY SEWER MAIN	
14 DENOTES EXISTING SANITARY MANHOLE		DENOTES PROPOSED SANITARY MANHOLE	
WL# DENOTES EXISTING WETLANDS LIMIT LINE		DENOTES PROPOSED SANITARY MANHOLE	
CO DENOTES PROPOSED SEWER LATERAL CLEANOUT		DENOTES EXISTING WETLANDS LIMIT LINE	

- ### 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 DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD BE THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
  - 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 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 SUBCONTRACTORS 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 PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF THE 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.
  - 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 LB 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 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.

### BULK TABLE:

ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT  
 PROPOSED USE: FOUR (4) UNIT RESIDENTIAL CONDOMINIUMS

BULK REQUIREMENTS:		102 DUELK AVENUE	
MINIMUM:	REQUIRED	PROVIDED	COMMENTS
LOT AREA:	10,000 SQUARE-FOOT	12,469.35± SQUARE-FOOT	OK
FRONTAGE:	EXISTING	120.00 FEET	OK
FRONT YARD:	40 FEET	42.4± FEET	OK
REAR YARD:	40 FEET	41.8± FEET	OK
SIDE YARD (ONE):	15 FEET	15.1± FEET	OK
SIDE YARD (BOTH):	30 FEET	36.2± FEET	OK
MAXIMUM:	REQUIRED	PROVIDED	COMMENTS
BUILDING COVERAGE:	<50%	23.3±%	OK
BUILDING HEIGHT (FEET):	< 35 FEET	< 35 FEET	OK
BUILDING HEIGHT (STORIES):	< 2 STORIES	< 2 STORIES	OK
PARKING:	REQUIRED	PROVIDED	OK
PROPOSED PARKING:	4 PER LOT	4	OK

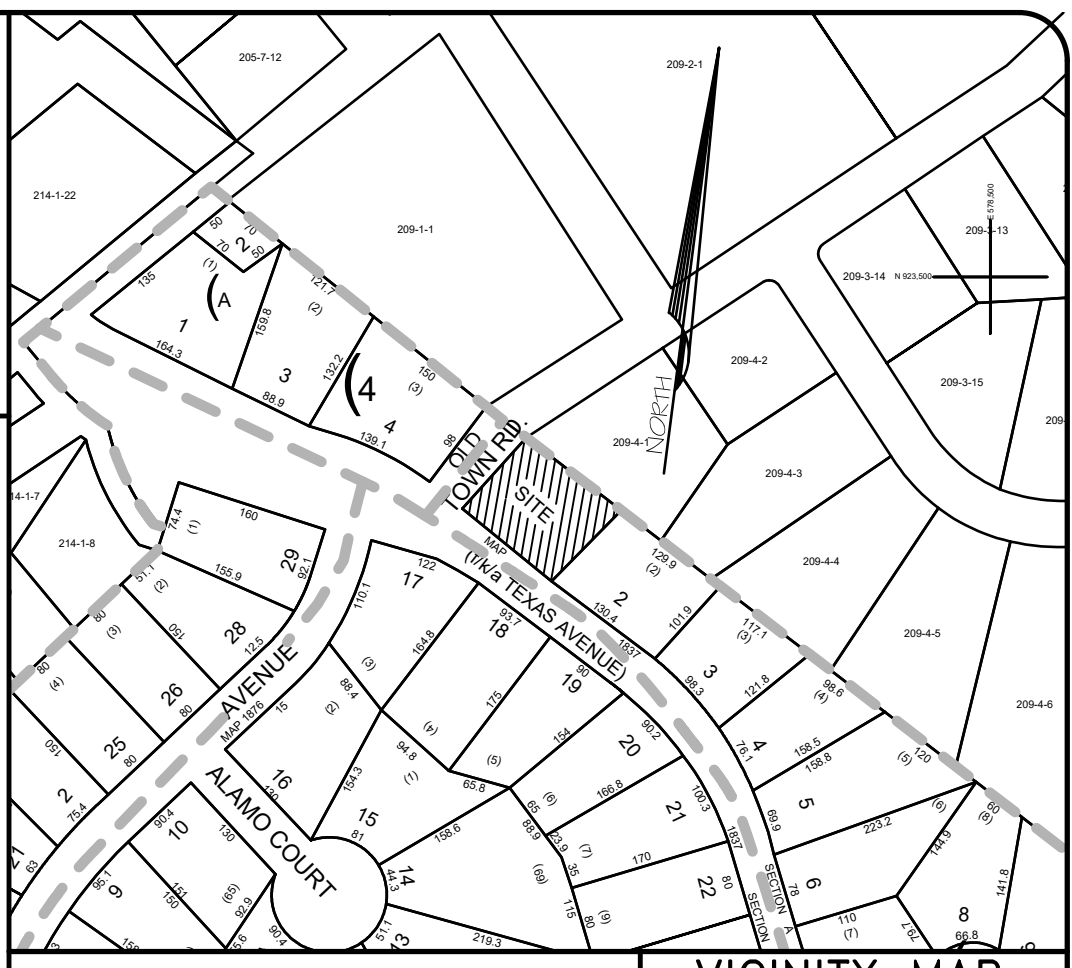
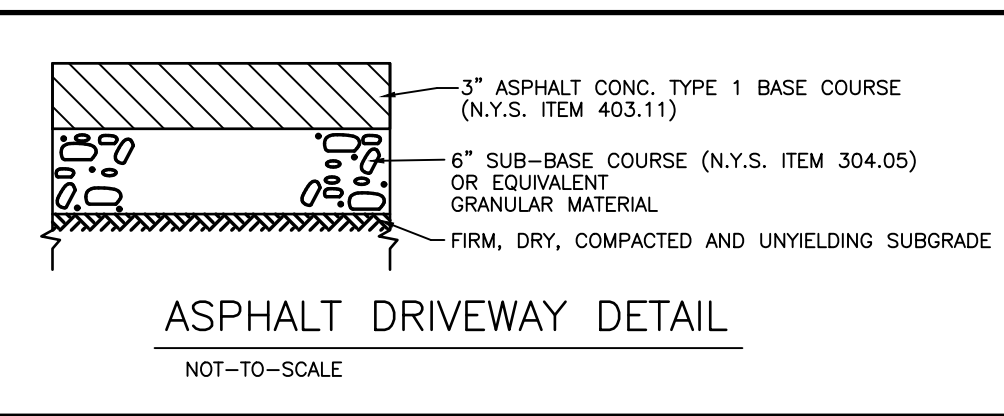
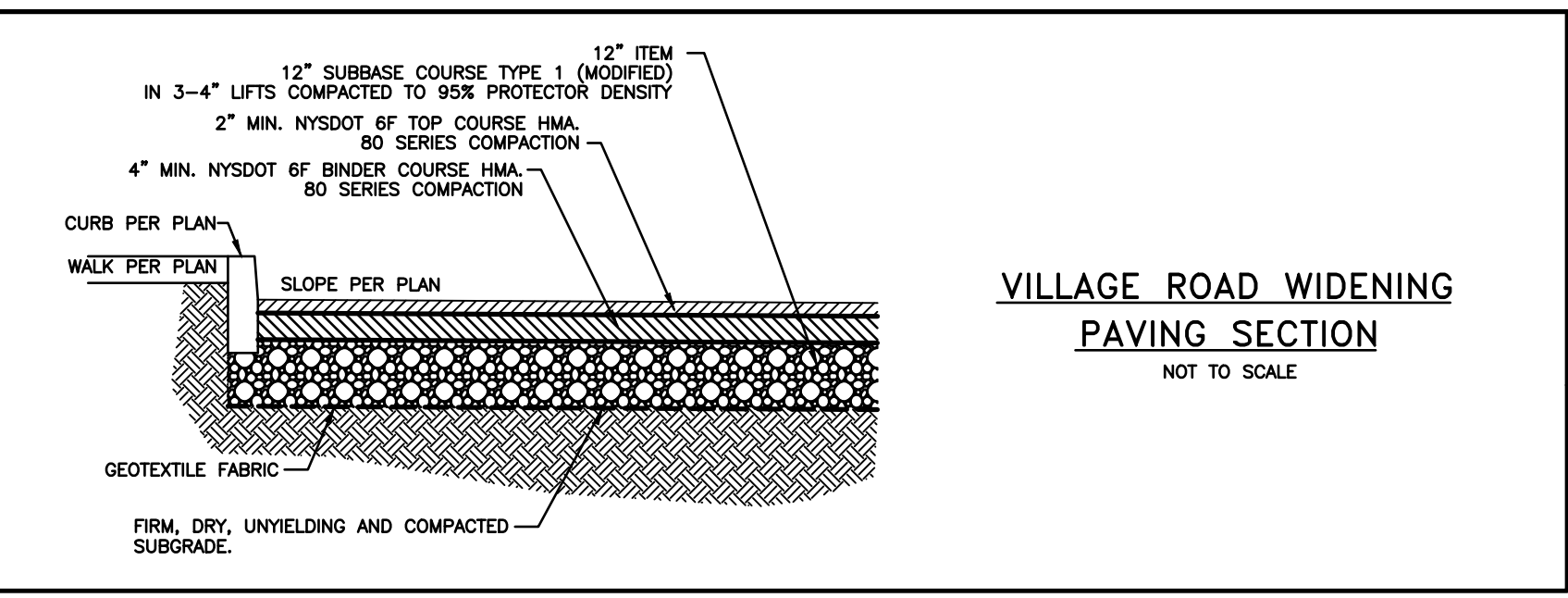
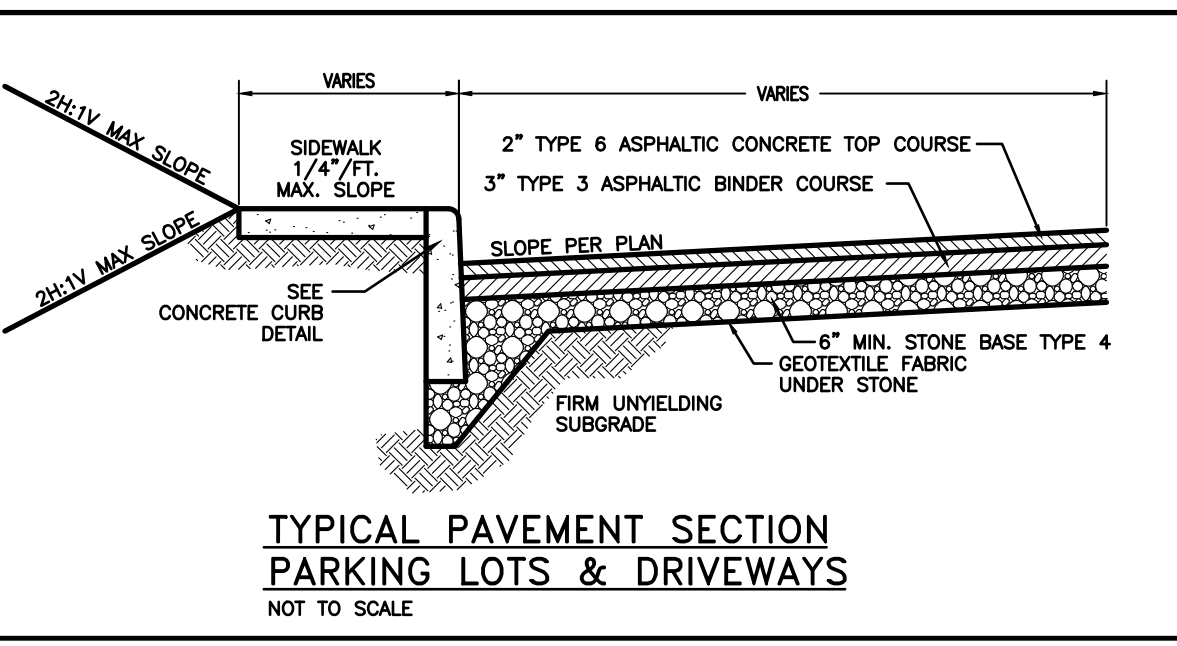
**BULK NOTES:**

- LOTS SERVED BY CENTRAL SEWER AND WATER SYSTEMS.
- LOT BULK DIMENSIONS BASED ON HOUSE SIZES FROM ARCHITECTURAL PLANS PROVIDED BY OWNER.
- ALL SETBACKS DETERMINED DURING THE PLANNING BOARD APPROVAL PROCESS.

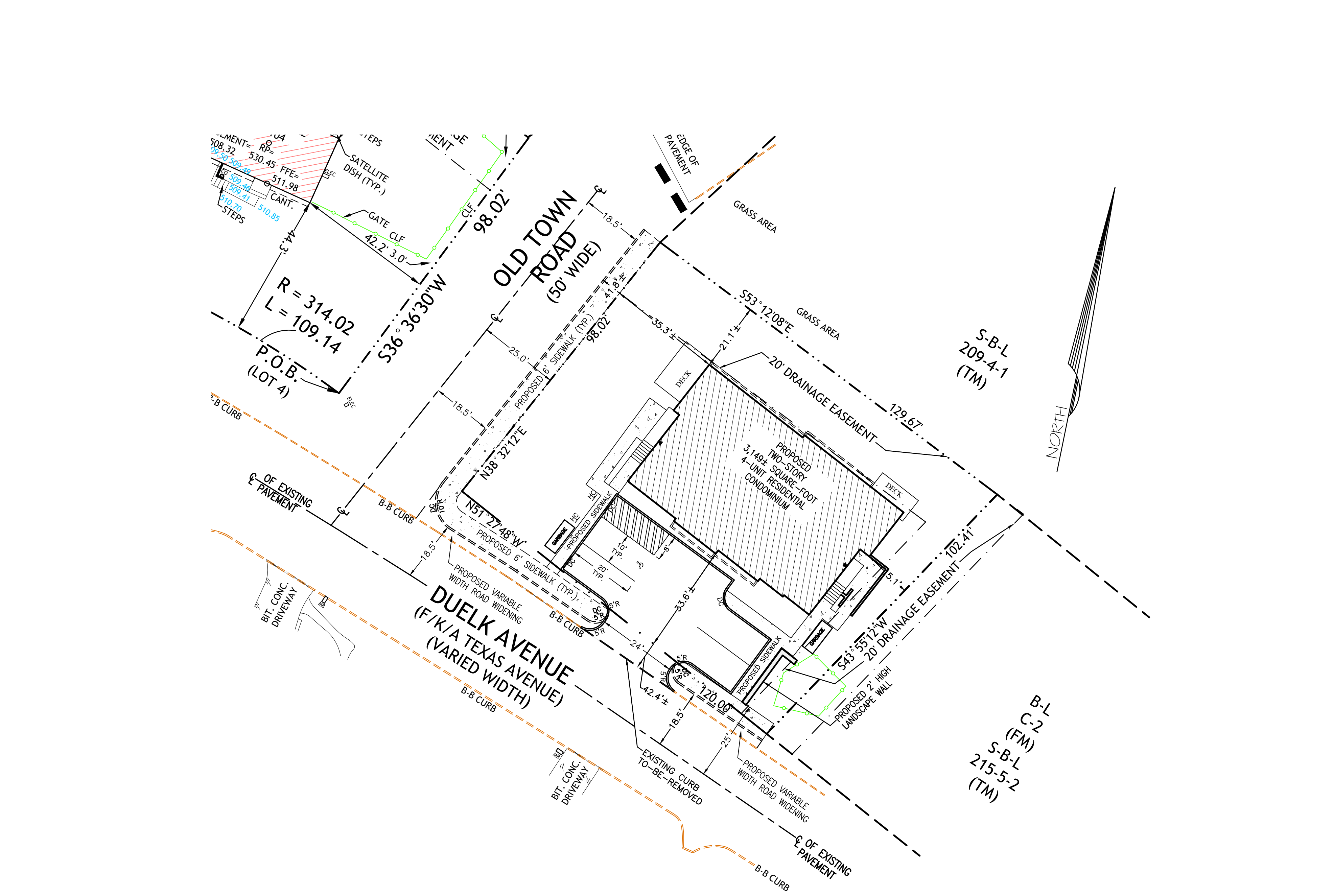
<b>BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCES:</b>	<b>OWNER'S:</b>	<b>APPLICANT:</b>	<b>STREET ADDRESS:</b>
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY OF THE PROPERTY PREPARED FOR 7 FORT WORTH PLACE" - SECTION 221 ~ BLOCK 3 ~ LOT 35 PREPARED BY EDWARD T. GANNON, P.L.S. SURVEY DATE FEBRUARY 27, 2019; UPDATED FEBRUARY 26, 2025. JOB NUMBER 19145.	ISRAEL C. KRAUSZ 32 VAN BUREN DRIVE UNIT 302 MONROE, NEW YORK 10950	ISRAEL C. KRAUSZ 32 VAN BUREN DRIVE UNIT 302 MONROE, NEW YORK 10950	102 DUELK DRIVE MONROE, NEW YORK 10950

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- ### SITE SPECIFIC NOTES:
- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT NUMBER 215-5-1 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
  - RECORD OWNER: ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950
  - APPLICANT: ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950
  - SITE ADDRESSES: 102 DUELK AVENUE  
MONROE, NEW YORK 10950
  - DEED REFERENCES: DEED BOOK: 15166, DEED PAGE: 1456.
  - AREA OF PARCEL: 12,000± SQUARE-FOOT or 0.28± ACRES.
  - ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
  - FILED MAP REFERENCE: BEING KNOWN AS LOT 35 AS SHOWN ON A CERTAIN MAP ENTITLED "PLAN OF SUBDIVISION FOR WORLEY HEIGHTS, SECTION C" DATED OCTOBER 25, 1961 PREPARED BY EUSTANCE & HOROWITZ, FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NUMBER 1950.
  - SANITARY SEWER 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. GAS/ELECTRIC PROVIDER ORANGE AND ROCKLAND UTILITIES, INC.
  - EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
  - PROPOSED USE: FOUR (4) UNIT RESIDENTIAL CONDOMINIUM
  - EXISTING NUMBER OF LOTS: ONE (1) TAX LOT.
  - PROPOSED NUMBER OF LOTS: NO PROPOSED NEW LOTS.
  - GRID COORDINATES: GRID EAST: 578970  
GRID NORTH: 922715
  - BOUNDARY AND EXISTING CONDITIONS: BASED ON SURVEY, BY OTHERS.
  - TOPOGRAPHIC DATUM: AS PER PROJECT SURVEYOR.
  - 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.
  - CONTRACTOR TO KEEP ROAD AND SURROUNDING AREAS CLEAR OF 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
  - 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	WD051
WATER DISTRICT:	MERRIWOLD WATER 6	WD061
SEWER DISTRICT:	CONSOLIDATED SEWER DISTRICT #1	SW094
SEWER TREATMENT PLANT:	HARRIMAN TREATMENT PLANT EXP.	SW102
AMBULANCE DISTRICT:	BLOOMING GROVE AMBULANCE	AM002
GARBAGE DISTRICT:	TOWN WIDE REFUSE	RG016

### DRAWING LIST:

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

**Know what's below. 811. Call before you dig.**

SEAL VALID FOR: MJC JOB# 2524  
SEAL DATE: NOVEMBER 22, 2025

THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.

### REVISIONS:

#	DATE	COMMENTS
1	NOVEMBER 22, 2025	ARCHITECT'S COMMENTS

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

### PLOT PLAN

PREPARED FOR:  
TAX LOT  
SECTION 215, BLOCK 5, LOT 1

## 102 DUELK DRIVE

VILLAGE OF SOUTH BLOOMING GROVE  
TOWN OF BLOOMING GROVE  
COUNTY OF ORANGE AND STATE OF 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 mcaliseengineering.com

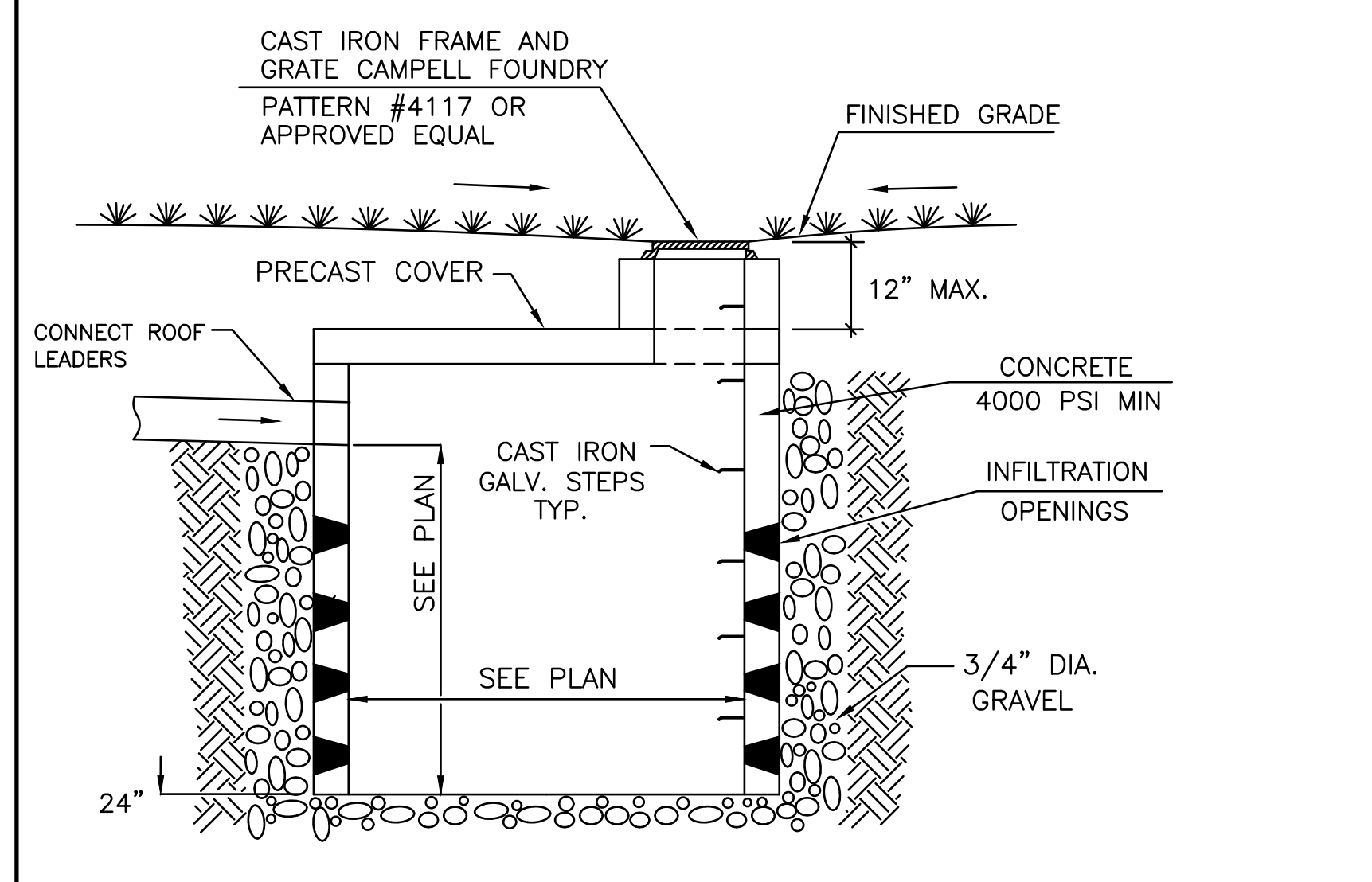
TAX LOTS:	215-5-1
LOT AREA:	0.286± ACRES
	12,469.35± SQUARE-FOOT
JOB NUMBER:	2524
SCALE:	1"=20'
DATE:	MAY 8, 2025
SHEET:	1 OF 7

**LEGEND**

625.0(TC) DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE	
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CO DENOTES PROPOSED SEWER LATERAL CLEANOUT		DENOTES EXISTING WETLANDS LIMIT LINE	

**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 1/2 LB. RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE-FEET. 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 SQ. FT.)  
 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.



**DISTRICTS:**

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FIRE DISTRICT:	SOUTH BLOOMING GROVE FIRE DISTRICT	FD039
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WATER DISTRICT:	CONSOLIDATED WATER DISTRICT CAP	WD051
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GARBAGE DISTRICT:	TOWN WIDE REFUSE	RG016

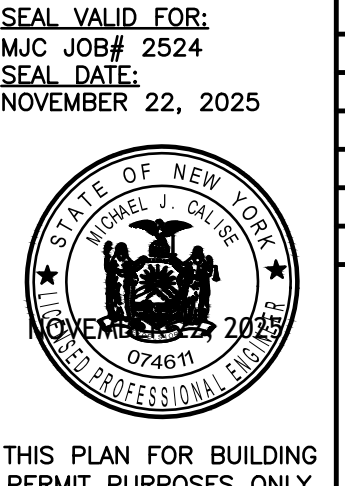
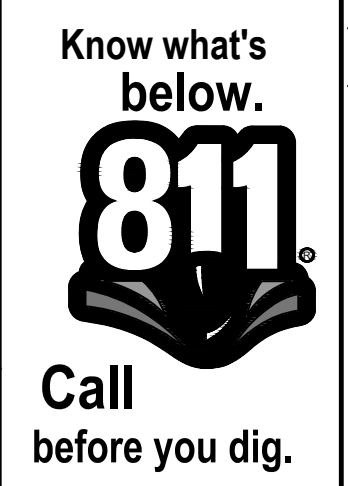
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GRADING AND DRAINAGE PLAN	2 OF 7
EROSION CONTROL PLAN	3 OF 7
UTILITY PLAN	4 OF 7
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DETAIL SHEET	7 OF 7

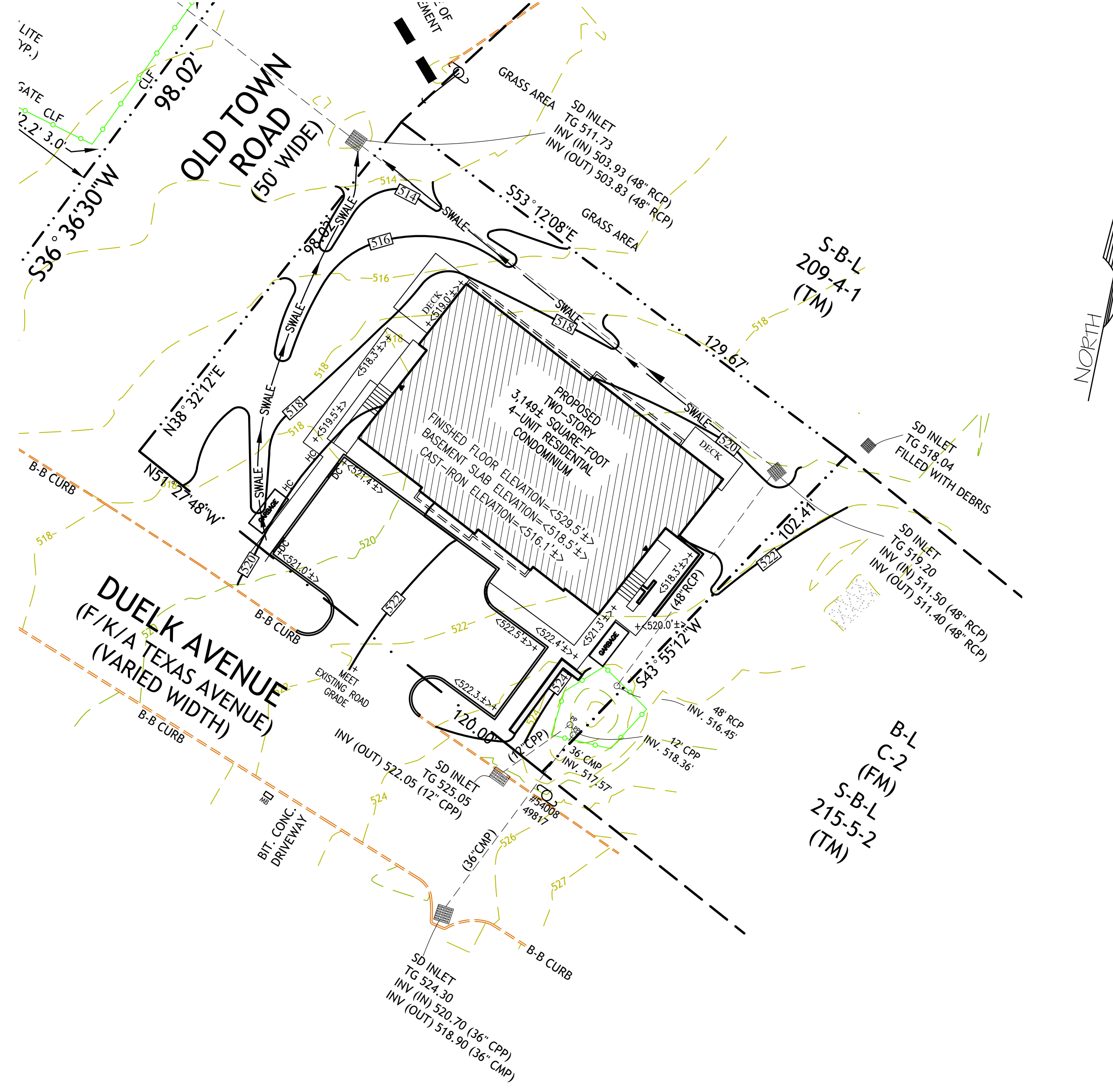
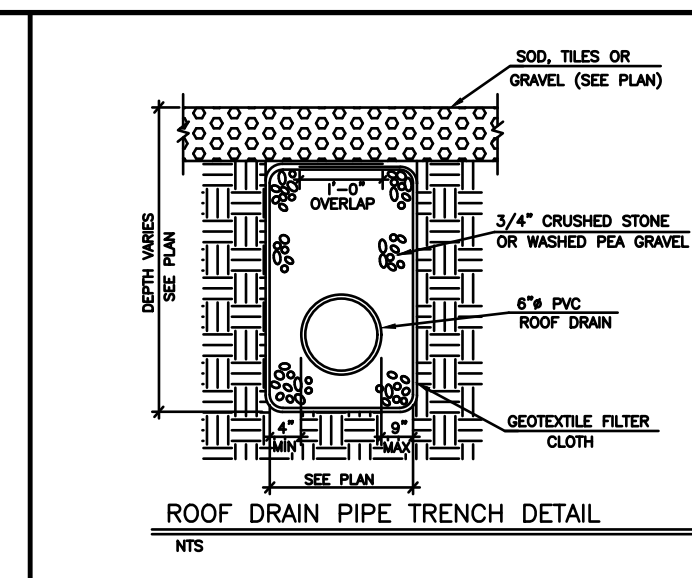


**REVISIONS:**

#	DATE	COMMENTS
1	NOVEMBER 22, 2025	ARCHITECT'S 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.

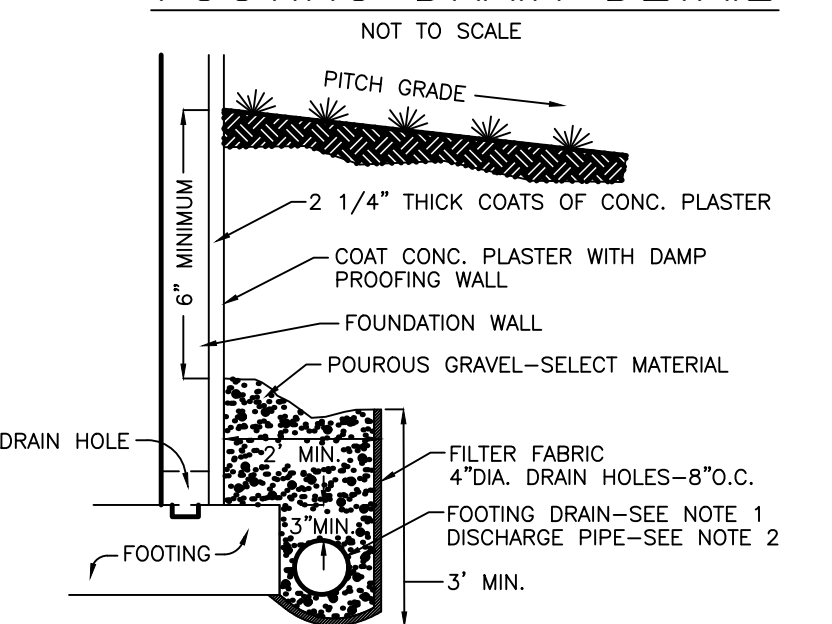
GRAPHIC SCALE  
1 inch = 20 Feet



**SITE SPECIFIC NOTES:**

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT NUMBER 215-5-1 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950
- APPLICANT: ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950
- SITE ADDRESSES: 102 DUELK AVENUE  
MONROE, NEW YORK 10950
- DEED REFERENCES: DEED BOOK: 15166, DEED PAGE: 1456.
- AREA OF PARCEL: 12,000± SQUARE-FEET or 0.28± ACRES.
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- FILED MAP REFERENCE: BEING KNOWN AS LOT 35 AS SHOWN ON A CERTAIN MAP ENTITLED "PLAN OF SUBDIVISION FOR WORLEY HEIGHTS, SECTION 6" DATED, OCTOBER 25, 1961 PREPARED BY EUSTANCE & HOROWITZ, FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NUMBER 1950.
- SANITARY SEWER 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 PROVIDER ORANGE AND ROCKLAND UTILITIES, INC..
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
- PROPOSED USE: FOUR (4) UNIT RESIDENTIAL CONDOMINIUM
- EXISTING NUMBER OF LOTS: ONE (1) TAX LOT.
- PROPOSED NUMBER OF LOTS: NO PROPOSED NEW LOTS.
- GRID COORDINATES: GRID EAST: 578970  
GRID NORTH: 922715
- BOUNDARY AND EXISTING CONDITIONS: BASED ON SURVEY, BY OTHERS.
- TOPOGRAPHIC DATUM: AS PER PROJECT SURVEYOR.
- 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.
- CONTRACTOR TO KEEP ROAD AND SURROUNDING AREAS CLEAR OF 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
- NO TREE CUTTING FROM APRIL TO OCTOBER REGARDING BAT HABIT.

**FOOTING DRAIN DETAIL**



- FOOTING DRAIN NOTES:**
- FOOTING DRAIN: MIN. SLOPE 0.5%; PERFORATED 4" DIA. P.V.C.; TOP OF PIPE NOT LESS THAN 3" BELOW TOP OF FOOTING, CONNECT TO DISCHARGE PIPE.
  - DISCHARGE PIPE: MIN. SLOPE 1.0%; 4" DIA. P.V.C. TO STORM DRAIN, CATCH BASIN OR TO GRADE (POSITIVE OUTFALL).
  - SEE ARCHITECTURAL PLANS FOR FOOTING AND FOUNDATION WALL DESIGN.

**GRADING PLAN**

PREPARED FOR:  
TAX LOT  
SECTION 215, BLOCK 5, LOT 1

**102 DUELK DRIVE**

VILLAGE OF SOUTH BLOOMING GROVE  
TOWN OF BLOOMING GROVE  
COUNTY OF ORANGE AND STATE OF 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:	215-5-1
LOT AREA:	0.286± ACRES
SQUARE-FEET:	12,469.35±
JOB NUMBER:	2524
SCALE:	1"=20'
DATE:	MAY 8, 2025
SHEET:	2 OF 7

**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		DENOTES PROPOSED EXISTING GAS MAIN
TMH DENOTES EXISTING TELEPHONE MANHOLE		DENOTES PROPOSED GAS SERVICE
SMH DENOTES EXISTING SANITARY MANHOLE		DENOTES EXISTING OVERHEAD WIRES
DMH DENOTES EXISTING DRAINAGE MANHOLE		DENOTES PROPOSED UNDERGROUND ELECTRIC SERVICE
LP DENOTES EXISTING LIGHT POLE		DENOTES #("SIZE") DOMESTIC WATER SERVICE
CB DENOTES EXISTING CATCH BASIN		DENOTES #("SIZE") FIRE SERVICE LINE
+217.6 DENOTES EXISTING SPOT GRADE		DENOTES #("SIZE") DOMESTIC & FIRE SERVICE LINE
+XXXX.XX± DENOTES PROPOSED SPOT GRADE		DENOTES #("SIZE") FIRE SERVICE LINE
-238 DENOTES EXISTING CONTOUR LINE		DENOTES PROPOSED CURB VALVE
	DENOTES PROPOSED CONTOUR	DENOTES PROPOSED SANITARY SEWER MAIN
	DENOTES EXISTING SANITARY MANHOLE	DENOTES PROPOSED SANITARY MANHOLE
	DENOTES EXISTING WETLANDS LIMIT LINE	DENOTES PROPOSED SEWER LATERAL CLEANOUT
	DENOTES PROPOSED SEWER LATERAL CLEANOUT	

**EROSION CONTROL SEQUENCE OF CONSTRUCTION:**

- A. CONSTRUCT AND MAINTAIN CONSTRUCTION ENTRANCE. AT THE COMPLETION OF CONSTRUCTION REMOVE CONSTRUCTION ENTRANCE.
- B. INSTALL ALL EROSION CONTROL DEVICES AS SHOWN ON THIS PLAN AND NOTED IN THE "LEGEND FOR EROSION CONTROL REQUIRED AT THE TIME OF CONSTRUCTION".
- C. DURING CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- D. CLEAR GRUB AND EXISTING TREES AND VEGETATION FROM AREAS WITHIN THE LIMITS OF DISTURBANCE (LOD) OR WITHIN AREAS TO BE EXCAVATED, CUT OR FILLED.
- E. STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
- F. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE.
- G. INSTALL STORM DRAINAGE SYSTEM, AS SHOWN ON THE PROJECT PLANS.
- H. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNFINISHED FOR A PERIOD OF 15 DAYS, OR MORE, AS PER NOTE 4 OF "GRADING NOTES."
- I. AFTER COMPLETION OF THE SITE CONSTRUCTION, FILL, GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 10, 11 AND 12 OF "GRADING NOTES."
- J. AFTER LOT STABILIZATION HAS TAKEN PLACE: PAVE (BASE COURSE) DRIVEWAYS. IF NECESSARY, CLEAN DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED DURING CONSTRUCTION.
- K. REMOVE ALL EROSION CONTROL DEVICES.
- L. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABILITY OF STABILIZED VEGETATIVE COVER.
- M. SILT THAT HAS BEEN ACCUMULATED IN SILT RETENTION BASINS TO BE REMOVED WHEN BASIN IS FILLED IN TO 50% PROVIDED DEPTH.
- N. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS REQUIRED AND REQUESTED BY LOCAL MUNICIPAL AUTHORITIES. THIS IS TO PREVENT DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.

**LEGEND FOR EROSION CONTROL MEASURES REQUIRED AT THE TIME OF CONSTRUCTION**

	STABILIZED CONSTRUCTION ENTRANCE
	SILT FENCE
	HAY BALE DIKE
	EARTH DIKE
	SEDIMENT TRAP - STONE OUTLET
	DROP INLET PROTECTION

**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	WD051
WATER DISTRICT:	MERRIWOLD WATER 6	WD061
SEWER DISTRICT:	CONSOLIDATED SEWER DISTRICT #1	SW094
SEWER TREATMENT PLANT:	HARRIMAN TREATMENT PLANT EXP.	SW102
AMBULANCE DISTRICT:	BLOOMING GROVE AMBULANCE	AM002
GARBAGE DISTRICT:	TOWN WIDE REFUSE	RG016

**BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCES:**

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY OF THE PROPERTY PREPARED FOR 7 FORT WORTH PLACE" - SECTION 221 ~ BLOCK 3 ~ LOT 35 PREPARED BY EDWARD T. GANNON, P.L.S. SURVEY DATE FEBRUARY 27, 2019; UPDATED FEBRUARY 26, 2025. JOB NUMBER 19145.

**OWNER'S:**

ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950

**APPLICANT:**

ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950

**STREET ADDRESS:**

102 DUELK DRIVE  
MONROE, NEW YORK 10950

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

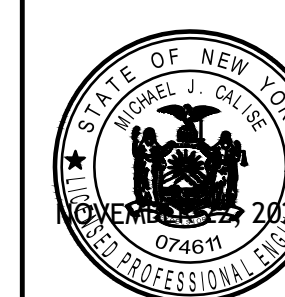
THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF MICHAEL J. CALISE P.E DEVELOPED FOR THE EXCLUSIVE USE OF MICHAEL J. CALISE, P.E. FOR THIS PROJECT ONLY. USE OF THESE DRAWINGS, CAD FILES AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF MICHAEL J. CALISE, P.E. IS PROHIBITED.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

**DRAWING LIST:**

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



SEAL VALID FOR:  
MJC JOB# 2524  
SEAL DATE:  
NOVEMBER 22, 2025

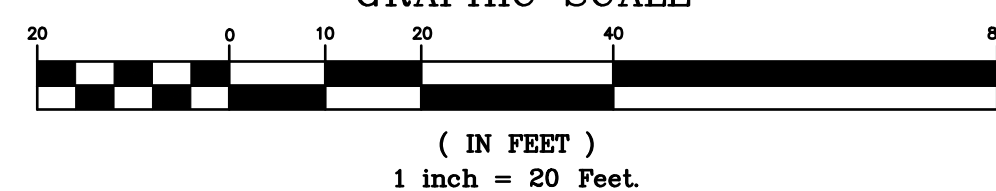


THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.

**REVISIONS:**

#	DATE	COMMENTS
1	NOVEMBER 22, 2025	ARCHITECT'S COMMENTS

**GRAPHIC SCALE**



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

**SITE SPECIFIC NOTES:**

1. THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT NUMBER 215-5-1 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
2. RECORD OWNER: ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950
3. APPLICANT: ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950
4. SITE ADDRESSES: 102 DUELK AVENUE  
MONROE, NEW YORK 10950
5. DEED REFERENCES: DEED BOOK: 15166, DEED PAGE: 1456.
6. AREA OF PARCEL: 12,000± SQUARE-FEET or 0.28± ACRES.
7. ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
6. FILED MAP REFERENCE: BEING KNOWN AS LOT 35 AS SHOWN ON A CERTAIN MAP ENTITLED "PLAN OF SUBDIVISION FOR WORLEY HEIGHTS, SECTION 'C' DATED - OCTOBER 25, 1961 PREPARED BY EUSTANCE & HOROWITZ, FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NUMBER 1950.
8. SANITARY SEWER SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM VILLAGE OF SOUTH BLOOMING GROVE CONSOLIDATED SEWER DISTRICT #1.
9. WATER SUPPLY SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM VILLAGE OF SOUTH BLOOMING GROVE CONSOLIDATED WATER DISTRICT CAP.
10. UTILITIES: GAS/ELECTRIC PROVIDER ORANGE AND ROCKLAND UTILITIES, INC..
11. EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
12. PROPOSED USE: FOUR (4) UNIT RESIDENTIAL CONDOMINIUM
13. EXISTING NUMBER OF LOTS: ONE (1) TAX LOT.
14. PROPOSED NUMBER OF LOTS: NO PROPOSED NEW LOTS.
15. GRID COORDINATES: GRID EAST: 578970  
GRID NORTH: 922715
16. BOUNDARY AND EXISTING CONDITIONS: BASED ON SURVEY, BY OTHERS.
17. TOPOGRAPHIC DATUM: AS PER PROJECT SURVEY.
18. 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.
19. CONTRACTOR TO KEEP ROAD AND SURROUNDING AREAS CLEAR OF CLEAR OF TRASH AND DEBRIS.
20. CONTRACTOR TO MINIMIZE DIRT AND MUD IN ROADWAY BY CLEANING ROADWAY AS REQUIRED OR REQUESTED BY THE LOCAL MUNICIPAL AUTHORITIES.
21. PROPOSED DUMPSTER LOCATION TO BE REVIEWED WITH THE VILLAGE BUILDING DEPARTMENT.
22. PROPOSED DUMPSTER LOCATION TO BE REVIEWED WITH THE VILLAGE
23. NO TREE CUTTING FROM APRIL TO OCTOBER REGARDING BAT HABIT.

**TOTAL SITE DISTURBANCE:**

TOTAL DISTURBED AREA:  
0.254± Acres (11,067.9± square-feet)

THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY.

**EROSION CONTROL PLAN**

PREPARED FOR:  
TAX LOT  
SECTION 215, BLOCK 5, LOT 1

**102 DUELK DRIVE**

VILLAGE OF SOUTH BLOOMING GROVE  
TOWN OF BLOOMING GROVE  
COUNTY OF ORANGE AND STATE OF 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 mcal@caliseengineering.com

TAX LOTS:
215-5-1
LOT AREA:
0.286± ACRES
12,469.35± SQUARE-FEET
JOB NUMBER:
2524
SCALE:
1"=20'
DATE:
MAY 8, 2025
SHEET:
3 OF 7

# LEGEND

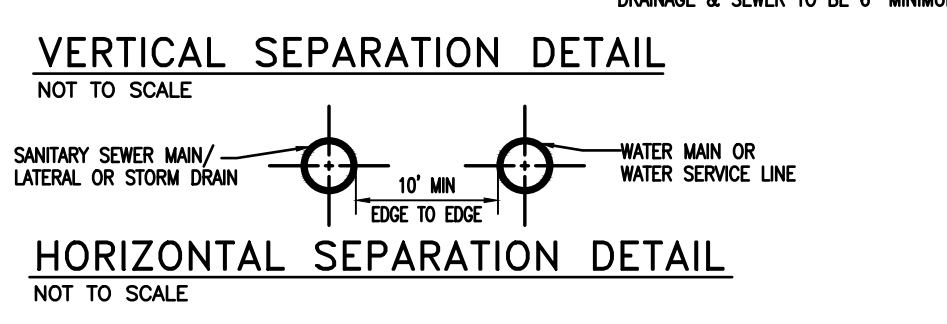
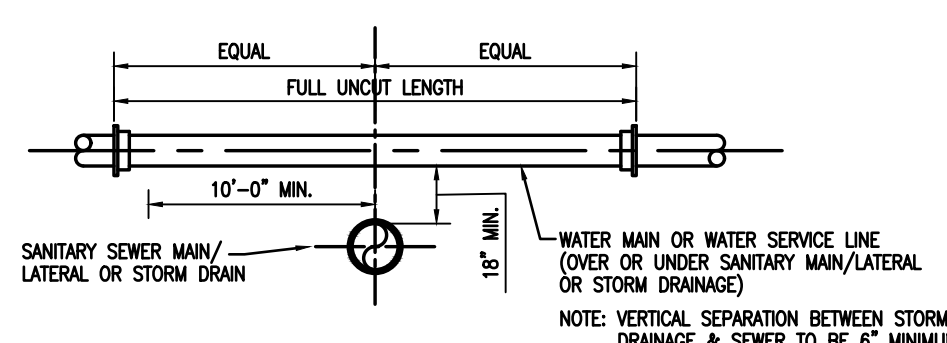
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625.0(BC) DENOTES EXISTING "BOTTOM OF CURB" GRADE		DENOTES EXISTING CONCRETE SURFACE	
625.0(DC) DENOTES EXISTING "DROP CURB" GRADE		DENOTES PROPOSED ELECTRIC METERS	
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GV DENOTES EXISTING GAS VALVE		DENOTES PROPOSED STONE	
WMH DENOTES EXISTING WATER MANHOLE		DENOTES PROPOSED EXISTING GAS MAIN	
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LP DENOTES EXISTING LIGHT POLE		DENOTES #(SIZE)" DOMESTIC WATER SERVICE	
CB DENOTES EXISTING CATCH BASIN		DENOTES #(SIZE)" FIRE SERVICE LINE	
+217.6 DENOTES EXISTING SPOT GRADE		DENOTES #(SIZE)" DOMESTIC & FIRE SERVICE LINE	
+XXXX.XX± DENOTES PROPOSED SPOT GRADE		DENOTES #(SIZE)" FIRE SERVICE LINE	
-238 DENOTES EXISTING CONTOUR LINE		DENOTES PROPOSED CURB VALVE	
514 DENOTES PROPOSED CONTOUR		DENOTES PROPOSED SANITARY SEWER MAIN	
○ DENOTES EXISTING SANITARY MANHOLE		DENOTES PROPOSED SANITARY MANHOLE	
-WL# DENOTES EXISTING WETLANDS LIMIT LINE		DENOTES PROPOSED WETLANDS LIMIT LINE	
○● DENOTES PROPOSED SEWER LATERAL CLEANOUT			

## WATER NOTES:

- CONTRACTOR SHALL VERIFY LOCATION AND OPERATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES, FEATURES, CONDITIONS, ETC., AND SHALL NOTIFY THE ENGINEER AND OWNER, IN WRITING, OF ANY AND ALL DISCREPANCIES.
- ALL WATER MAIN, WATER SERVICES, HYDRANTS, VALVES AND APPURTENANCES MATERIALS AND METHODS OF CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH ALL OF THE REQUIREMENTS OF THE WATER DEPARTMENT OF THE VILLAGE OF SOUTH BLOOMING GROVE. INSTALLATION OF PIPE LINES OR APPURTENANCES SHALL NOT BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE ENGINEER.
- ALL PIPES SHALL BE LAID WITH A MINIMUM COVER OF 4'-6" (4.5'). ALL PIPES SHALL BE TYPE 'K' COPPER PIPE.
- WORKMANSHIP AND METHODS FOR COPPER WATER SERVICE PIPE WILL CONFORM WITH THE AMERICAN WATER WORKS ASSOCIATION (AWWA) SPECIFICATIONS (LATEST EDITION).
- ALL TRENCHES SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED MATERIAL, IF DIRECTED BY VILLAGE. CARE SHALL BE TAKEN SO AS NOT TO DISTURB THE EXISTING OR PROPOSED PIPE LINES WHILE BACKFILLING. BACKFILLING SHALL BE THOROUGHLY TAMPED AND BROUGHT TO SIX (6) INCHES ABOVE THE TOP OF THE PIPE IN LIFTS NOT EXCEEDING EIGHT (8) INCHES. BACKFILL ABOVE THIS ZONE SHALL BE MADE WITH HIGHER LIFTS, AND COMPACTION SHALL BE SECURED BY SLUSHING, TAMPING OR ROLLING. GRAVEL SHALL BE PLACED AROUND PIPES WHEN REQUIRED. NO ROCK SHALL BE PUT IN THE TRENCH UNTIL BACKFILL HAS REACHED AT LEAST ONE (1) FOOT ABOVE THE TOP OF THE PIPE. ROCKS OR Boulders WEIGHING IN EXCESS OF THIRTY (30) POUNDS SHALL NOT BE PLACED IN THE TRENCH. ALL SPACES BETWEEN ROCK SHALL BE THOROUGHLY FILLED WITH EARTH BY BACKFILLING IN ALTERNATE LAYERS OF ROCK AND EARTH. LARGE PIECES OF ROCK SHALL BE DISTRIBUTED THROUGHOUT THE FILL, RATHER THAN CONCENTRATED IN ONE SECTION.
- ALL BENDS, TEES AND HYDRANTS INSTALLATIONS SHALL BE SUITABLY RESTRAINED BY THE USE OF ADEQUATE THRUST BLOCKS, RODDING, RETAINER RINGS AND/OR THE USE OF SPECIAL GASKETS SUCH AS THOSE EMPLOYED WITH "FIELD-LOK 350 GASKETS AS MANUFACTURED BY U.S. PIPE OR APPROVED ALTERNATE.
- ALL TESTING AND DISINFECTION SHALL BE ACCORDING TO THE WATER DEPARTMENT OF THE VILLAGE OF SOUTH BLOOMING GROVE REQUIREMENTS.
- PROPOSED SERVICE IS A COMBINED WATER SERVICE AND FIRE LINE AND SHALL BE 2" TYPE 'K' COPPER COMBINED WATER SERVICE AND FIRE LINE SIZING PROVIDED BY PROJECT FIRE SPRINKLER CONSULTANT.
- LOCATION OF EXISTING WATER MAIN IN ROADWAY IS SHOWN BASED ON RECORDS, MARK-OUTS OR OWNER PROVIDED INFORMATION. THE LOCATION, SIZE, DEPTH AND PIPE MATERIAL MUST BE VERIFIED BY THE CONTRACTOR.

## SANITARY SEWER LATERAL NOTES:

- CONTRACTOR SHALL VERIFY LOCATION, LENGTHS AND INVERTS, FEATURES, CONDITIONS, ETC. OF ALL SANITARY MANHOLES AND SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER, IN WRITING, OF ANY AND ALL DISCREPANCIES.
- ALL SANITARY SEWER LATERALS AND APPURTENANCES MATERIALS AND METHODS OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL OF THE REQUIREMENTS OF THE SEWER DEPARTMENT OF THE VILLAGE OF SOUTH BLOOMING GROVE. NO INSTALLATION OF WATER LINES OR APPURTENANCES SHALL BE MADE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE ENGINEER.
- ALL PIPES SHALL LAID IN CONFORMANCE WITH THE PLANS AND FIELD-CONDITIONS. PIPES SHALL BE A MINIMUM OF FOUR (4") INCH SDR-35 PVC PIPE AND SIZED IN COORDINATION WITH THE ARCHITECTURAL AND MECHANICAL AND PLUMBING PLANS. ALL PIPES SHALL BE INSTALLED WITH BELLS FACING UPSTREAM.
- ALL TESTING SHALL BE ACCORDING TO THE SEWER DEPARTMENT OF THE VILLAGE OF SOUTH BLOOMING GROVE REQUIREMENTS.
- IF LOCATION, ELEVATIONS, PIPE SIZES AND INVERTS OF EXISTING SEWER MAIN IS SHOWN BASED ON RECORD DOCUMENTS, MARK-OUTS OR OWNER PROVIDED INFORMATION. IF MANHOLES CANNOT BE OPENED OR ARE CLOGGED, THE CONTRACTOR MUST VERIFY INVERTS, DISTANCES BETWEEN MANHOLES AND CONFIRM WITH THE ENGINEER THE SANITARY LATERALS WILL SERVICE PROPOSED FACILITY.



**WATER/SEWER SEPARATION REQUIREMENTS**  
NOT TO SCALE

NOTE: THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, REGULATIONS AND LAWS AS THEY APPLY. ANY DEVIATION FROM THE ABOVE SEPARATION REQUIREMENTS SHALL REQUIRE WRITTEN APPROVAL FROM THE ORANGE COUNTY DEPARTMENT OF HEALTH.

## 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	WD051
WATER DISTRICT:	MERRIEWOLD WATER 6	WD061
SEWER DISTRICT:	CONSOLIDATED SEWER DISTRICT #1	SW094
SEWER TREATMENT PLANT:	HARRIMAN TREATMENT PLANT EXP.	SW102
AMBULANCE DISTRICT:	BLOOMING GROVE AMBULANCE	AM002
GARBAGE DISTRICT:	TOWN WIDE REFUSE	RG016

## BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCES:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY OF THE PROPERTY PREPARED FOR 7 FORT WORTH PLACE" - SECTION 221 ~ BLOCK 3 ~ LOT 35 PREPARED BY EDWARD T. GANNON, P.L.S. SURVEY DATE FEBRUARY 27, 2019; UPDATED FEBRUARY 26, 2025. JOB NUMBER 19145.

## OWNER'S:

ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950

## APPLICANT:

ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950

## STREET ADDRESS:

102 DUELK DRIVE  
MONROE, NEW YORK 10950

## DRAWING LIST:

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

## REVISIONS:

#	DATE	COMMENTS
1	NOVEMBER 22, 2025	ARCHITECT'S COMMENTS

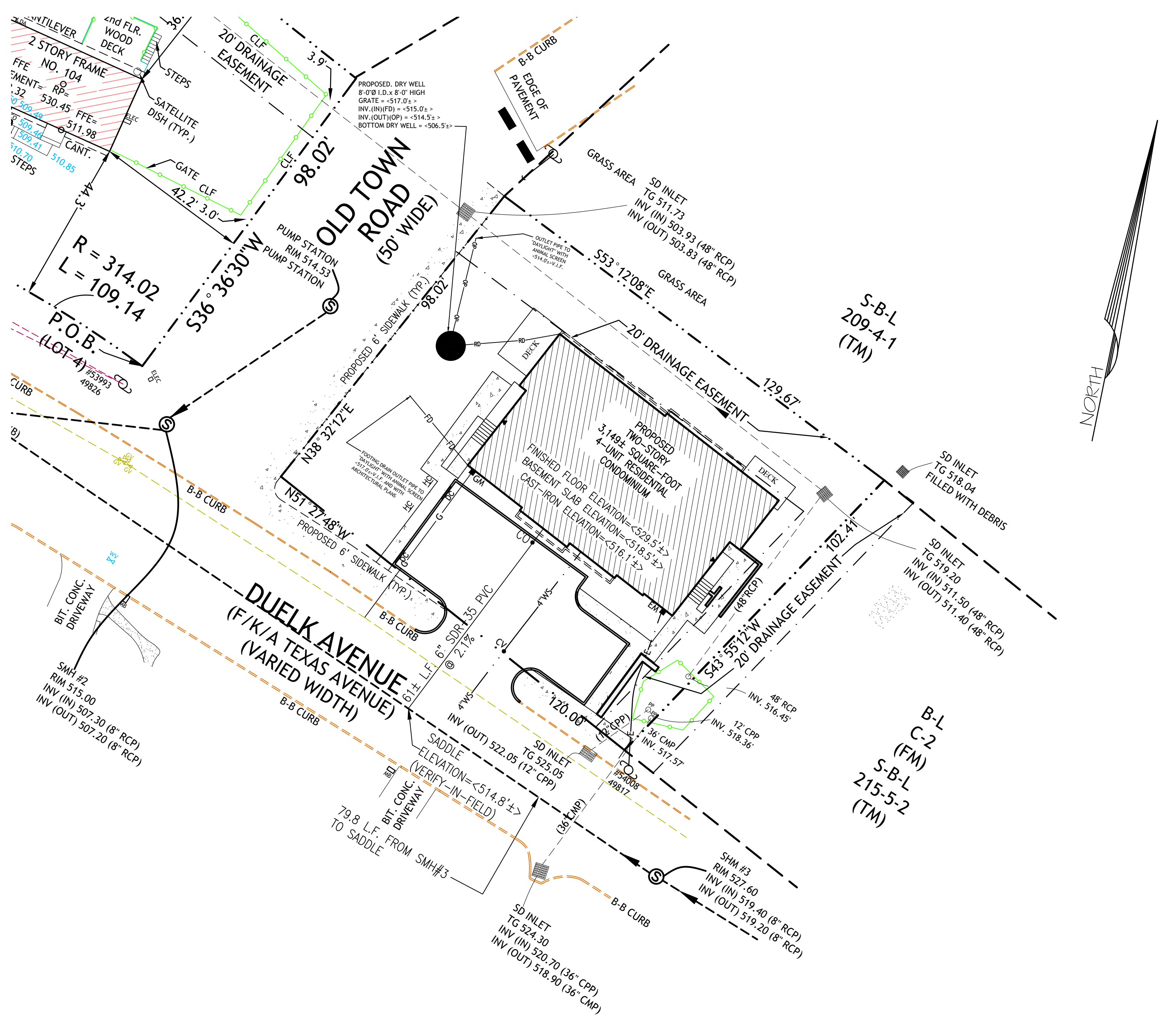
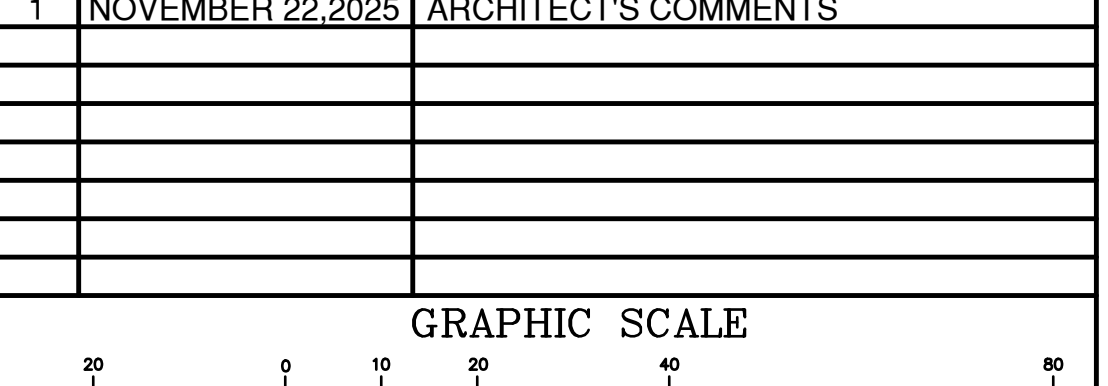
Know what's below.

Call before you dig.

SEAL VALID FOR: MJC JOB# 2524 SEAL DATE: NOVEMBER 22, 2025

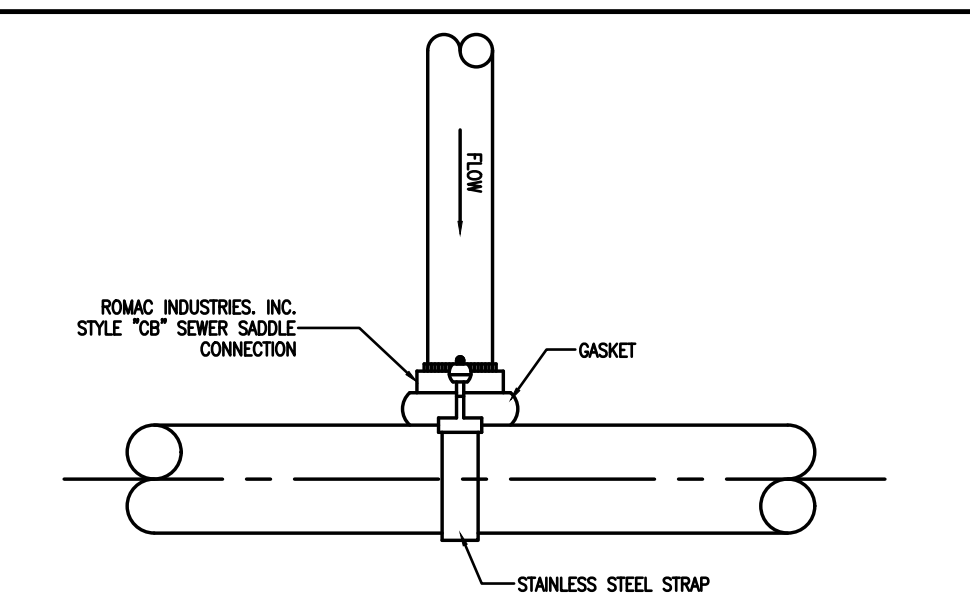
THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.

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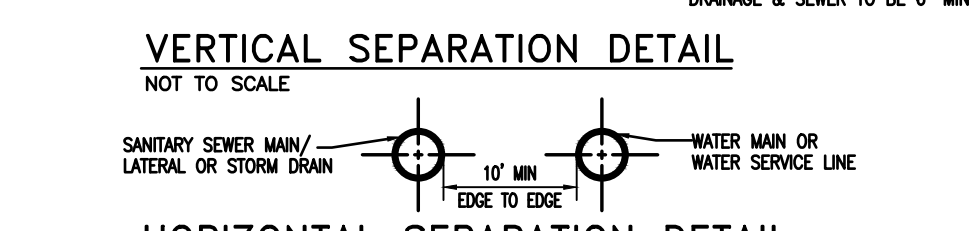
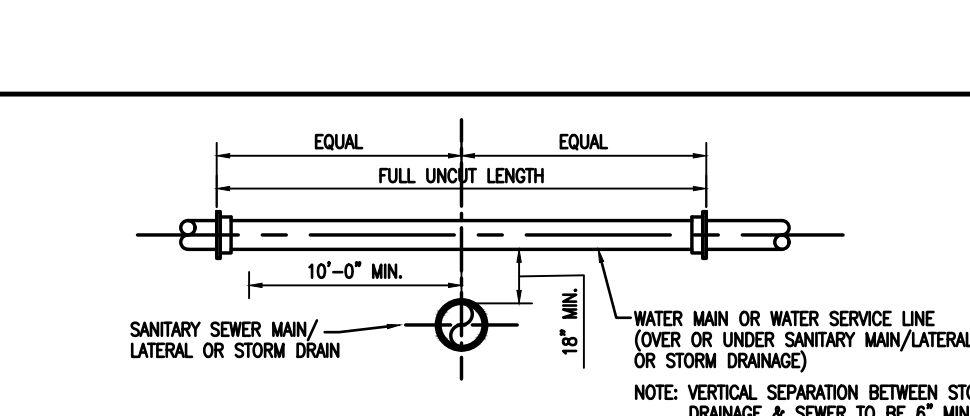
## SITE SPECIFIC NOTES:

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT NUMBER 215-5-1 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950
- APPLICANT: ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950
- SITE ADDRESSES: 102 DUELK AVENUE  
MONROE, NEW YORK 10950
- DEED REFERENCES: DEED BOOK: 15166, DEED PAGE: 1456.
- AREA OF PARCEL: 12,000± SQUARE-FEET or 0.28± ACRES.
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- FILED MAP REFERENCE: BEING KNOWN AS LOT 35 AS SHOWN ON A CERTAIN MAP ENTITLED "PLAN OF SUBDIVISION FOR WORLEY HEIGHTS, SECTION C" DATED OCTOBER 25, 1961 PREPARED BY EUSTANCE & HOROWITZ, FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NUMBER 1950.
- SANITARY SEWER 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 PROVIDER ORANGE AND ROCKLAND UTILITIES, INC..
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
- PROPOSED USE: FOUR (4) UNIT RESIDENTIAL CONDOMINIUM ONE (1) TAX LOT.
- EXISTING NUMBER OF LOTS: NO PROPOSED NEW LOTS.
- PROPOSED NUMBER OF LOTS: GRID EAST: 578970  
GRID NORTH: 922715
- BOUNDARY AND EXISTING CONDITIONS: BASED ON SURVEY, BY OTHERS.
- TOPOGRAPHIC DATUM: AS PER PROJECT SURVEYOR.
- 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.
- 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
- NO TREE CUTTING FROM APRIL TO OCTOBER REGARDING BAT HABIT.



- NOTES:
- ALL APPROVED BUILDING SEWER PIPE MATERIAL FOR EACH CONNECTION MADE SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
  - SADDLE CONNECTION TO BE STYLE "CB" SEWER SADDLE AS MANUFACTURED BY ROMAC INDUSTRIES, INC. OR APPROVED EQUAL.
  - REFER TO DETAIL SPECIFICATIONS FOR STYLE "CB" SEWER SADDLE AS PROVIDED BY ROMAC INDUSTRIES, INC. FOR INSTALLATION GUIDELINES.
  - INSTALLATION AND MATERIALS OF THE SADDLE CONNECTION TO CONFORM WITH C.E.S.D. NO. 1 CRITERIA. THERE WILL BE NO DEVIATION FROM THE APPROVED PLAN WITHOUT WRITTEN APPROVAL FROM THE SEWER DEPARTMENT.

## SADDLE CONNECTION DETAIL



**WATER/SEWER SEPARATION REQUIREMENTS**  
NOT TO SCALE

NOTE: THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, REGULATIONS AND LAWS AS THEY APPLY. ANY DEVIATION FROM THE ABOVE SEPARATION REQUIREMENTS SHALL REQUIRE WRITTEN APPROVAL FROM THE ORANGE COUNTY DEPARTMENT OF HEALTH.

## UTILITY PLAN

PREPARED FOR:  
TAX LOT:  
SECTION 215, BLOCK 3, LOT 1

**102 DUELK DRIVE**

VILLAGE OF SOUTH BLOOMING GROVE  
TOWN OF BLOOMING GROVE  
COUNTY OF ORANGE AND STATE OF 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 mcaliseengineering.com

TAX LOTS:
215-5-1
LOT AREA:
0.286± ACRES
SQUARE-FOOT
12,469.35±
JOB NUMBER:
2524
SCALE:
1"=20'
DATE:
MAY 8, 2025
SHEET:
4 OF 7

**SITE SPECIFIC NOTES:**

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT NUMBER 215-5-1 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950
- APPLICANT: ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950
- SITE ADDRESSES: 102 DUELK AVENUE  
MONROE, NEW YORK 10950
- DEED REFERENCES: DEED BOOK: 15166, DEED PAGE: 1456.
- AREA OF PARCEL: 12,000± SQUARE-FEET or 0.28± ACRES.
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- FILED MAP REFERENCE: BEING KNOWN AS LOT 35 AS SHOWN ON A CERTAIN MAP ENTITLED "PLAN OF SUBDIVISION FOR WORLEY HEIGHTS, SECTION 'C' DATED OCTOBER 25, 1961 PREPARED BY EUSTANCE & HOROWITZ, FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NUMBER 1950.
- SANITARY SEWER 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 PROVIDER ORANGE AND ROCKLAND UTILITIES, INC.
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
- PROPOSED USE: FOUR (4) RESIDENTIAL CONDOMINIUMS
- EXISTING NUMBER OF LOTS: ONE (1) TAX LOT.
- PROPOSED NUMBER OF LOTS: NO PROPOSED NEW LOTS.
- GRID COORDINATES: GRID EAST: 578970  
GRID NORTH: 922715
- BOUNDARY AND EXISTING CONDITIONS: BASED ON SURVEY, BY OTHERS.
- TOPOGRAPHIC DATUM: AS PER PROJECT SURVEYOR.
- 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.
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- PROPOSED DUMPSTER LOCATION TO BE REVIEWED WITH THE VILLAGE
- 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	WD051
WATER DISTRICT:	MERRIWOLD WATER 6	WD061
SEWER DISTRICT:	CONSOLIDATED SEWER DISTRICT #1	SW094
SEWER TREATMENT PLANT:	HARRIMAN TREATMENT PLANT EXP.	SW102
AMBULANCE DISTRICT:	BLOOMING GROVE AMBULANCE	AM002
GARBAGE DISTRICT:	TOWN WIDE REFUSE	RG016

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCES:	OWNER'S:	APPLICANT:	STREET ADDRESS:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY OF THE PROPERTY PREPARED FOR 7 FORT WORTH PLACE" - SECTION 221 ~ BLOCK 3 ~ LOT 35 PREPARED BY EDWARD T. GANNON, P.L.S. SURVEY DATE FEBRUARY 27, 2019; UPDATED FEBRUARY 26, 2025. JOB NUMBER 19145.	ISRAEL C. KRAUSZ 32 VAN BUREN DRIVE UNIT 302 MONROE, NEW YORK 10950	ISRAEL C. KRAUSZ 32 VAN BUREN DRIVE UNIT 302 MONROE, NEW YORK 10950	102 DUELK DRIVE MONROE, NEW YORK 10950

**DRAWING LIST:**

DRAWING NAME	SHEET #
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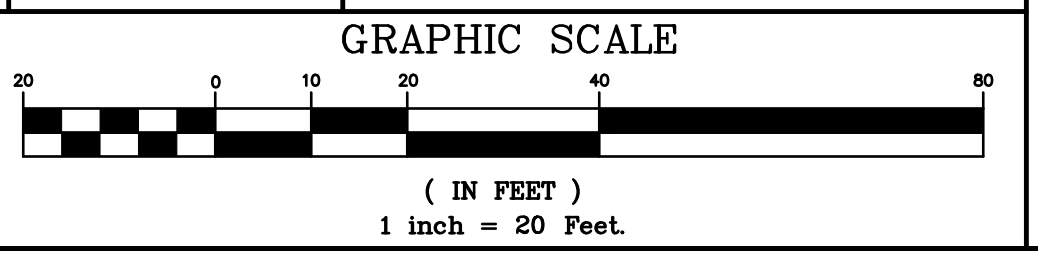
Know what's below.

Call before you dig.

SEAL VALID FOR:  
MJC JOB# 2524  
NOVEMBER 22, 2025

THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.

REVISIONS:		
#	DATE	COMMENTS
1	NOVEMBER 22, 2025	ARCHITECT'S COMMENTS



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

EXISTING CONDITION PLAN  
PREPARED FOR:  
TAX LOT  
SECTION 215, BLOCK 5, LOT 1

**102 DUELK DRIVE**

VILLAGE OF SOUTH BLOOMING GROVE  
TOWN OF BLOOMING GROVE  
COUNTY OF ORANGE AND STATE OF NEW YORK

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TAX LOTS:
215-5-1
LOT AREA:
0.286± ACRES
12,469.35± SQUARE-FEET
JOB NUMBER:
2524
SCALE:
1"=20'
DATE:
MAY 8, 2025
SHEET:
5 OF 7

**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		DENOTES PROPOSED EXISTING GAS MAIN
TMH	DENOTES EXISTING TELEPHONE MANHOLE		DENOTES PROPOSED GAS SERVICE
SMH	DENOTES EXISTING SANITARY MANHOLE		DENOTES EXISTING OVERHEAD WIRES
DMH	DENOTES EXISTING DRAINAGE MANHOLE		DENOTES PROPOSED UNDERGROUND ELECTRIC SERVICE
LP	DENOTES EXISTING LIGHT POLE		DENOTES #(SIZE)* DOMESTIC WATER SERVICE
CB	DENOTES EXISTING CATCH BASIN		DENOTES #(SIZE)* FIRE SERVICE LINE
+217.6	DENOTES EXISTING SPOT GRADE		DENOTES #(SIZE)* DOMESTIC & FIRE SERVICE LINE
+xxxx.xx±	DENOTES PROPOSED SPOT GRADE		DENOTES #(SIZE)* FIRE SERVICE LINE
-238	DENOTES EXISTING CONTOUR LINE		DENOTES PROPOSED CURB VALVE
	DENOTES PROPOSED CONTOUR		DENOTES PROPOSED SANITARY SEWER MAIN
	DENOTES EXISTING SANITARY MANHOLE		DENOTES EXISTING WETLANDS LIMIT LINE
	DENOTES EXISTING WETLANDS LIMIT LINE		DENOTES PROPOSED SEWER LATERAL CLEANOUT
	DENOTES PROPOSED SEWER LATERAL CLEANOUT		

**DEMOLITION NOTES:**

- ALL EXISTING SITE FEATURES, AMENITIES AND APPURTENANCES TO BE REMOVED AND LEGALLY DISPOSED OF AT AN APPROVED FACILITY.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED FEDERAL, STATE, COUNTY AND LOCAL MUNICIPAL PERMITS.
- CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL MUNICIPAL LAWS AND REQUIREMENTS.
- CONTRACTOR SHALL LEGALLY DISPOSE OF DEMOLITION DEBRIS.
- ALL EXISTING UTILITIES SHALL BE REMOVED AND/OR ABANDONED IN ACCORDANCE WITH ALL RESPECTIVE UTILITY COMPANY REQUIREMENTS.
- ALL EXISTING SITE IMPROVEMENTS AND APPURTENANCES TO BE REMOVED AND LEGALLY DISPOSED OF AS PER ALL FEDERAL, STATE, COUNTY AND LOCAL MUNICIPAL REQUIREMENTS.
- LOT TO BE LEFT VACANT OF ALL EXISTING IMPROVEMENTS AND FEATURES AS DEEMED NECESSARY BY THE OWNER FOR CONSTRUCTION.
- ALL REQUIRED EROSION CONTROL MEASURES TO BE IN-PLACE PRIOR TO ANY DEMOLITION.
- CONTRACTOR WILL BE RESPONSIBLE FOR SECURING AND THE SAFETY OF THE PROJECT WORK SITE AND PROVIDE ALL NECESSARY SAFE GUARDS AND SECURITY MEASURES NECESSARY TO INSURE THE SITE IS SECURE AND SAFE. THESE MEASURES ARE NOT LIMITED TO FENCES, GATES, LIGHTS, CAMERAS OR SECURITY GUARDS AS DEEMED NECESSARY BY THE OWNER. CONTRACTOR AND OWNER WILL PROVIDE AN SECURITY MEASURES NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.
- SEE SITE SPECIFIC NOTES # 17, 18, 19, 20 AND 21 FOR ADDITIONAL REQUIREMENTS.
- SITE SAFETY AND SECURITY IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR(S).
- NO DEMOLITION PERMIT SHALL BE ISSUED WITHOUT AN ASBESTOS REPORT.



**SITE SPECIFIC NOTES:**

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32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950
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UNIT 302  
MONROE, NEW YORK 10950
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WATER DISTRICT:	CONSOLIDATED WATER DISTRICT CAP	WD051
WATER DISTRICT:	MERRIWOLD WATER 6	WD061
SEWER DISTRICT:	CONSOLIDATED SEWER DISTRICT #1	SW094
SEWER TREATMENT PLANT:	HARRIMAN TREATMENT PLANT EXP.	SW102
AMBULANCE DISTRICT:	BLOOMING GROVE AMBULANCE	AM002
GARBAGE DISTRICT:	TOWN WIDE REFUSE	RG016

<b>BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCES:</b>	<b>OWNER'S:</b>	<b>APPLICANT:</b>	<b>STREET ADDRESS:</b>
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY OF THE PROPERTY PREPARED FOR 7 FORT WORTH PLACE" - SECTION 221 ~ BLOCK 3 ~ LOT 35 PREPARED BY EDWARD T. GANNON, P.L.S. SURVEY DATE FEBRUARY 27, 2019; UPDATED FEBRUARY 26, 2025. JOB NUMBER 19145.	ISRAEL C. KRAUSZ 32 VAN BUREN DRIVE UNIT 302 MONROE, NEW YORK 10950	ISRAEL C. KRAUSZ 32 VAN BUREN DRIVE UNIT 302 MONROE, NEW YORK 10950	102 DUELK DRIVE MONROE, NEW YORK 10950

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DETAIL SHEET	7 OF 7

Know what's below.

Call before you dig.

SEAL VALID FOR:  
MJC JOB# 2524  
SEAL DATE:  
NOVEMBER 22, 2025

THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.

**REVISIONS:**

#	DATE	COMMENTS
1	NOVEMBER 22, 2025	ARCHITECT'S COMMENTS

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 Feet.

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

**DEMOLITION PLAN**  
PREPARED FOR:  
TAX LOT  
SECTION 215, BLOCK 5, LOT 1

**102 DUELK DRIVE**

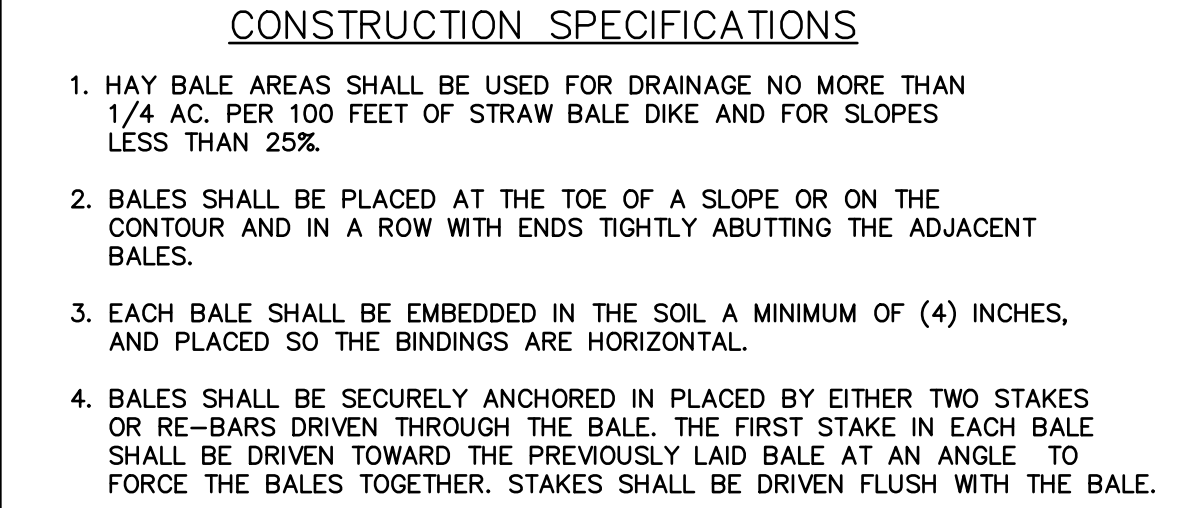
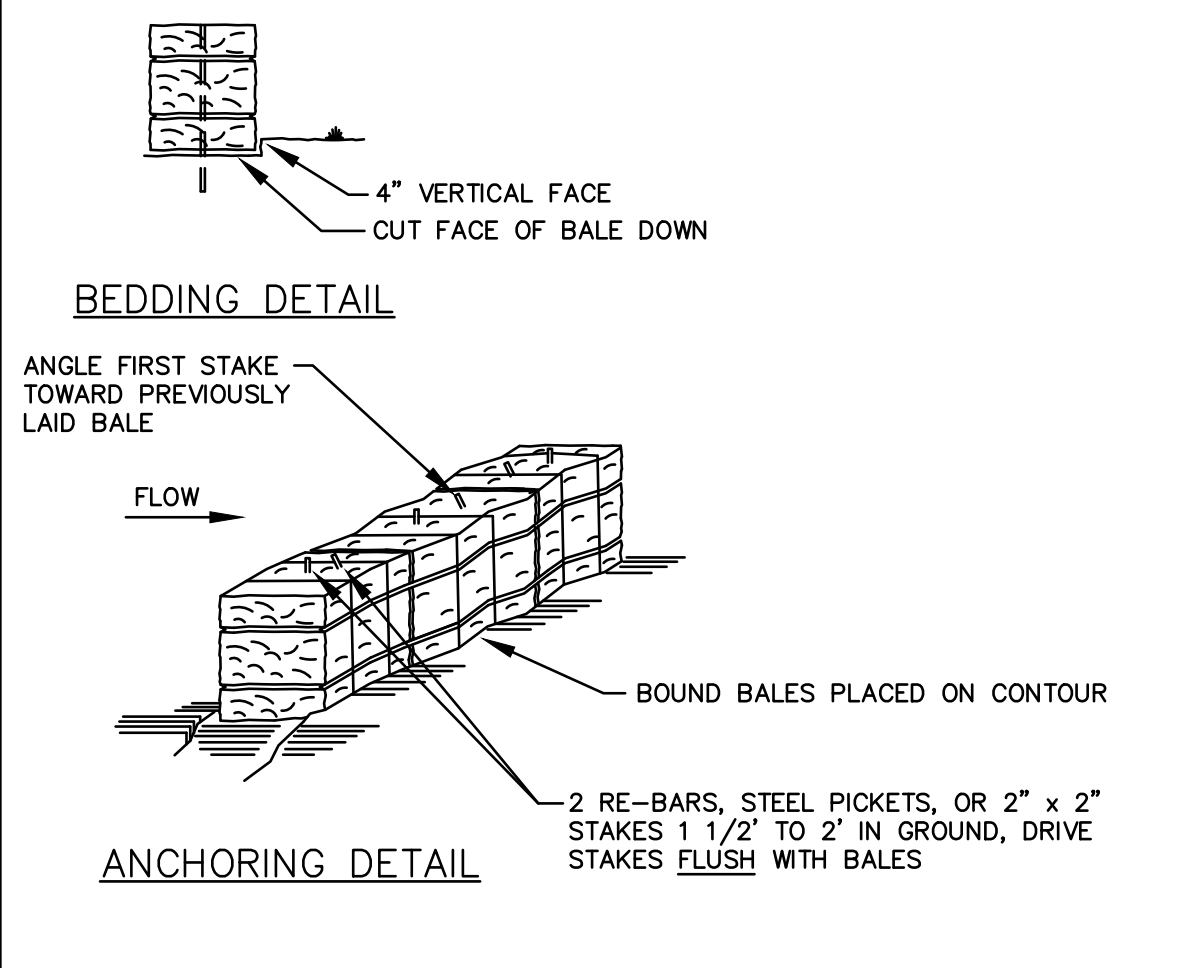
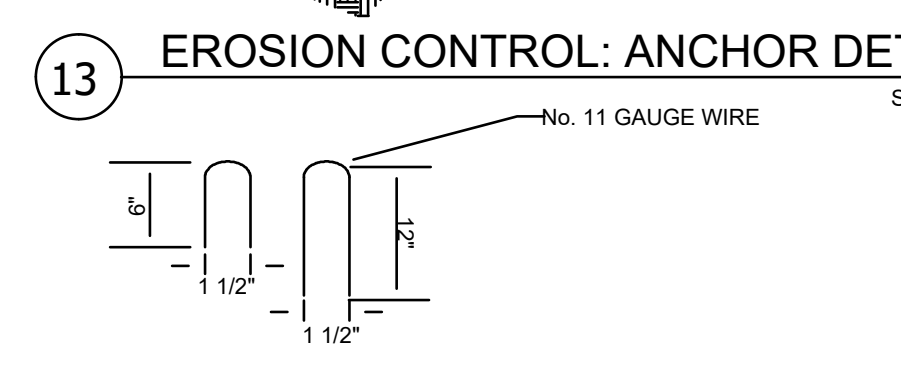
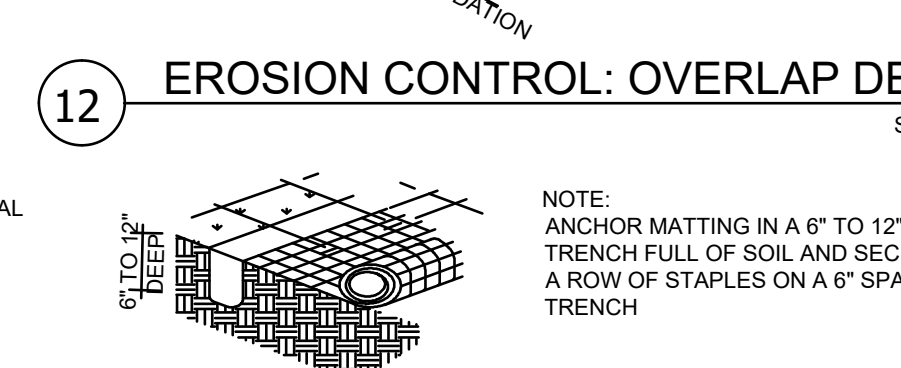
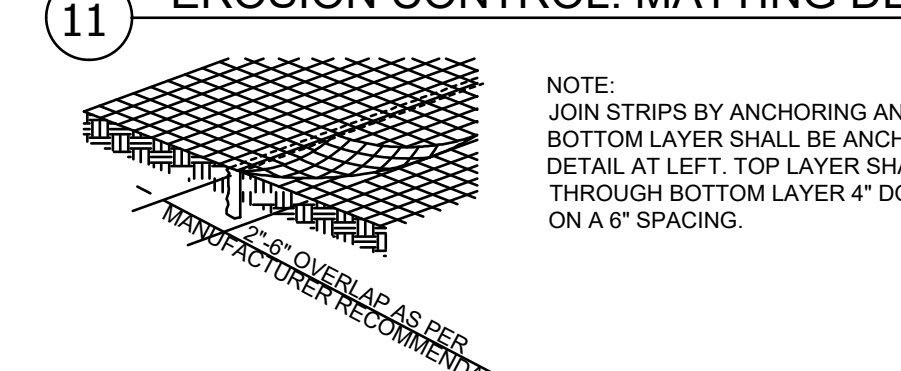
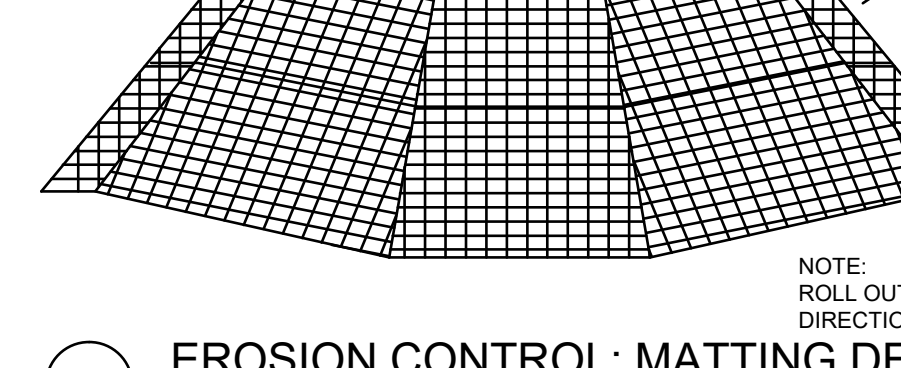
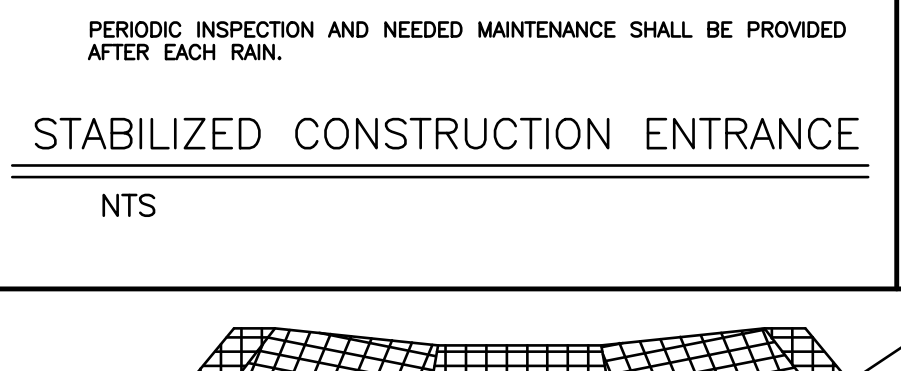
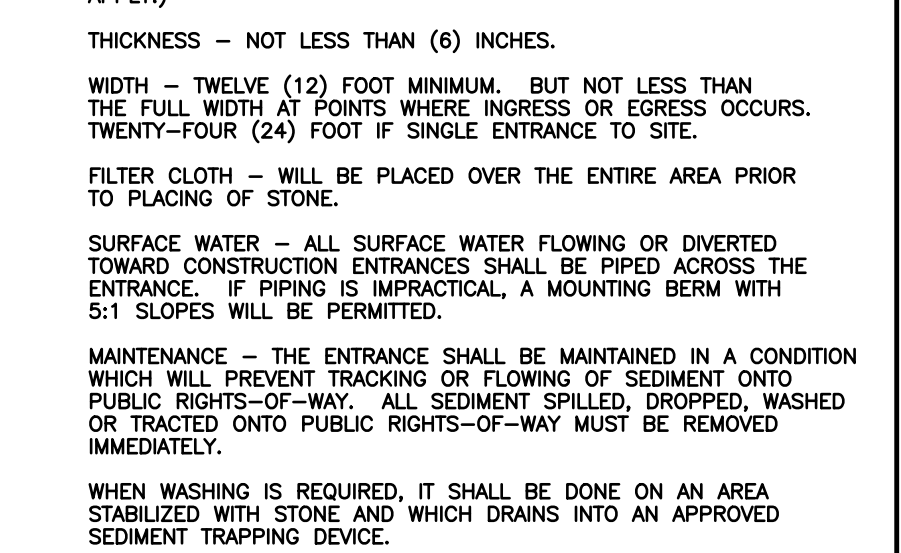
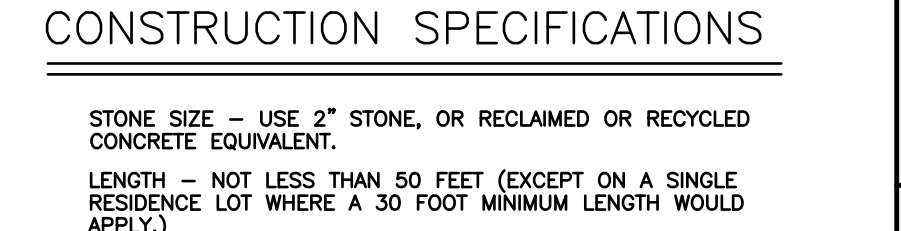
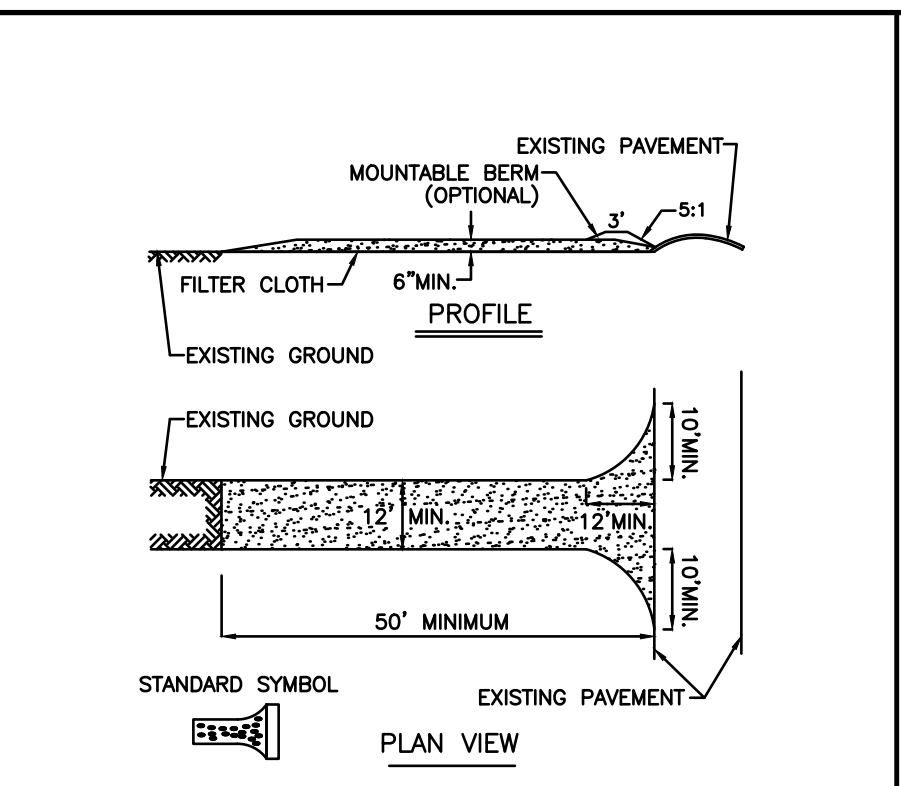
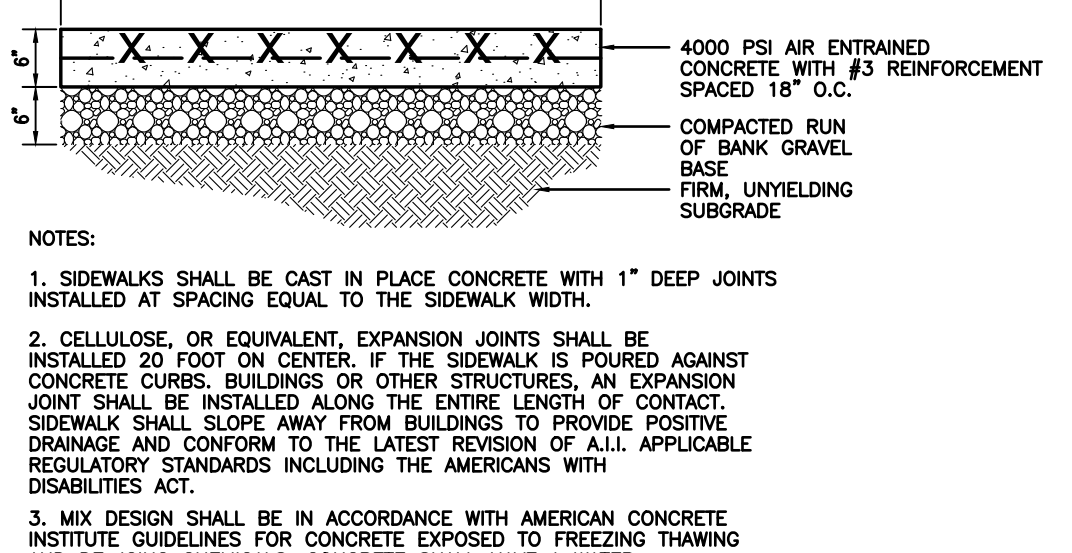
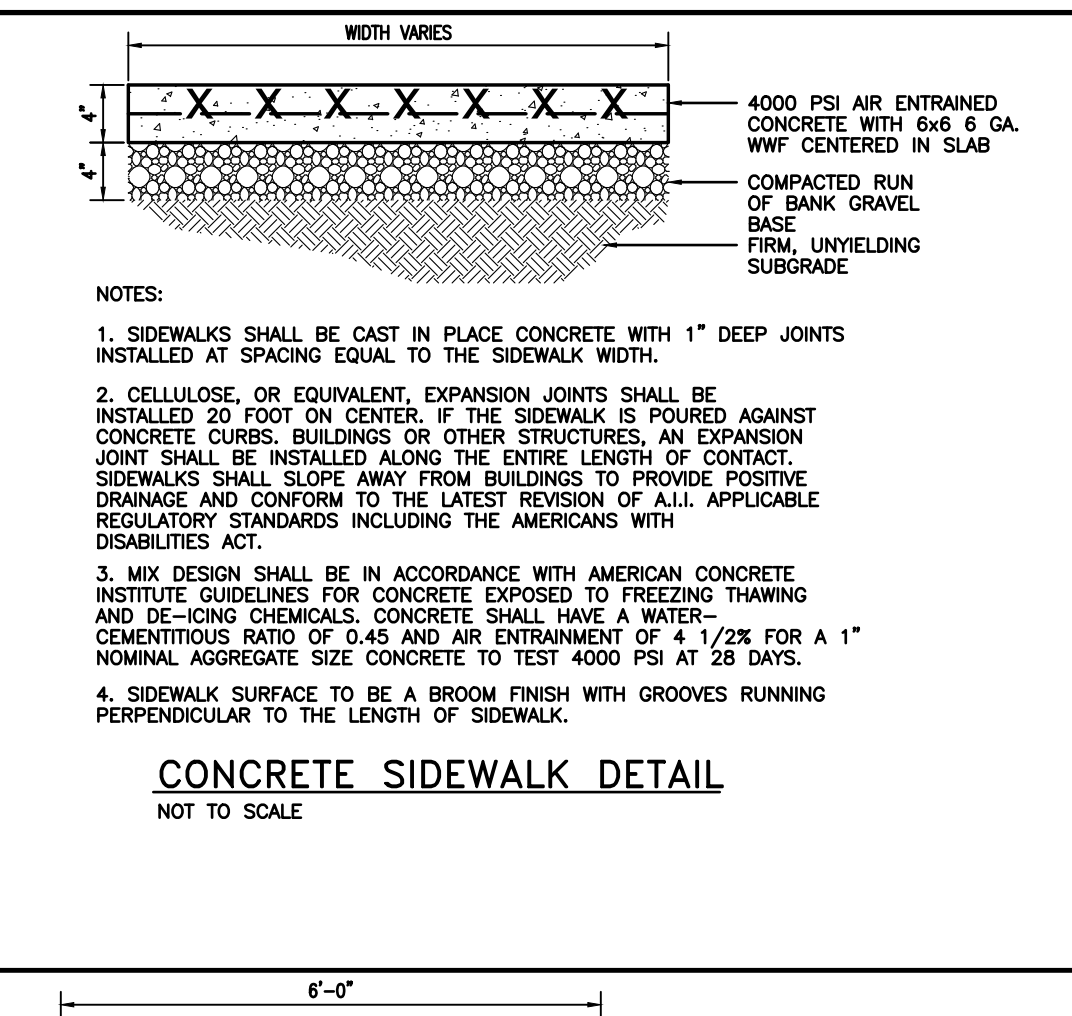
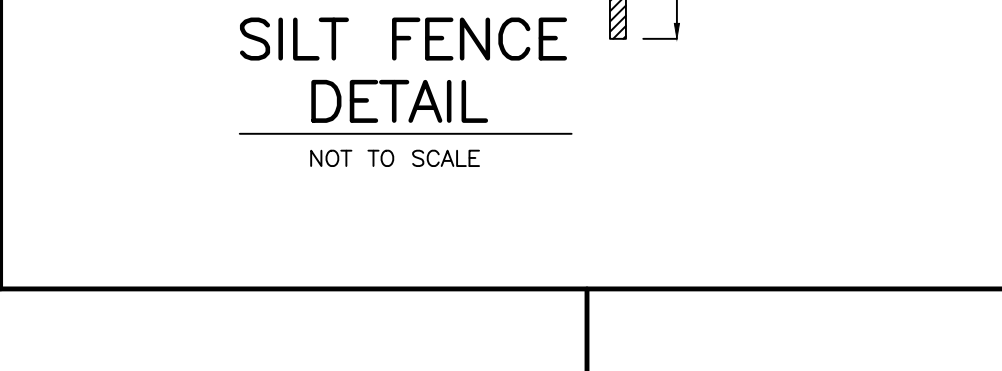
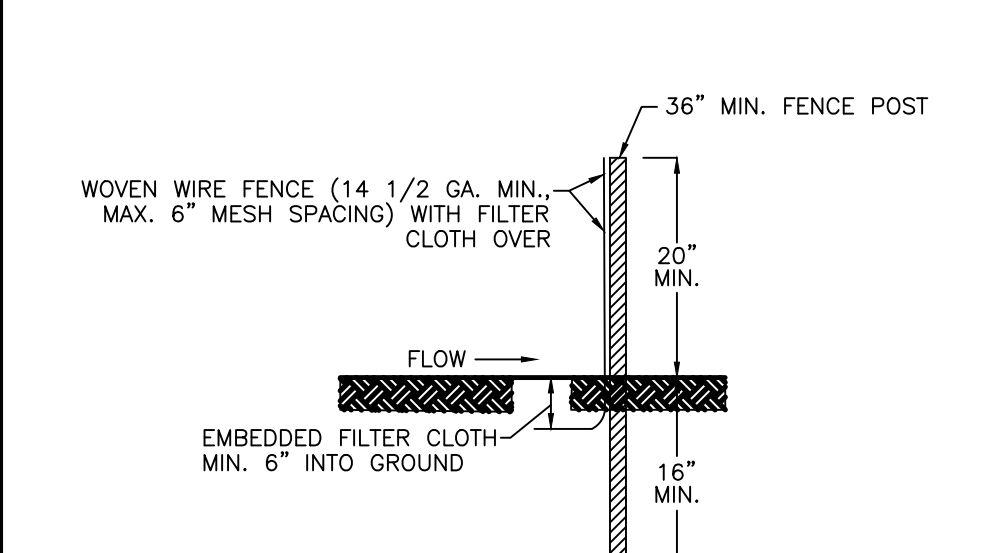
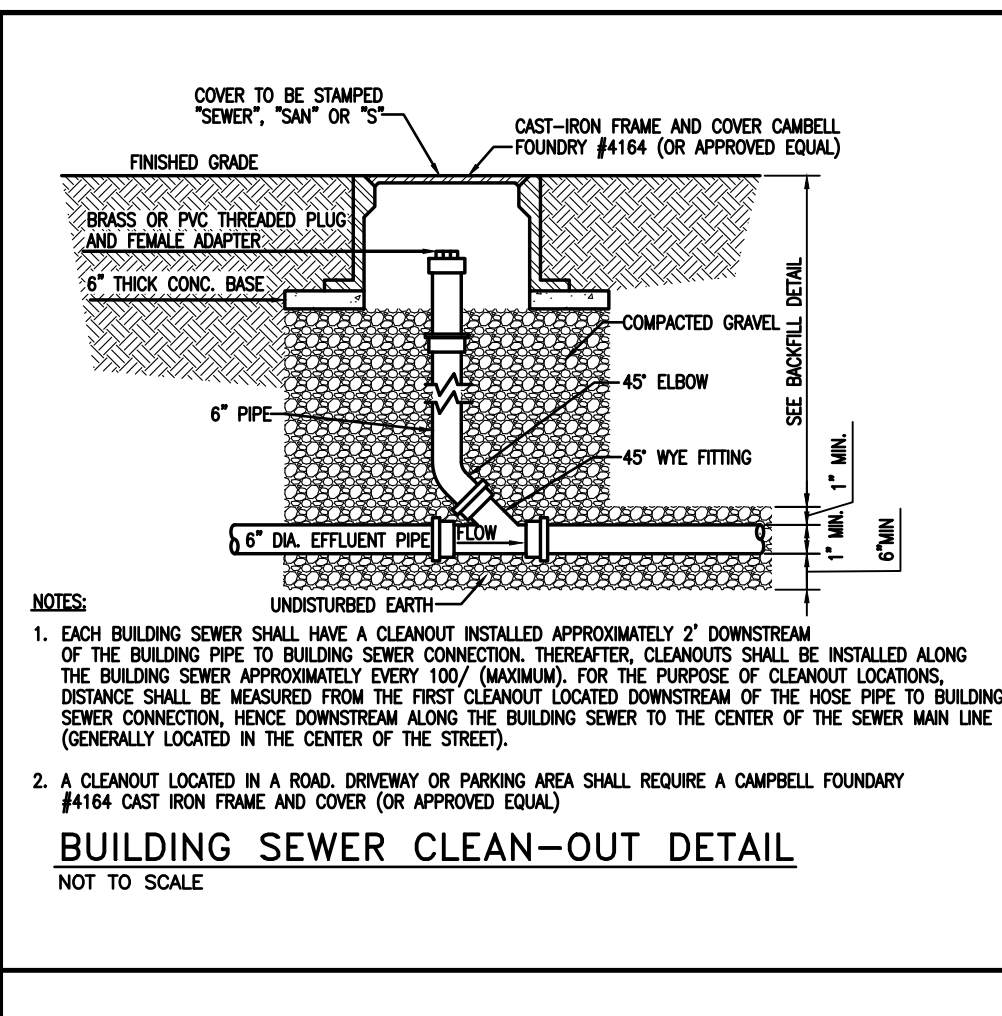
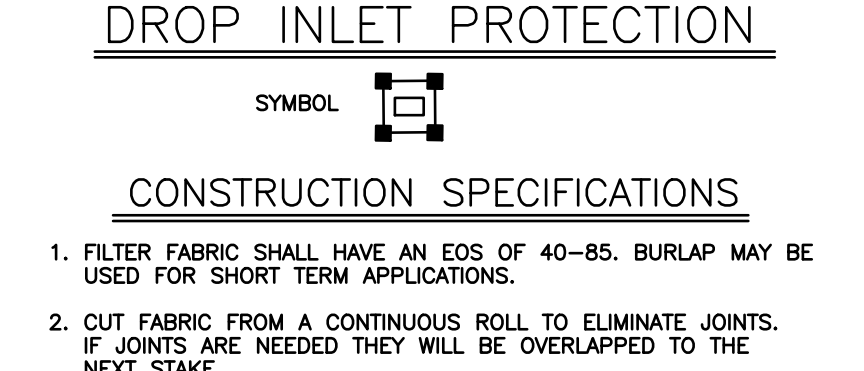
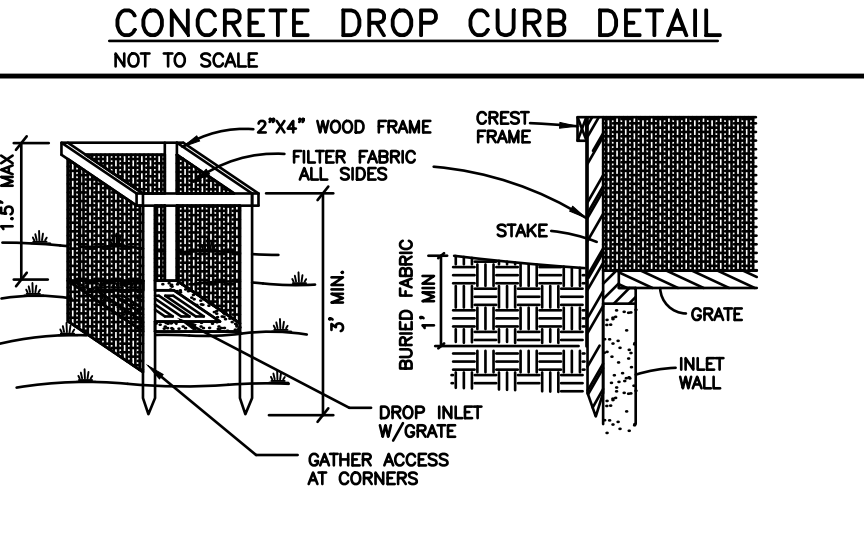
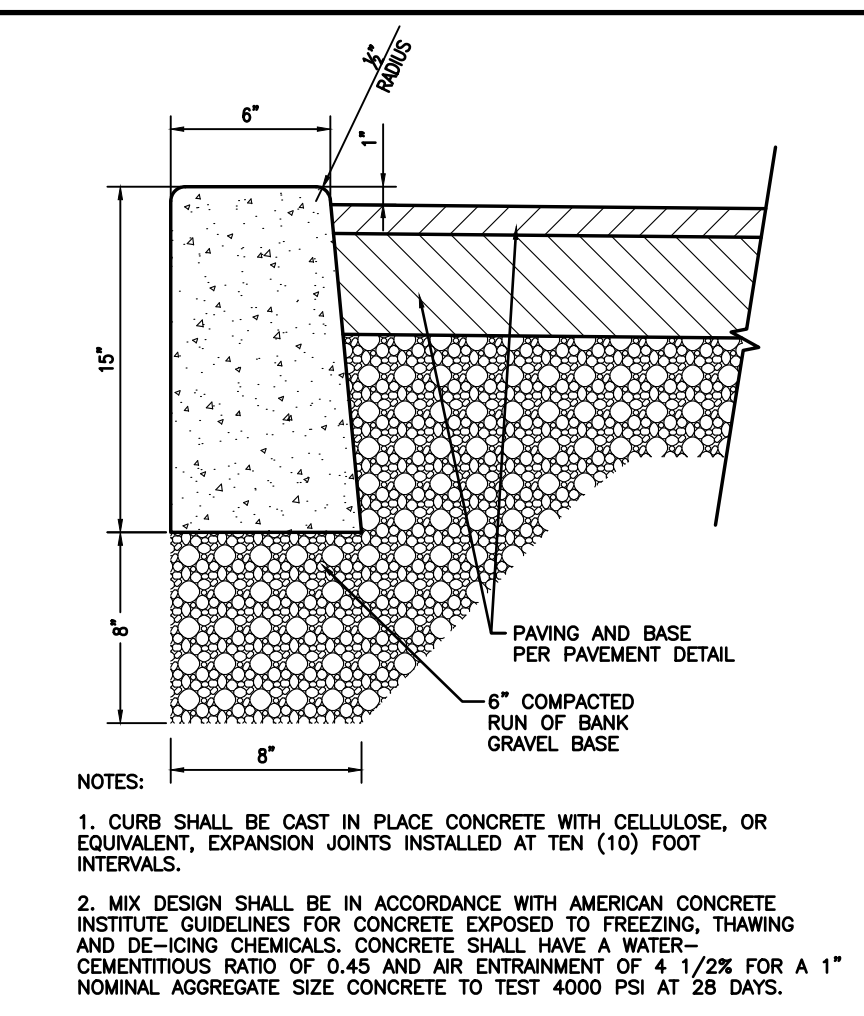
VILLAGE OF SOUTH BLOOMING GROVE  
TOWN OF BLOOMING GROVE  
COUNTY OF ORANGE AND STATE OF NEW YORK

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Phone (845) 629-3743 mcaliseengineering.com

TAX LOTS:	215-5-1
LOT AREA:	0.286± ACRES
	12,469.35± SQUARE-FEET
JOB NUMBER:	2524
SCALE:	1"=20'
DATE:	MAY 8, 2025
SHEET:	6 OF 7

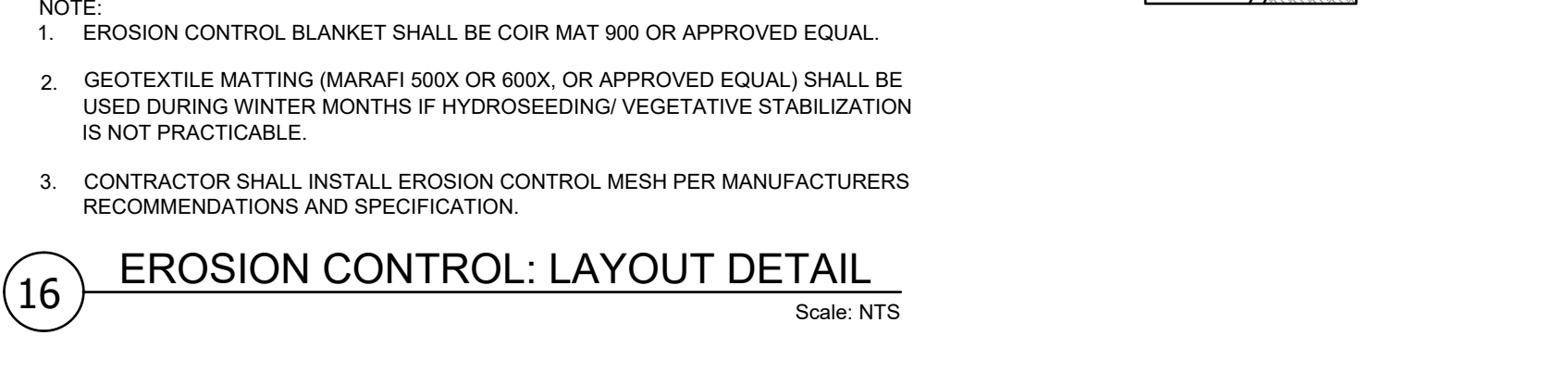
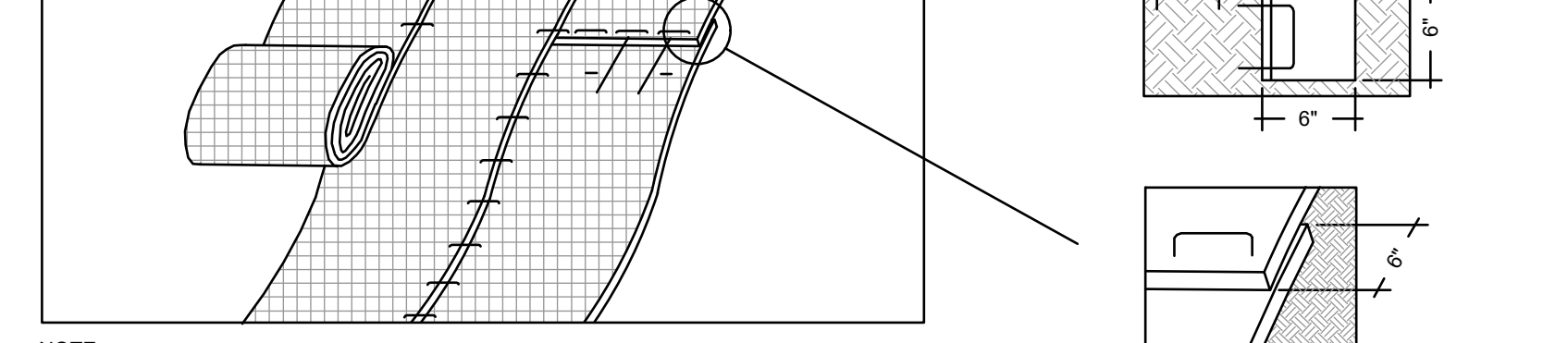
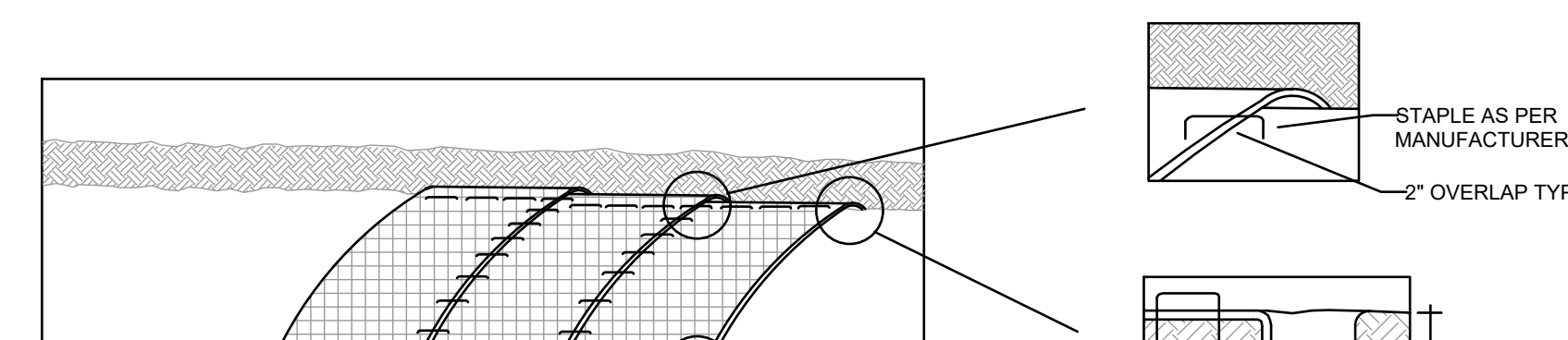
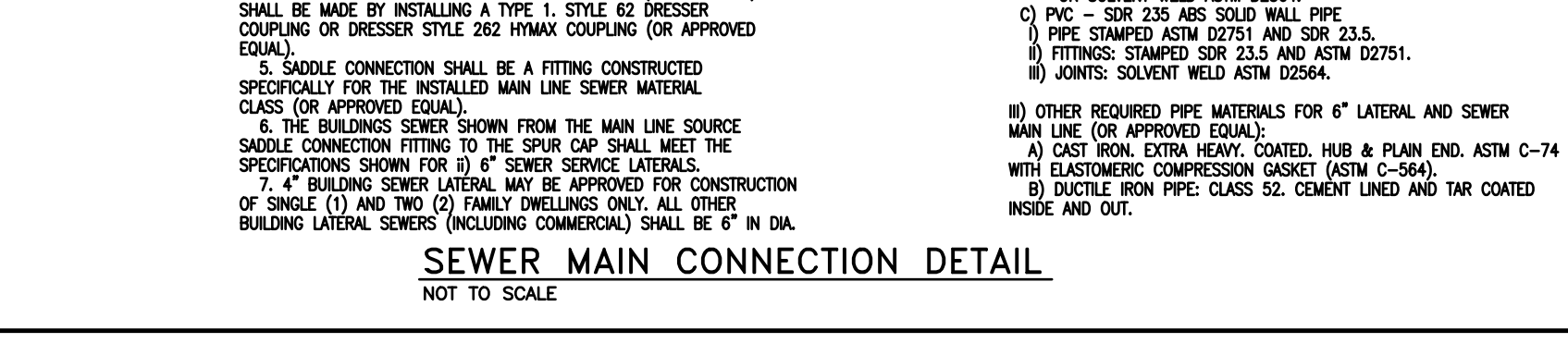
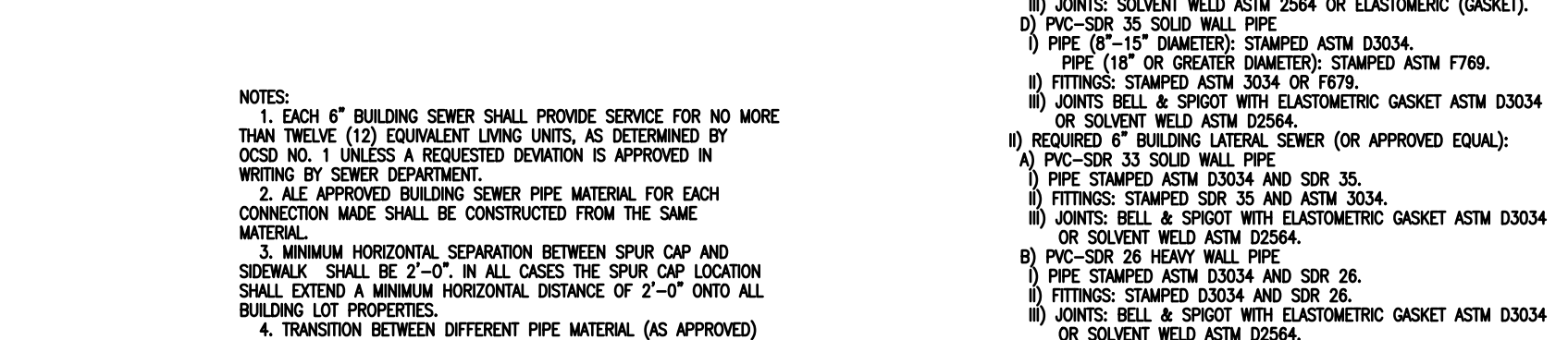
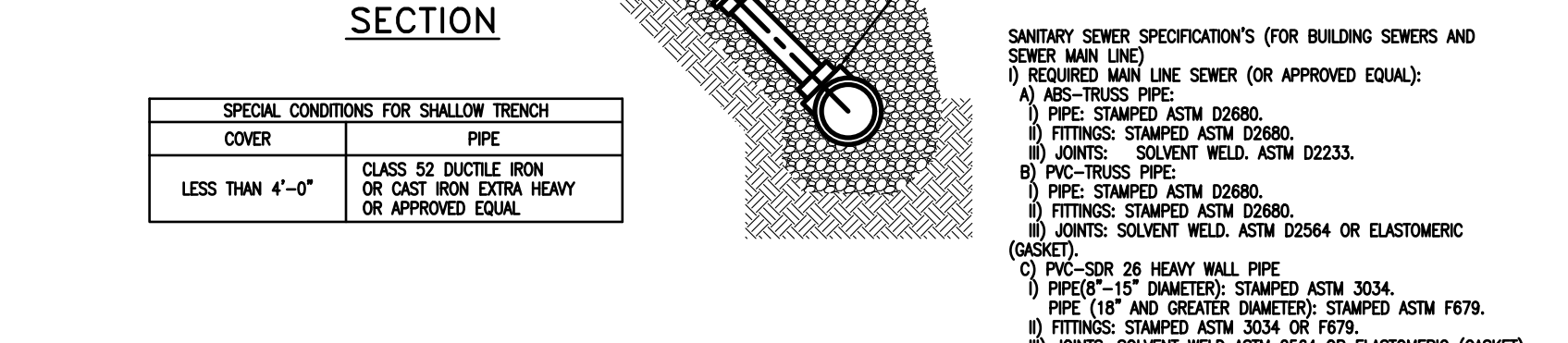
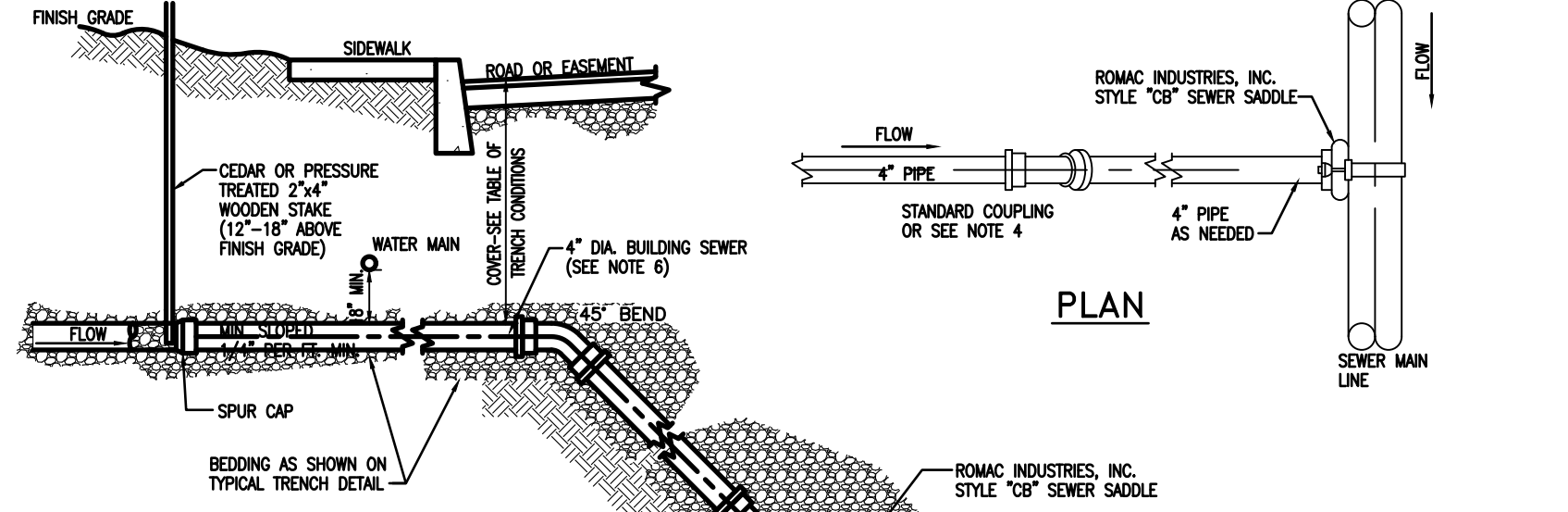
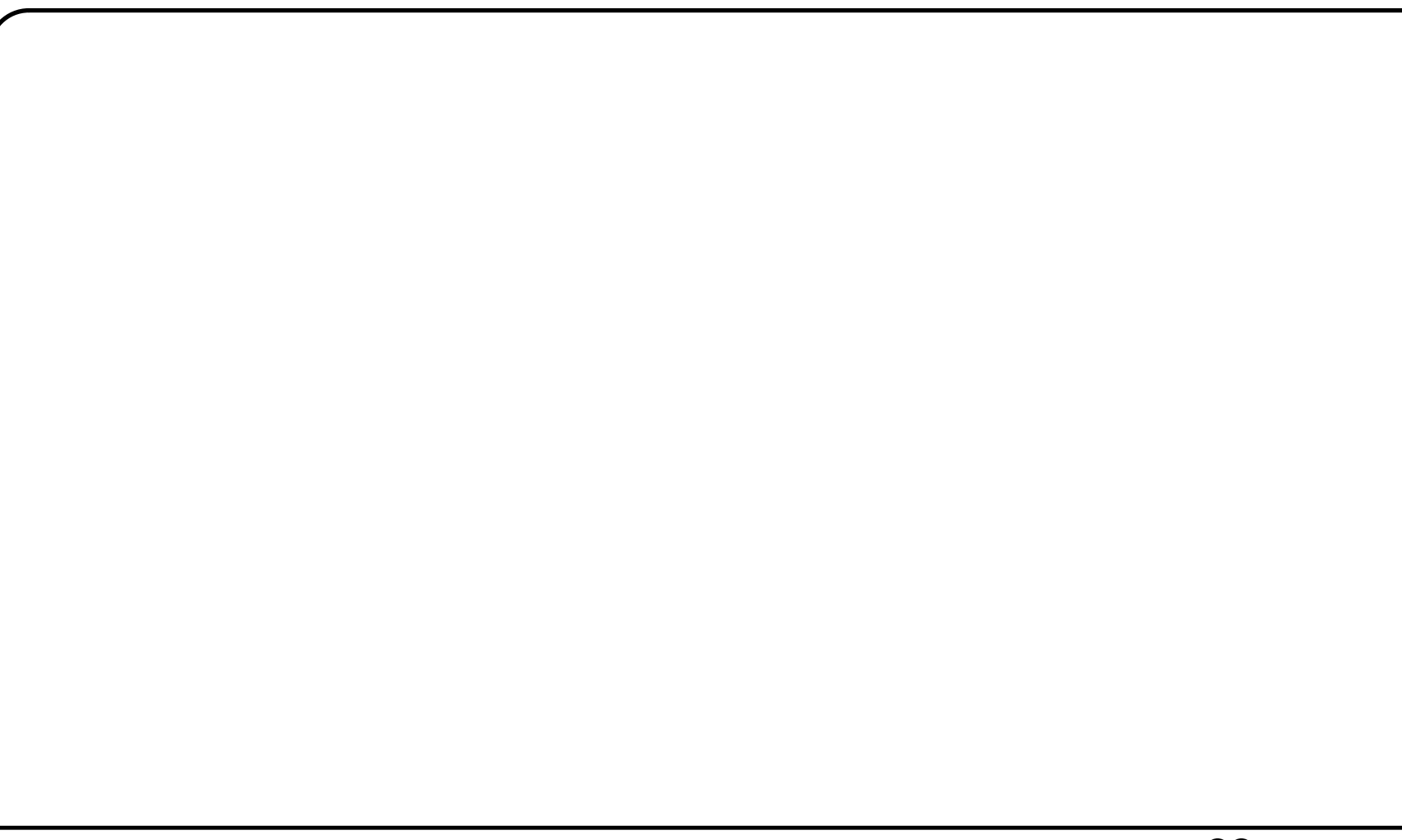
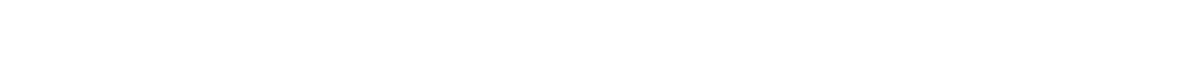
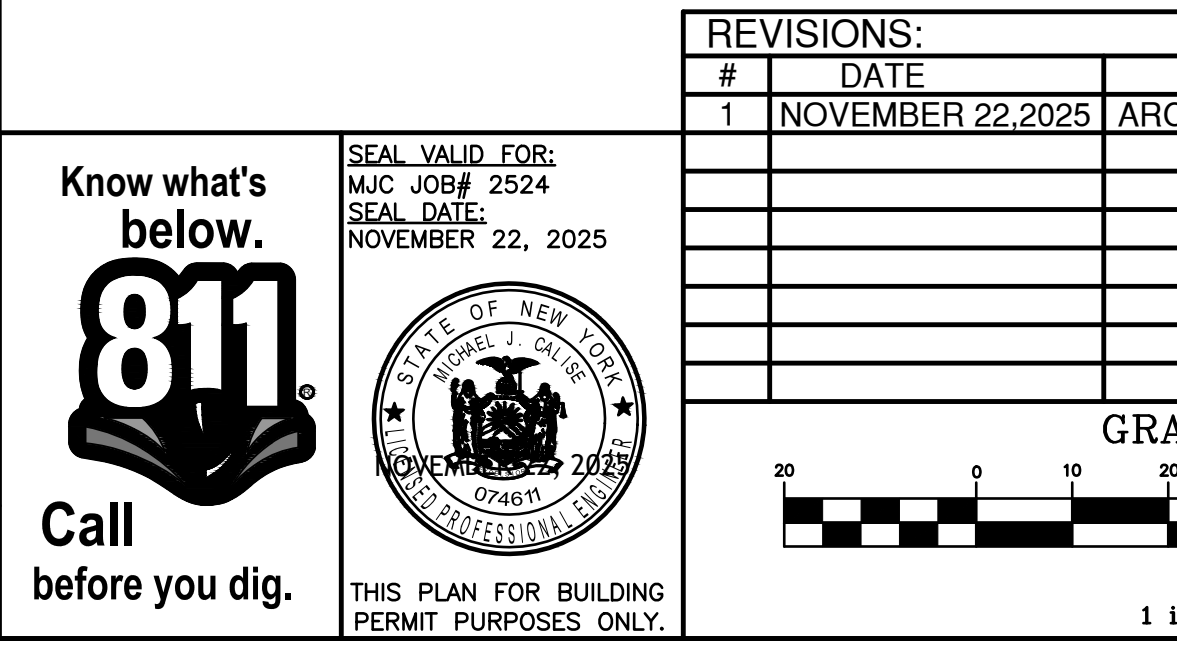
**SITE SPECIFIC NOTES:**

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT NUMBER 215-5-1 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950
- APPLICANT: ISRAEL C. KRAUSZ  
32 VAN BUREN DRIVE  
UNIT 302  
MONROE, NEW YORK 10950
- SITE ADDRESSES: 102 DUELK AVENUE  
MONROE, NEW YORK 10950
- DEED REFERENCES: DEED BOOK: 15166, DEED PAGE: 1456.
- AREA OF PARCEL: 12,000± SQUARE- FEET or 0.28± ACRES.
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- FILED MAP REFERENCE: BEING KNOWN AS LOT 35 AS SHOWN ON A CERTAIN MAP ENTITLED "PLAN OF SUBDIVISION FOR WORLEY HEIGHTS, SECTION 10" DATED OCTOBER 25, 1961 PREPARED BY EUSTANCE & HOROWITZ, FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NUMBER 1950.
- 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 PROVIDER ORANGE AND ROCKLAND UTILITIES, INC..  
SINGLE-FAMILY RESIDENTIAL.
- EXISTING USE: FOUR (4) UNIT RESIDENTIAL CONDOMINIUM ONE (1) TAX LOT.
- PROPOSED USE: NO PROPOSED NEW LOTS.
- EXISTING NUMBER OF LOTS: ONE (1) TAX LOT.
- PROPOSED NUMBER OF LOTS: NO PROPOSED NEW LOTS.
- GRID COORDINATES: GRID EAST: 578970  
GRID NORTH: 922715
- BOUNDARY AND EXISTING CONDITIONS: BASED ON SURVEY, BY OTHERS.
- TOPOGRAPHIC DATUM: AS PER PROJECT SURVEYOR.
- 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.
- 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.
- NO TREE CUTTING FROM APRIL TO OCTOBER REGARDING BAT HABIT.



**DRAWING LIST:**

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



**BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCES:**

OWNER'S:	APPLICANT:	STREET ADDRESS:
ISRAEL C. KRAUSZ 32 VAN BUREN DRIVE UNIT 302 MONROE, NEW YORK 10950	ISRAEL C. KRAUSZ 32 VAN BUREN DRIVE UNIT 302 MONROE, NEW YORK 10950	102 DUELK DRIVE MONROE, NEW YORK 10950

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.

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Know what's below.

Call before you dig.

SEAL VALID FOR: MJC JOB# 2524 SEAL DATE: NOVEMBER 22, 2025

THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.

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

**DETAIL SHEET**

PREPARED FOR:  
TAX LOT:  
SECTION 215, BLOCK 5, LOT 1

**102 DUELK DRIVE**

VILLAGE OF SOUTH BLOOMING GROVE  
TOWN OF BLOOMING GROVE  
COUNTY OF ORANGE AND STATE OF NEW YORK

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