

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	
WM 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 SANITARY SEWER MAIN	
		DENOTES PROPOSED UTILITY	
—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 LOCATED. 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 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 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, MAY BALES OR OTHER SUITABLE MATERIALS, 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 VIOLATION 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: SINGLE-FAMILY RESIDENTIAL WITH ACCESSORY.

BULK REQUIREMENTS:			
MINIMUM:	REQUIRED	PROVIDED	COMMENTS
LOT AREA:	10,000 SQUARE-FOOT	15,000± SQUARE-FOOT	OK
FRONTAGE:	EXISTING	100.00 FEET	OK
FRONT YARD:	40 FEET	48.8 FEET/33.5 FEET	OK
REAR YARD:	40 FEET	40.2± FEET	OK
SIDE YARD (ONE):	15 FEET	15.0± FEET	OK
SIDE YARD (BOTH):	30 FEET	30.0± FEET	OK
MAXIMUM:	REQUIRED	PROVIDED	COMMENTS
DEVELOPMENT COVERAGE:	<50%	29.8±%	OK
BUILDING HEIGHT (FEET):	<35 FEET	<35 FEET	OK
BUILDING HEIGHT (STORIES):	< 2 STORES	< 2 STORES	OK
PARKING:	REQUIRED	PROVIDED	OK
PROPOSED PARKING:	4 PER LOT	5, INCLUDES GARAGE	OK

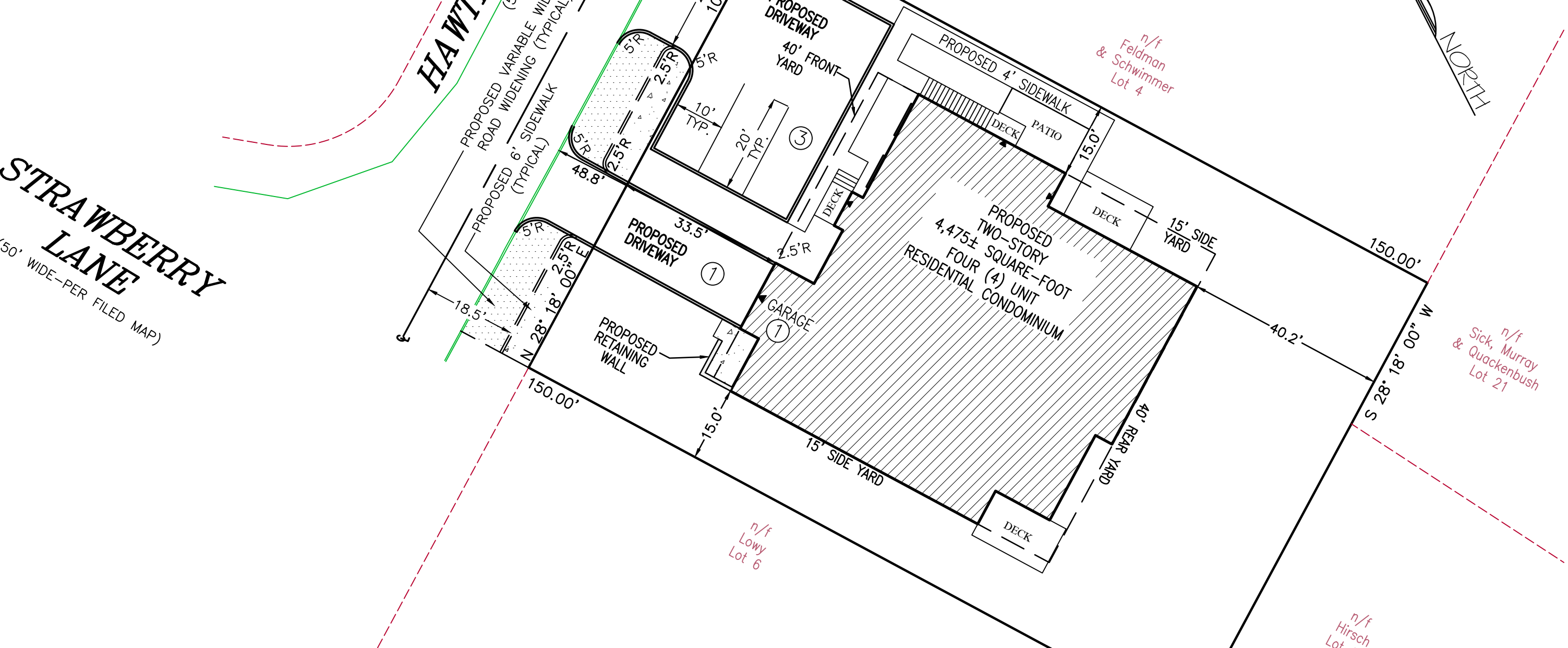
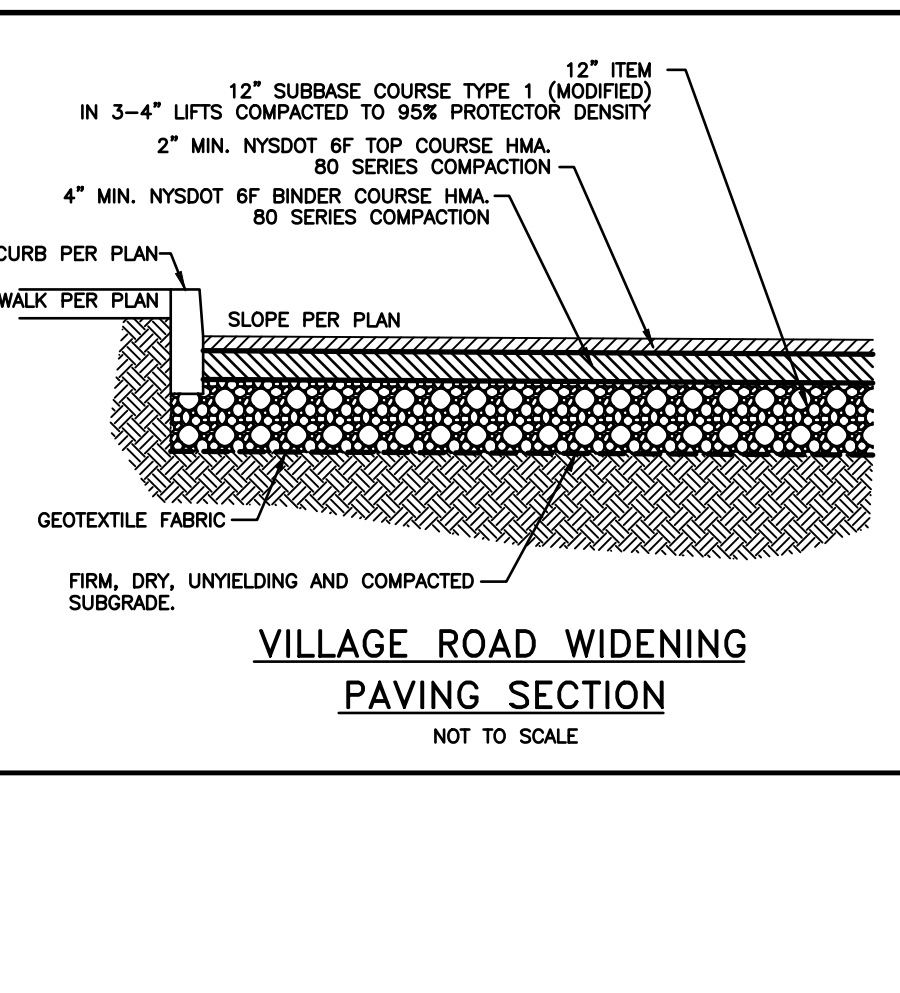
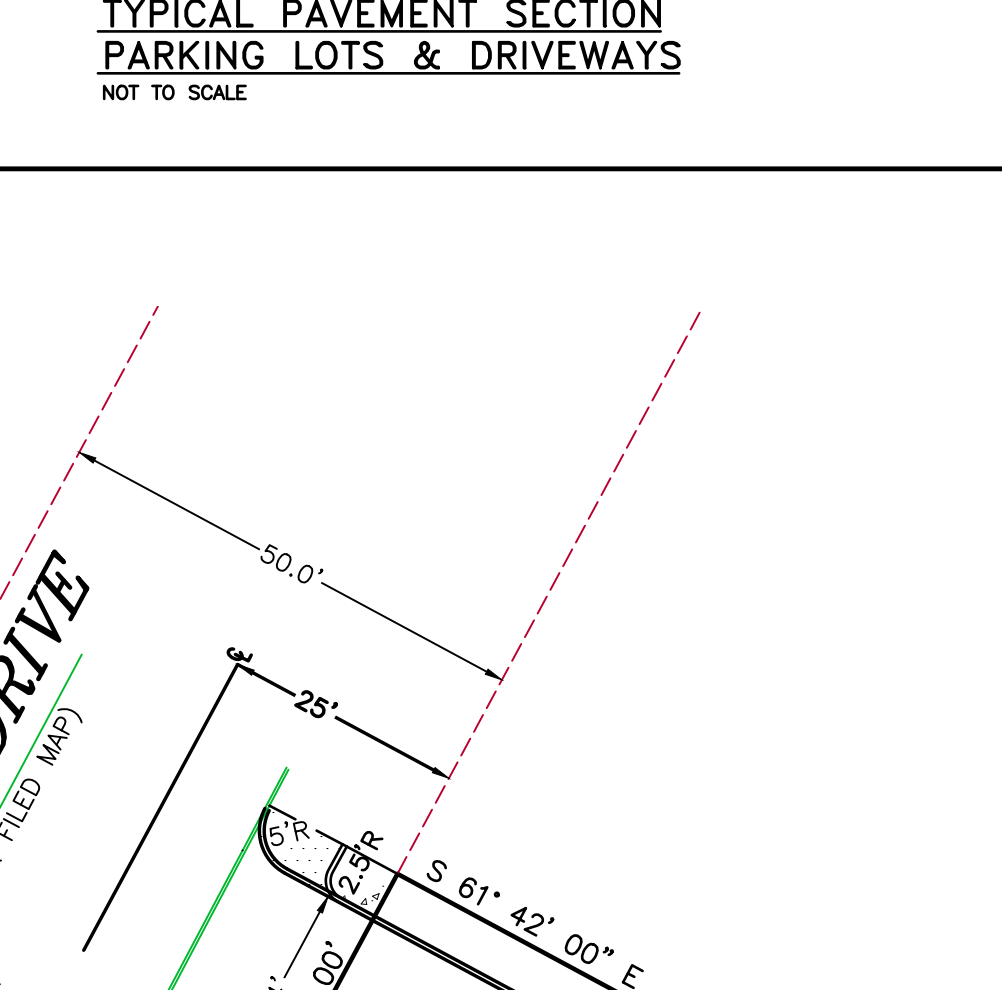
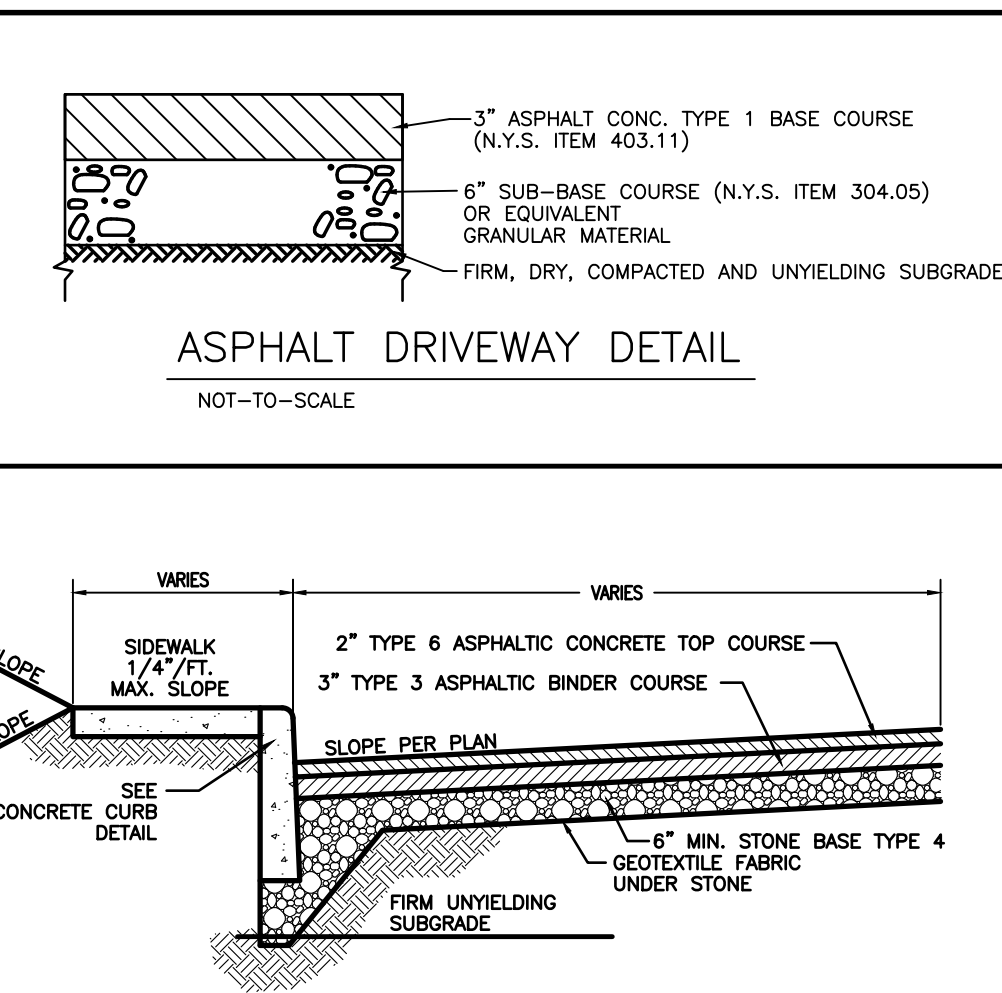
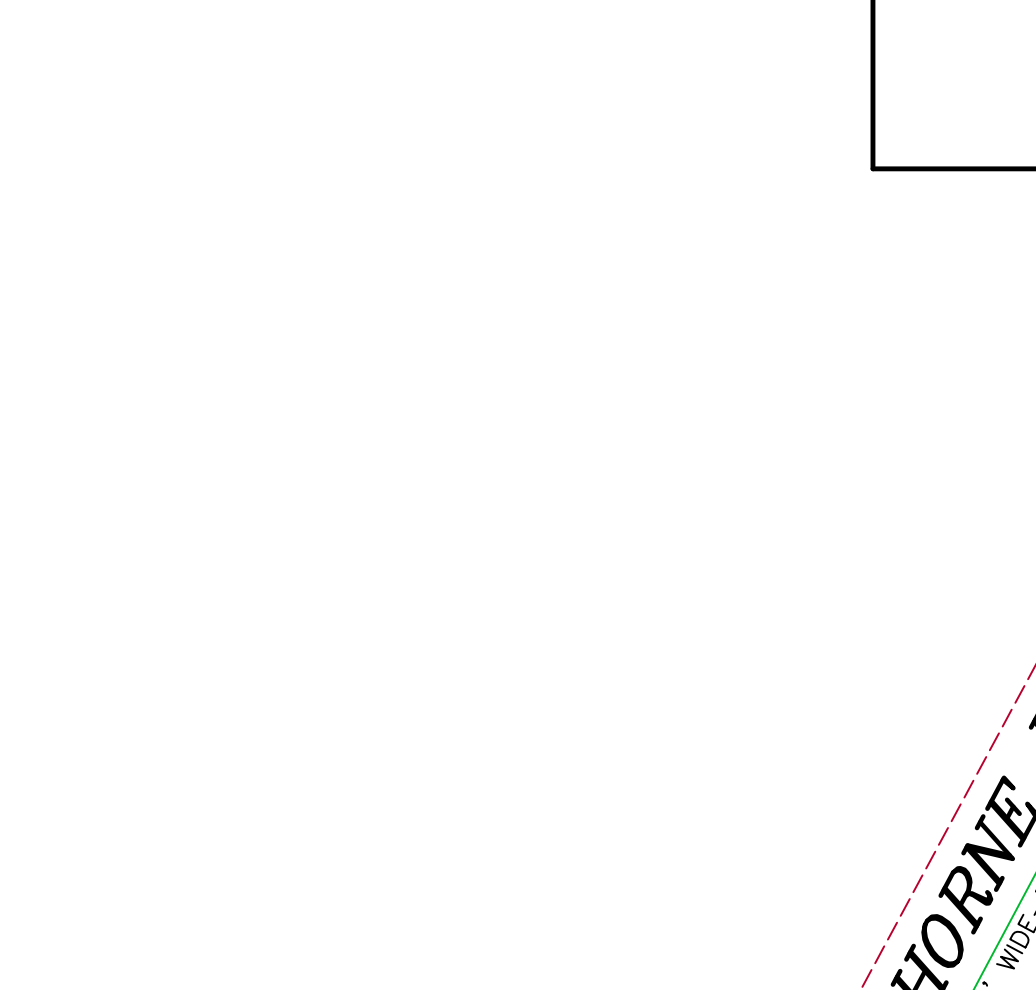
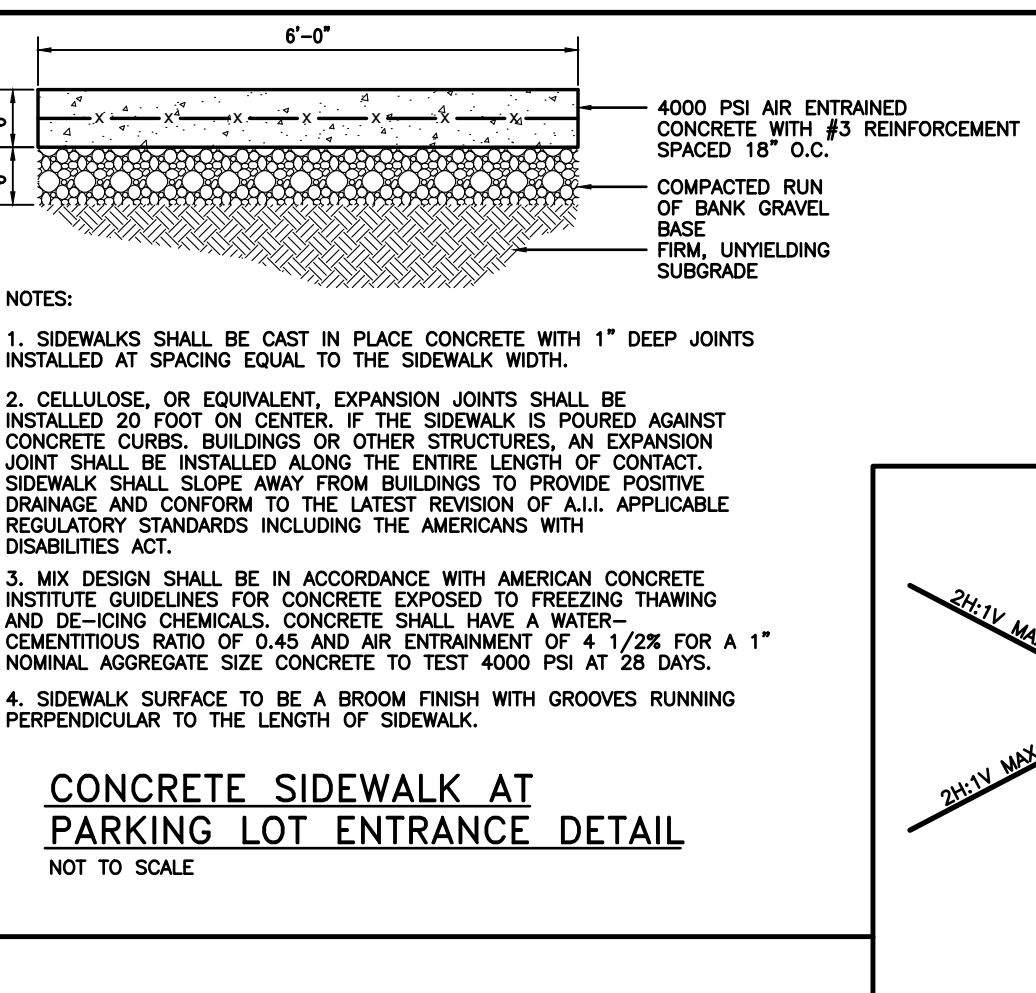
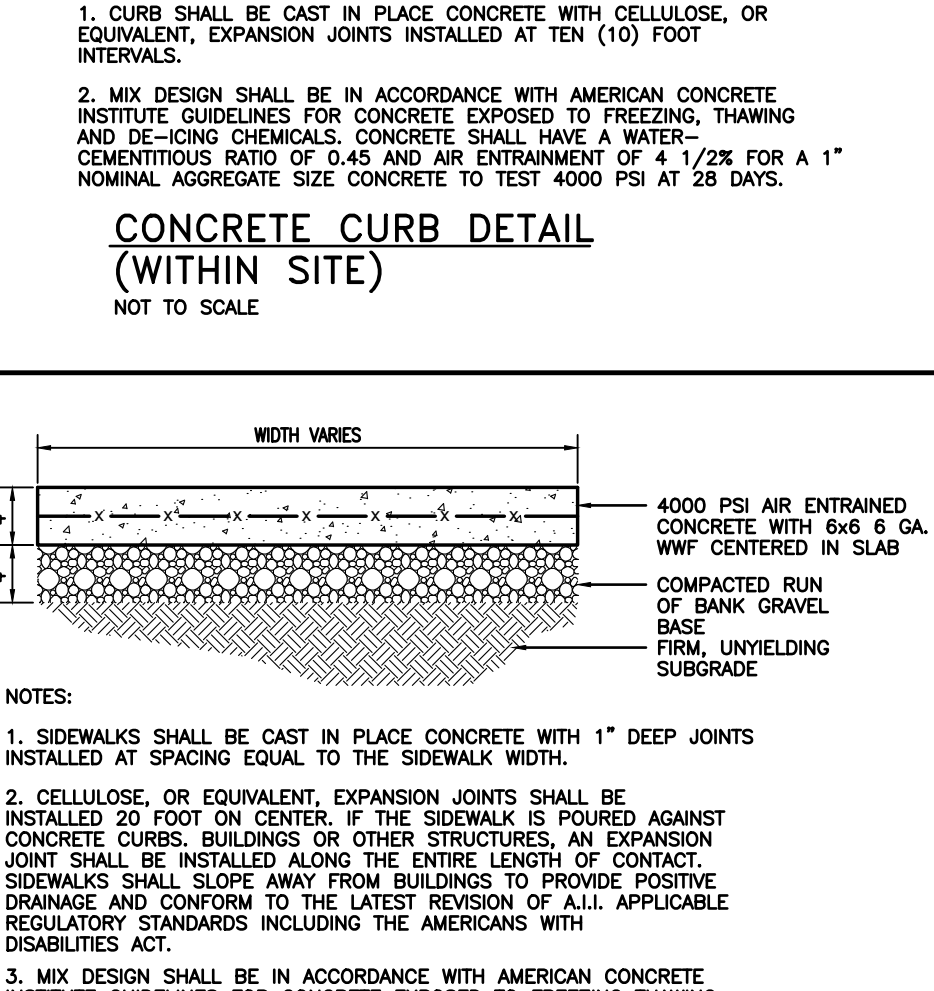
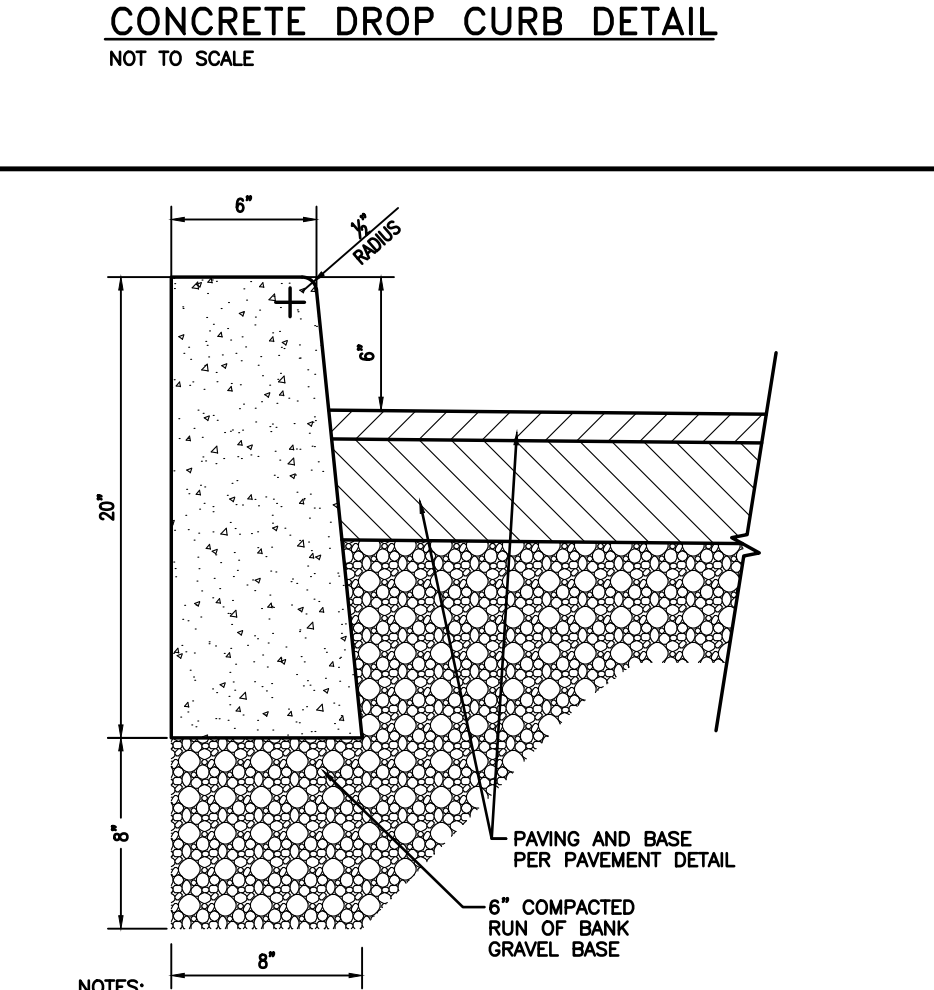
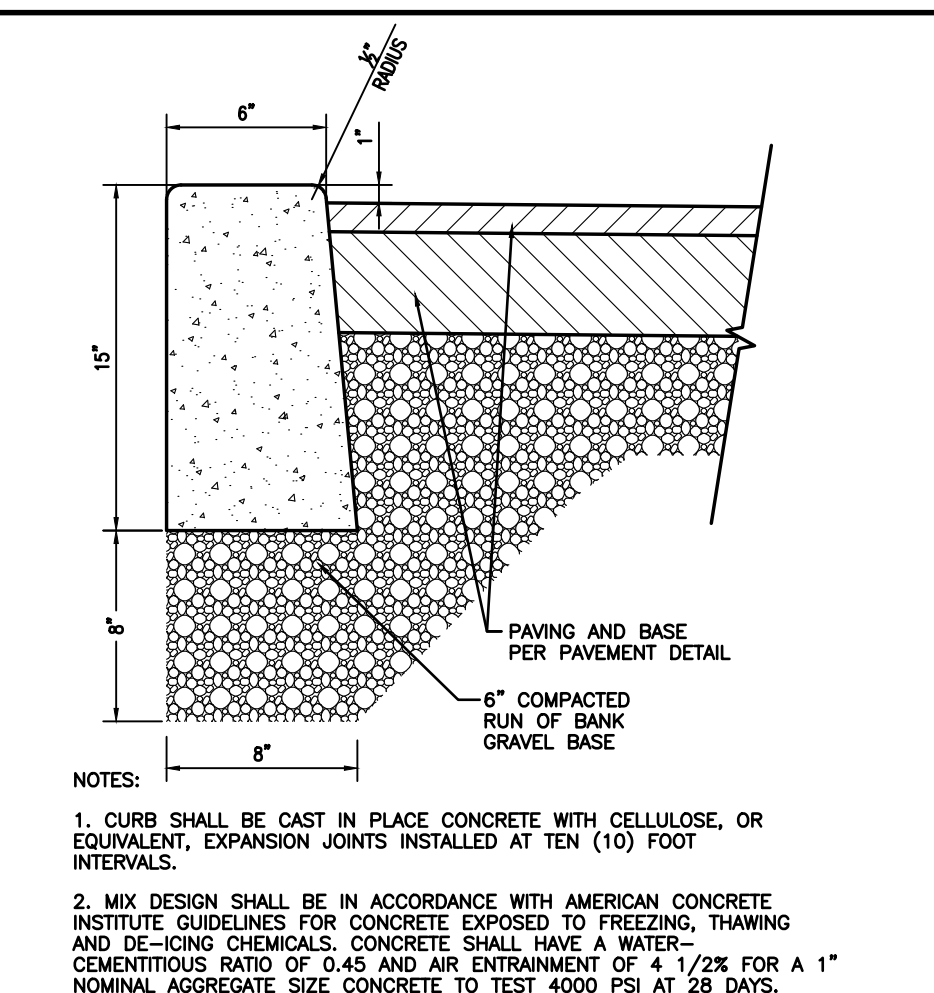
BULK NOTES:

- LOTS SERVED BY CENTRAL SEWER AND WATER SYSTEMS.
- LOT BULK DIMENSIONS BASED ON INFORMATION PROVIDED ON PROJECT ARCHITECTURAL PLANS PROVIDED BY OWNER.

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:	OWNERS:	APPLICANT:	STREET ADDRESS:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY PREPARED FOR 13 HAWTHORNE DRIVE" VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK. TAX SECTION 209 - BLOCK 6 - LOT 8 PREPARED BY EDWARD T. GANNON, P.E. SURVEY DATE NOVEMBER 26, 2025. JOB NUMBER 25357.	JOEL SCHWARTZ 13 HAWTHORNE DRIVE MONROE, NEW YORK 10950	JOEL SCHWARTZ 13 HAWTHORNE DRIVE MONROE, NEW YORK 10950	13 HAWTHORNE 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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- ### SITE SPECIFIC NOTES:
- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT NUMBER 209-6-8 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
 - RECORD OWNER: JOEL SCHWARTZ
13 HAWTHORNE DRIVE
MONROE, NEW YORK 10950
 - APPLICANT: JOEL SCHWARTZ
13 HAWTHORNE DRIVE
MONROE, NEW YORK 10950
 - SITE ADDRESSES: 13 HAWTHORNE DRIVE
MONROE, NEW YORK 10950
 - DEED REFERENCE: DEED BOOK: 14677, DEED PAGE: 1555
 - TOTAL AREA OF PARCEL: 15,000± SQUARE-FOOT OR 0.34± ACRES.
 - ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
 - FILED MAP REFERENCE: BEING KNOWN AS LOT 5 AS SHOWN ON A CERTAIN MAP ENTITLED "PLAN OF SUBDIVISION SECTION 'C' MERRIEWOLD TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK" ON FILE IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NUMBER 1675.
 - SANITARY SEWAGE SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM VILLAGE OF SOUTH BLOOMING GROVE CONSOLIDATED SEWER DISTRICT #1.
 - WATER SUPPLY SYSTEM: MUNICIPAL/COMMUNITY WATER SYSTEM VILLAGE OF SOUTH BLOOMING GROVE CONSOLIDATED WATER DISTRICT CAP.
 - UTILITIES: GAS/ELECTRIC PROVIDER ORANGE AND ROCKLAND UTILITIES, INC. SINGLE-FAMILY RESIDENTIAL.
 - EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
 - PROPOSED USE: 4-UNIT RESIDENTIAL CONDOMINIUMS
 - EXISTING NUMBER OF LOTS: ONE (1)
 - PROPOSED NUMBER OF LOTS: ONE (1) - NO CHANGE
 - GRID COORDINATES: GRID EAST: 57925, GRID NORTH 923591.
 - 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 BUILDING DEPARTMENT.
 - NO TREE CUTTING FROM APRIL TO OCTOBER REGARDING BAT HABITAT.

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 6
GRADING PLAN	2 OF 6
EROSION CONTROL PLAN	3 OF 6
UTILITY PLAN	4 OF 6
EXISTING CONDITIONS PLAN	5 OF 6
SITE DEMOLITION PLAN	6 OF 6

Know what's below.

Call before you dig.

SEAL VALID FOR
MJC JOB# 2550
SEAL DATE:
DECEMBER 12, 2025

THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.

REVISIONS:

#	DATE	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 ENGBOSSED 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

PLOT PLAN

PREPARED FOR:
TAX LOT
SECTION 209, BLOCK 6, LOT 8

13 HAWTHORNE DRIVE

VILLAGE OF SOUTH BLOOMING GROVE
TOWN OF BLOOMING GROVE
COUNTY OF ORANGE 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:	209-6-8
TOTAL SITE AREA:	0.34± ACRES
	15,000± SQUARE-FOOT
JOB NUMBER:	2550
SCALE:	1"=10'
DATE:	12-15-2025
	1 OF 6