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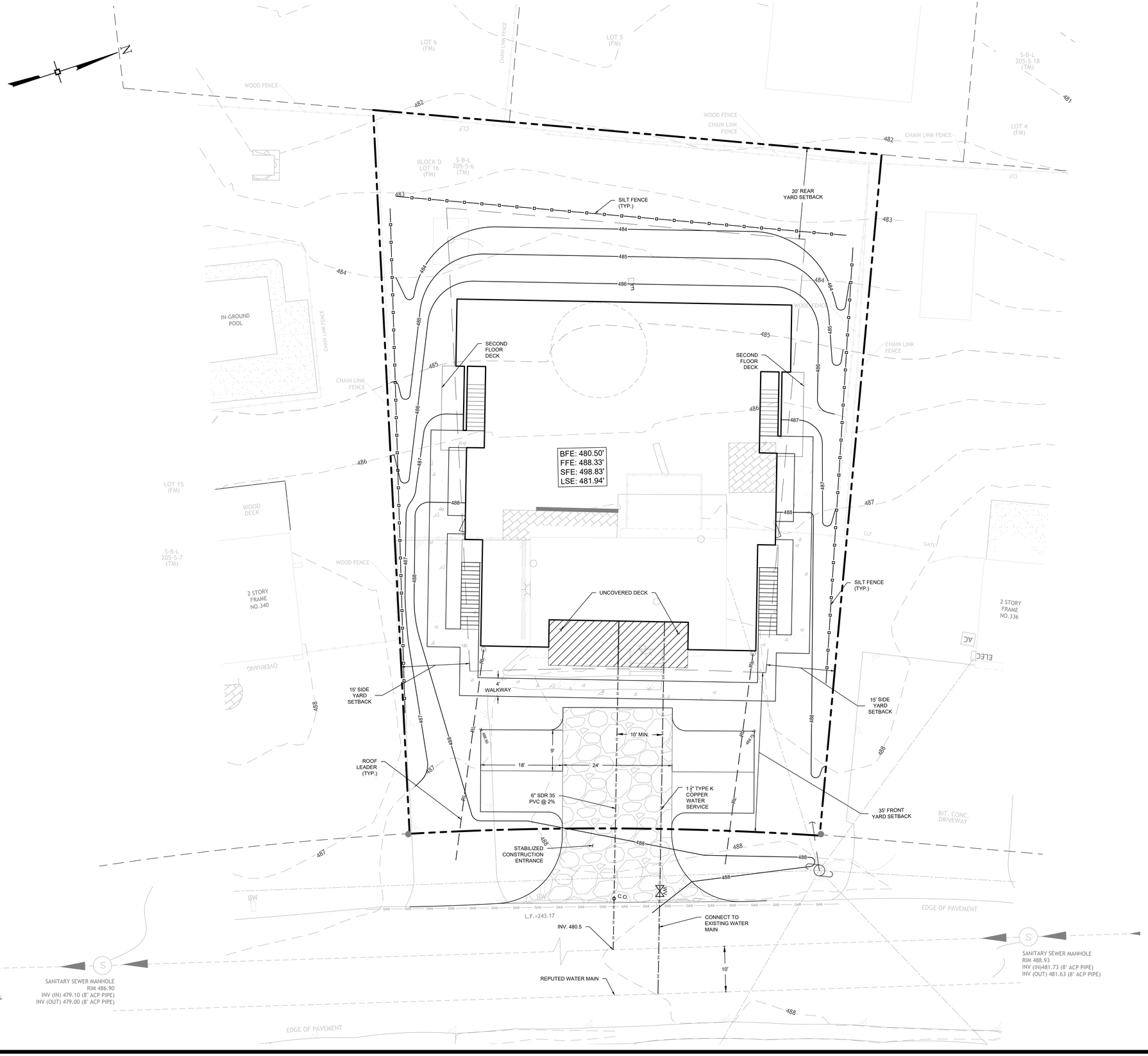

GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: SECTION 209 BLOCK 3 LOT 22
2. TOTAL AREA OF SUBJECT PARCEL: 18,000± SF.
3. BOUNDARY TAKEN FROM A SURVEY BY EDWARD T. GANNON, P.L.S. COMPLETED ON MAY 18, 2023.
4. DESIGN OF RETAINING HANDLED BY OWNER.
5. OWNER: GPS 64 LLC
   21 MANGIN RD
   MONROE, NY, 10950
6. APPLICANT: INDIGO BUILDERS LLC
   51 FOREST RD SUITE 316-76
   VILLAGE OF SOUTH BLOOMING GROVE, NY, 10950
7. PROPOSED LOT SHALL BE SERVICED BY PUBLIC WATER AND SEWER.

BULK REQUIREMENTS

VILLAGE OF SOUTH BLOOMING GROVE - RB (RESIDENCE B DISTRICT)
USE: TWO FAMILY RESIDENCE

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
GROSS LOT AREA	12,000 SF	15,875 SF
FRONT YARD SETBACK	PER PLANNING BOARD	39.47 FEET**
REAR YARD SETBACK	PER PLANNING BOARD	34.62 FEET
SIDE YARD SETBACK:		
EACH YARD	PER PLANNING BOARD	15.5 FEET
TOTAL SIDE YARDS	PER PLANNING BOARD	31 FEET
BUILDING HEIGHT (STORIES/FEET)	2 STORIES/30 FEET	SEE ARCHITECTURAL PLAN

*BULK REQUIREMENTS DATA FROM APPLICANT.
** OR 40 FEET FROM PROPOSED CURB LINE.

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- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

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No.	DATE	DESCRIPTION
1	12/02/24	REVISED PER FOOTPRINT ELEVATIONS.
2	01/21/25	REVISED PER VILLAGE ENGINEER COMMENTS.

DRAWING STATUS	ISSUE DATE: 01/21/2025		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☐ PLANNING BOARD APPROVAL	N/A	OF	N/A
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☑ FOR CONSTRUCTION	1	OF	2

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10 0 5 10 20
1 inch = 10 ft.

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PLOT PLAN

338 LAKE SHORE DRIVE
VILLAGE OF BLOOMING GROVE
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
2075.01	KAB	C-101
DATE: 09/10/2024	SCALE: 1" = 10'	
REVISION: 2 - 01/21/2025	TAX LOT: 205-5-6	

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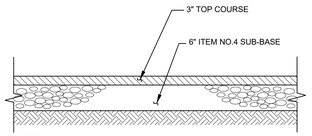
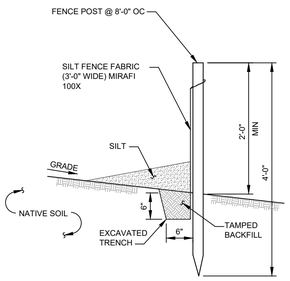


NOTES:
1. TO BE INSTALLED IN ENTRANCE AREA ONLY.
2. ALL SUB-GRADE AND SUB-BASE SHALL BE PROOF ROLLED PRIOR TO THE PLACEMENT OF SUBSEQUENT LIFTS.

DRIVEWAY PAVEMENT SECTION

SCALE: 1:1

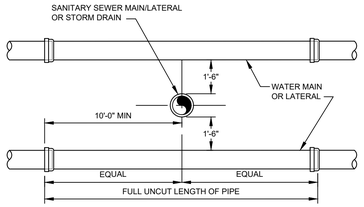


NOTES:

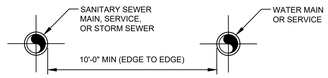
1. SILT FENCE TO BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.

SILT FENCE

SCALE: N.T.S.



VERTICAL SEPARATION



HORIZONTAL SEPARATION

NOTE:

NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT APPROVAL OF THE ORANGE COUNTY DEPARTMENT OF HEALTH.

WATER/SEWER SEPARATION REQUIREMENTS

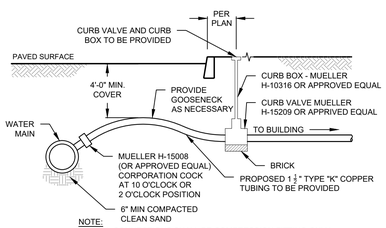
SCALE: NTS

NOTES:

1. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC; SHALL BE WITH NYSDOT ITEM 4 FOR THE FULL DEPTH THE EXCAVATION. BACKFILL SHALL BE PLACED IN 9" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
2. IF ROCK IS ENCOUNTERED DURING EXCAVATION OF THE TRENCH, THE PIPE BEDDING DEPTH SHALL BE INCREASED TO 8" BELOW THE PIPE.

WATER PIPE TRENCH

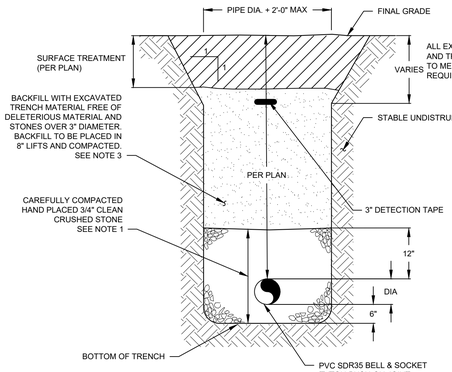
SCALE: NTS



NOTE:
1. ALL CONNECTIONS SHALL BE COMPRESSION FITTING ONLY.
2. CONTRACTOR TO VERIFY DEPTH OF WATER MAIN TO MAINTAIN MINIMUM COVER OVER WATER SERVICE LINES.

WATER SERVICE CONNECTION

SCALE: N.T.S.

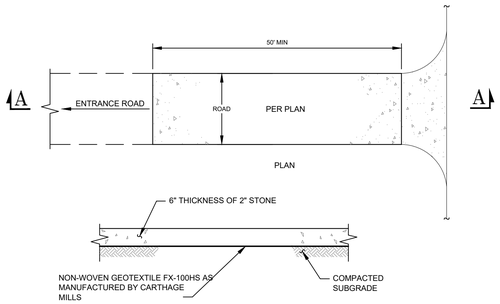


NOTES:

1. ALL FILL BELOW BUILDING AND PAVEMENT TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
2. ALL SEWER MAINS SHALL BE 8" OR 10" SDR 35 PVC. ALL SEWER HEADERS SHALL BE 6" SDR 35 AND ALL SEWER LATERAL TO BE 4" SDR 35 PVC.
3. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC; SHALL BE WITH ITEM 4 (NYSDOT SPEC) FOR THE FULL DEPTH THE EXCAVATION. BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.

SEWER PIPE TRENCH

SCALE: NTS



SECTION A-A

NOTES:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. WIDTH - 24 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
3. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
4. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
5. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
6. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS

GENERAL UTILITY NOTES

1. THE LOCATION AND SIZE OF EXISTING DRAINAGE FACILITIES ARE FROM SURVEYS, FIELD RECONNAISSANCE OR PLANS OF RECORD. ALL FACILITIES WHICH ARE TO REMAIN OR BE MODIFIED FOR REUSE SHALL BE FIELD VERIFIED AS TO ACTUAL LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE OWNER'S FIELD REPRESENTATIVE FOR RESOLUTION.
2. THE CONTRACTOR SHALL REFER TO THE BUILDING MECHANICAL AND PLUMBING PLANS FOR THE EXACT LOCATIONS AND INVERTS OF ALL BUILDING SERVICE CONNECTIONS.
3. ALL UTILITY STRUCTURE CASTINGS SHALL BE ADJUST AS NECESSARY TO BE FLUSH WITH PROPOSED FINISHED GRADE.

EROSION AND SEDIMENTATION CONTROL NOTES

1. SITE DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY GRADING AND VEGETATION REMOVAL REQUIRED FOR CONSTRUCTION.
2. TEMPORARY EROSION CONTROL MEASURES, INCLUDING SILT FENCES AND/OR STRAW BALE DIKES, SEDIMENT BASIN, TEMPORARY DIVERSION SWALE DRAINAGE STRUCTURES, AND RIP-RAP PROTECTION SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE FOR GRADING AND CONSTRUCTION.
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION:
   - 3.1. AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES.
   - 3.2. LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY PH OF 6.0 TO 7.0.
   - 3.3. FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT A RATE OF 600 LBS. PER ACRE.
   - 3.4. DISTURBED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 30 DAYS SHALL BE SEEDED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER: 30 LBS. RYEGRASS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER, USE 100 LBS. CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) PER ACRE.
   - 3.5. PERMANENT SEEDING SHALL BE APPLIED ON 4" MIN TOPSOIL AT THE FOLLOWING RATE: 8 LBS EMPIRE BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER PER ACRE PLUS 20 LBS TALL FESCUE PER ACRE PLUS 2 LBS REDTOP OR 5 LBS RYEGRASS (PERENNIAL) PER ACRE
   - 3.6. ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.
   - 3.7. ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEEDER, OR TUCKING THE MULCH WITH SMOOTH DISCS OR OTHER MULCH ANCHORING TOOLS TO A DEPTH OF 3". MULCH ANCHORING TOOLS SHALL BE PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DRAINAGE STRUCTURES SHALL BE INSPECTED FOLLOWING EVERY RAIN EVENT, AND MAINTENANCE AND REPAIRS SHALL BE PERFORMED PROMPTLY TO MAINTAIN PROPER FUNCTION. TRAPPED SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A PROTECTED AREA IN A PROPER MANNER WHICH WILL NOT RESULT IN EROSION.
5. TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED AND GROUND COVER IS COMPLETELY REESTABLISHED. FOLLOWING STABILIZATION, TEMPORARY MEASURES SHALL BE REMOVED TO AVOID INTERFERENCE WITH DRAINAGE.
6. ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION.
7. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
8. MULCH NETTING SUCH AS PAPER, JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED. STAPLE IN PLACE. OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
9. STABILIZATION OF STEEP SLOPES SHALL BE ACHIEVED BY APPLYING LIME AND FERTILIZER AS SPECIFIED ABOVE AND SEEDING WITH THE FOLLOWING MIXTURE:

MATERIAL	LBS./ACRE
PERENNIAL RYE GRASS	30
CROWN VETCH	12
SPREADING FESCUE	25

10. OPTIMUM SEEDING PERIODS ARE 3/15-6/1 AND 8/1-10/15.
11. ALL UPSTREAM SITE WORK AND STABILIZATION SHALL OCCUR BEFORE CONNECTING UNDERGROUND DETENTION/INFILTRATION FACILITY TO PREVENT ANY ERODED SEDIMENTS FROM ENTERING UNDERGROUND FACILITY.
12. IN ACCORDANCE WITH THE NYSDEC SPDES GP 0-20-001, THERE SHALL BE NO MORE THAN 5 ACRES DISTURBED AT ANYONE TIME.

EARTHWORK CONSTRUCTION NOTES

1. ALL WORK TO BE PERFORMED TO THE SPECIFICATIONS OF THE VILLAGE OF BLOOMING GROVE.
2. ALL TOPSOIL, ROOTS, STUMPS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM ALL CONSTRUCTION AREAS.
3. ALL FILL FOR POND CONSTRUCTION, BELOW BUILDINGS AND PAVEMENT TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
4. CELLAR, ROOF AND FOOTING DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM OR OTHER FREE-FLOWING OUTLET AT A MINIMUM SLOPE OF 0.5%. FOOTING DRAIN SHALL BE INSTALLED BENEATH BOTTOM OF FOOTING.
5. COMPLETION OF GRADING AND BASIN, BERMS AFTER OCTOBER 15 SHALL REQUIRE MULCHING AND ANCHORING IN ACCORDANCE WITH NOTES ENTITLED "SEDIMENTATION EROSION CONTROL".
6. ALL SLOPES IN EXCESS OF 3H:1V SHALL BE CONSTRUCTED WITH LOCALLY AVAILABLE GLACIAL TILL. THE EMBANKMENT FILL SHALL BE PLACED IN SIX-INCHTHICK LIFTS. EACH LIFT SHALL BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
7. CONSTRUCT POND EMBANKMENT WITH LOCALLY AVAILABLE GLACIAL TILL WITH 3H:1V SIDE SLOPES OR AS NOTED ON PLAN. THE EMBANKMENT FILL SHALL BE PLACED IN A SIX-INCH THICK CONTINUOUS LAYER OVER THE ENTIRE LENGTH.EACH LIFT SHALL BE PLACED AT OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
8. STABILIZATION OF POND BERMS, AND ALL SLOPES IN EXCESS OF 3H:1V IN ACCORDANCE WITH "EROSION AND SEDIMENTATION CONTROL NOTES".
9. ALL POND OUTLETS SHALL HAVE SEEPAGE CONTROL COLLARS PLACED AT 1/3 AND 2/3 THE WIDTH OF THE EMBANKMENT.
10. SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS PERVIOUS SURFACES. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING:
    - 10.A. APPLY 3 INCHES OF COMPOST OVER SUBSOIL
    - 10.B. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
    - 10.C. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
    - 10.D. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.

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☑ FOR CONSTRUCTION	2	OF	2

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