

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
+<XXX.XX'±>	DENOTES EXISTING SPOT GRADE		DENOTES # (SIZE)" FIRE SERVICE LINE
-238	DENOTES EXISTING CONTOUR LINE		DENOTES PROPOSED CURB VALVE
[S]	DENOTES PROPOSED CONTOUR		DENOTES PROPOSED SANITARY SEWER MAIN
(S)	DENOTES EXISTING SANITARY MANHOLE		DENOTES PROPOSED SANITARY MANHOLE
WL#	DENOTES EXISTING WETLANDS LIMIT LINE		DENOTES EXISTING WETLANDS LIMIT LINE
CO	DENOTES PROPOSED SEWER LATERAL CLEANOUT		

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 DESIGNER'S NEGLIGENCE 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 SERVICES, 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 HEALTH AND SAFETY PROGRAMS AND PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE HEALTH AND SAFETY PROGRAMS AND PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE HEALTH AND SAFETY PROGRAMS AND PROCEDURES.
- 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, DIVERSIONS, 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:		LOT #1		LOT #2		LOT #3	
MINIMUM:	REQUIRED	PROVIDED	COMMENTS	PROVIDED	COMMENTS	PROVIDED	COMMENTS
LOT AREA (GROSS)*:	12,000 SQUARE-FOOT	13,334.4± SQUARE-FOOT	OK	13,338.8± SQUARE-FOOT	OK	13,327.0± SQUARE-FOOT	OK
LOT AREA (NET)**:	10,000 SQUARE-FOOT	15,002.7± SQUARE-FOOT	OK	15,001.0± SQUARE-FOOT	OK	15,004.2± SQUARE-FOOT	OK
FRONTAGE	EXISTING	66.67 FEET	OK	66.67 FEET	OK	66.65 FEET	OK
FRONT YARD	40 FEET	40.0± FEET	OK	40.0± FEET	OK	40.0± FEET	OK
REAR YARD	40 FEET	71.5± FEET	OK	71.5± FEET	OK	71.5± FEET	OK
SIDE YARD (ONE)	15 FEET	15.0± FEET	OK	15.0± FEET	OK	15.0± FEET	OK
SIDE YARD (BOTH)	30 FEET	30.0± FEET	OK	30.0± FEET	OK	30.0± FEET	OK
MAXIMUM:	REQUIRED	PROVIDED	COMMENTS	PROVIDED	COMMENTS	PROVIDED	COMMENTS
DEVELOPMENT COVERAGE	<50%	36.3±%	OK	36.1±%	OK	36.3±%	OK
BUILDING HEIGHT (FEET):	< 35 FEET	< 35 FEET	OK	35 FEET	OK	35 FEET	OK
BUILDING HEIGHT (STORIES):	< 2 STORIES	< 2 STORIES	OK	< 2 STORIES	OK	< 2 STORIES	OK
PARKING:	REQUIRED	PROVIDED	OK	PROVIDED	OK	PROVIDED	OK
PROPOSED PARKING	2 PER UNIT OR 4 PER LOT	4	OK	4	OK	4	OK

BULK NOTES:
 1. LOTS SERVED BY CENTRAL SEWER AND WATER SYSTEMS.
 2. LOT BULK DIMENSIONS BASED ON HOUSE SIZES FROM ARCHITECTURAL PLANS PROVIDED BY OWNER.
 3. ALL SETBACKS DETERMINED DURING THE PLANNING BOARD APPROVAL PROCESS.
 * GROSS AREA CALCULATIONS INCLUDE AREA THROUGH THE CENTERLINE OF THE RIGHT-OF-WAY.
 ** NET LOT AREA CALCULATION IS THE SURVEYED LOT AREA.

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCES:	OWNER'S:	APPLICANT:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR 335 & 337 LAKE SHORE DRIVE, SECTION 205, BLOCK 2, LOT 11 & 12 PREPARED BY CLEARPOINT SERVICES, LLC, DATED DECEMBER 7, 2023 - JOB NUMBER 23-35617."	TAX LOT: 205-2-11 335 LAKE SHORE ROAD: 335 LAKE SHORE DR. HOLDING P.O. BOX 817 MONROE, NEW YORK 10949	INDIGO DEVELOPERS 51 FOREST ROAD SUITE 316-76 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 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	TAX LOT: 205-2-11 335 LAKE SHORE DRIVE MONROE, NEW YORK 10950

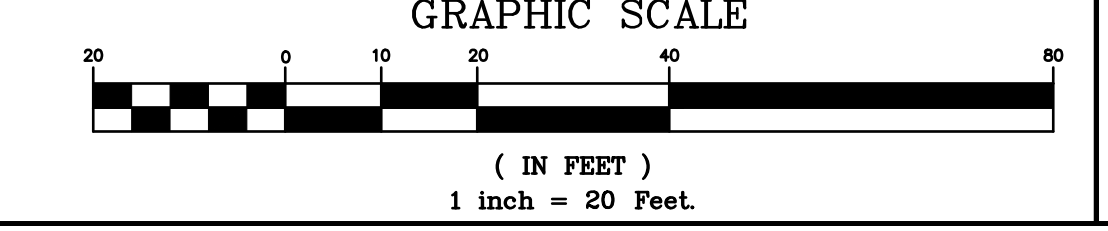
STREET ADDRESSES:	TAX LOT: 205-2-11 335 LAKE SHORE DRIVE MONROE, NEW YORK 10950	TAX LOT: 205-2-11 337 LAKE SHORE DRIVE MONROE, NEW YORK 10950
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DRAWING LIST:

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

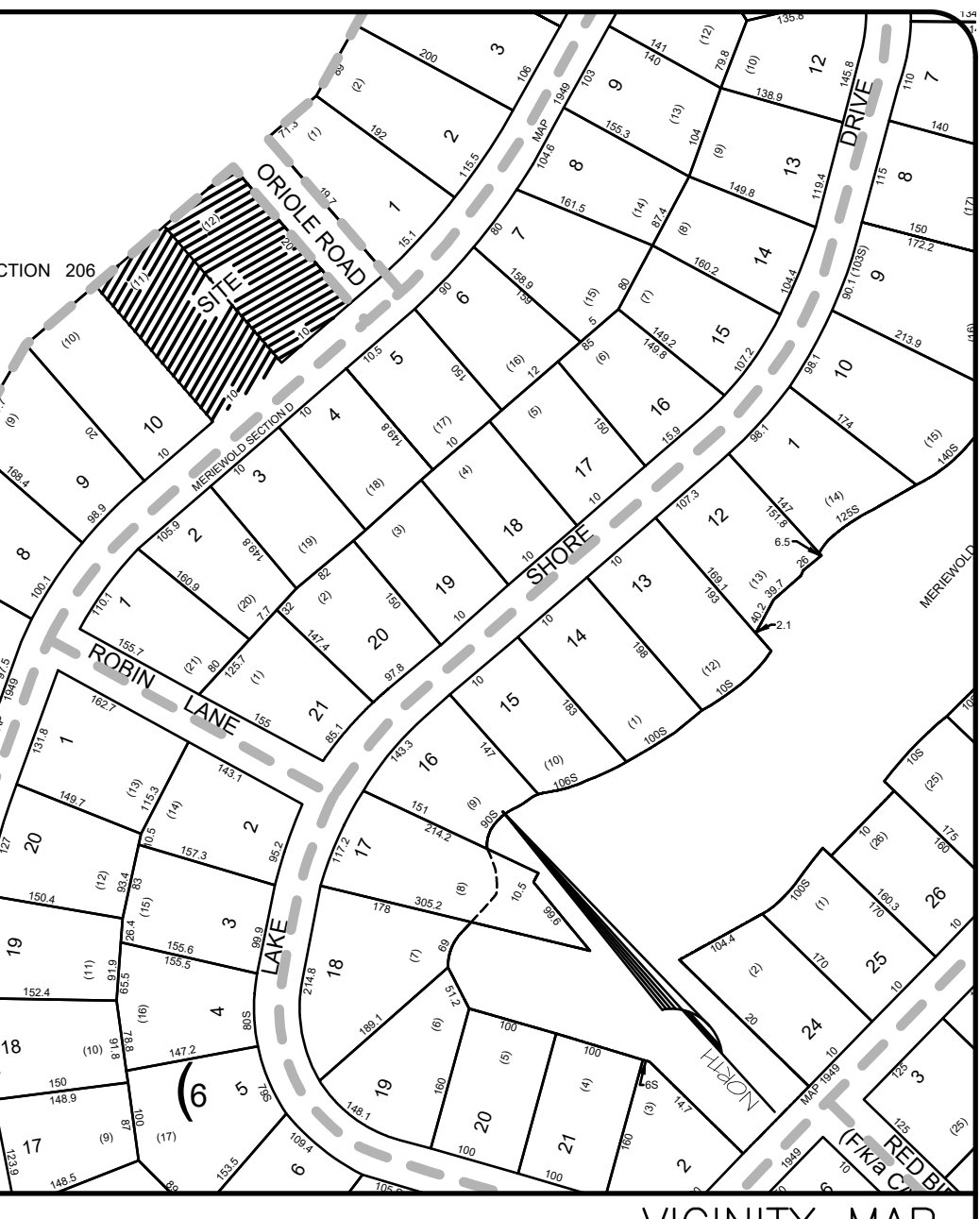
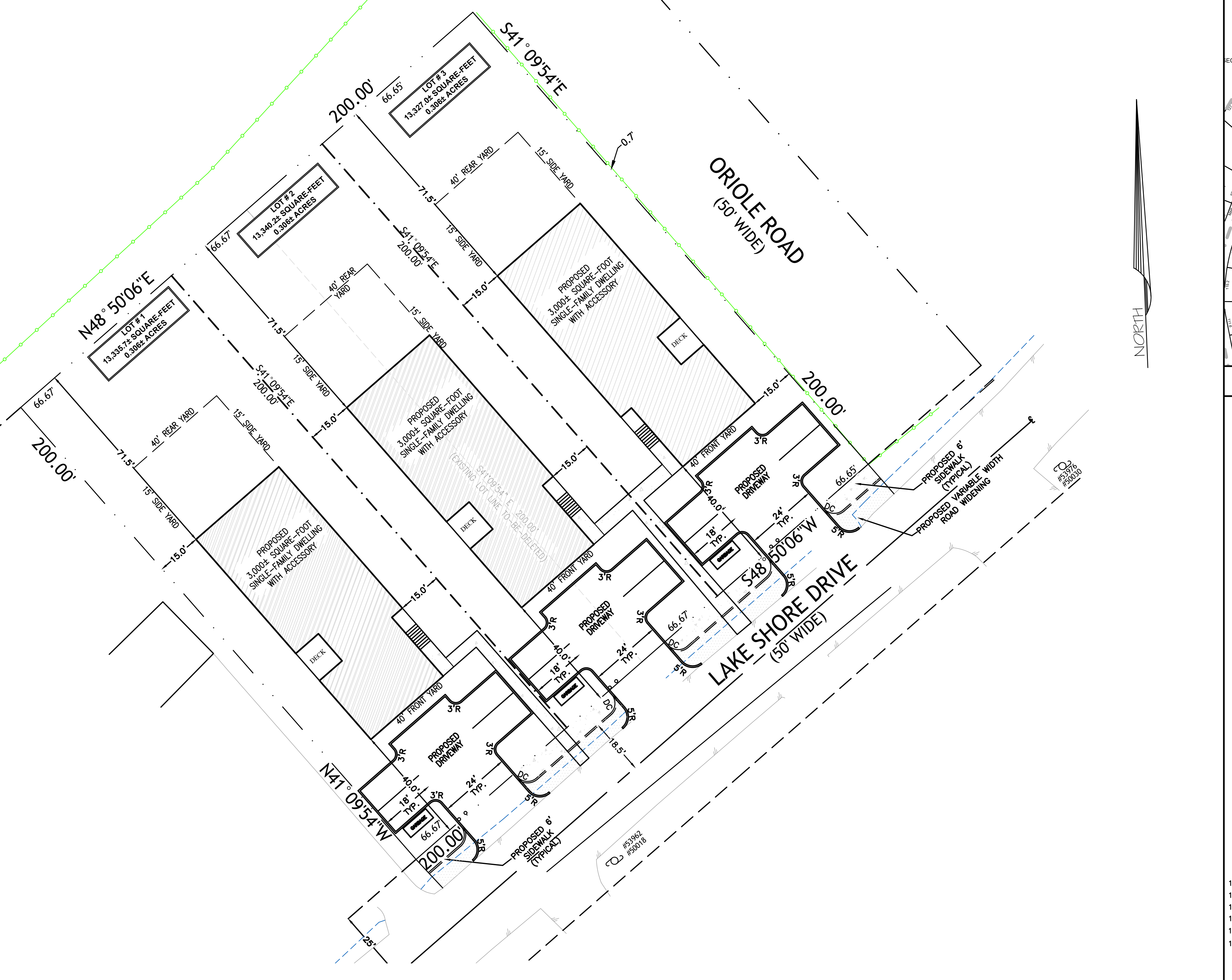
REVISIONS:

#	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 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:

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT #s 205-2-11 AND 205-2-12 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNERS:
 - TAX LOT: 205-2-11
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335 LAKE SHORE DR. HOLDING
P.O. BOX 817
MONROE, NEW YORK 10949
 - TAX LOT: 205-2-12
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337 LAKE SHORE DR.
P.O. BOX 817
MONROE, NEW YORK 10949
- APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950
- SITE ADDRESSES: 335 & 337 LAKE SHORE DRIVE
MONROE, NEW YORK 10950
- DEED REFERENCE: (335 LAKE SHORE DRIVE) DEED BOOK: 15412, DEED PAGE: 1776.
- DEED REFERENCE: (337 LAKE SHORE DRIVE) DEED BOOK: 15373, DEED PAGE: 1186.
- TOTAL AREA OF PARCEL: 40,000± SQUARE-FOOT OR 0.918± ACRES.
 AREA OF 325 LAKE SHORE: 20,000± SQUARE-FOOT OR 0.459± ACRES.
 AREA OF 337 LAKE SHORE: 20,000± SQUARE-FOOT OR 0.459± ACRES.
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- FILED MAP REFERENCE: BEING KNOWN AS LOTS 11 AND 12, BLOCK "F" AS SHOWN ON A MAP ENTITLED: "PLAN OF SUBDIVISION, SECTION D, MERRIEWOLD, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE," FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 30, 1962 AS MAP NUMBER 1949.
- 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: (335 LAKE SHORE DRIVE) GRID EAST: 577465, GRID NORTH 925351.
 (337 LAKE SHORE DRIVE) GRID EAST: 577539, GRID NORTH 925418.
- 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 BUILDING DEPARTMENT.
- NO TREE CUTTING FROM APRIL TO OCTOBER REGARDING BAT HABIT.

SUBDIVISION SITE PLAN

TAX LOTS: 205-2-11&12	TOTAL SITE AREA: 0.918± ACRES
TOTAL AREA: 40,000± SQUARE-FOOT	JOB NUMBER: 2521
SCALE: 1"=20'	DATE: MARCH 10, 2025
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 mcalise@engineering.com	
SHEET: 1 OF 8	

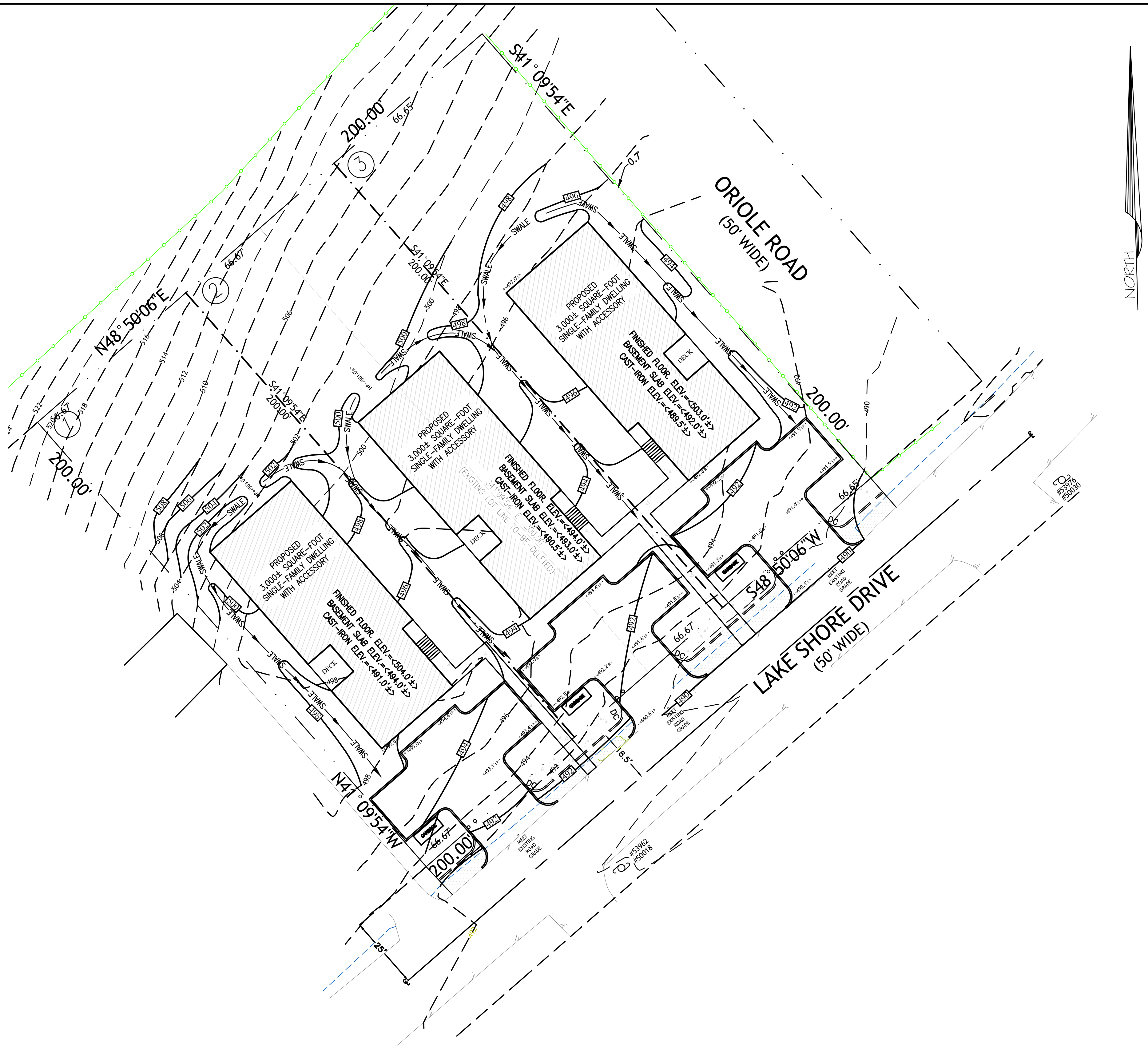
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CO DENOTES PROPOSED SEWER LATERAL CLEANOUT			

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-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 SQUARE- FEET)
 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 205-2-11 AND 205-2-12 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNERS: TAX LOT: 205-2-11
335 LAKE SHORE ROAD:
335 LAKE SHORE DR. HOLDING
P.O. BOX 817
MONROE, NEW YORK 10949
TAX LOT: 205-2-12
337 LAKE SHORE ROAD:
337 LAKE SHORE DR.
P.O. BOX 817
MONROE, NEW YORK 10949
- APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950
- SITE ADDRESSES: 335 & 337 LAKE SHORE DRIVE
MONROE, NEW YORK 10950
- DEED REFERENCE: (335 LAKE SHORE DRIVE)
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DEED BOOK: 15412, DEED PAGE: 1776.
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- 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)
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(337 LAKE SHORE DRIVE) GRID EAST: 577539, GRID NORTH 925418.
- 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.
- NO TREE CUTTING FROM APRIL TO OCTOBER REGARDING BAT HABIT.

DISTRICTS:

TYPE	NAME	ALARM No.
FIRE DISTRICT:	SOUTH BLOOMING GROVE FIRE DISTRICT	FDQ39
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

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

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCES:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR 335 & 337 LAKE SHORE DRIVE" - SECTION 205 - BLOCK 2 - LOT 11 & 12 PREPARED BY CLEARPOINT SERVICES,LLC, DATED DECEMBER 7, 2023 - JOB NUMBER 23-35617.

OWNER'S:

TAX LOT: 205-2-11
335 LAKE SHORE ROAD:
335 LAKE SHORE DR. HOLDING
P.O. BOX 817
MONROE, NEW YORK 10949

APPLICANT:

TAX LOT: 205-2-12
337 LAKE SHORE ROAD:
INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
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

STREET ADDRESSES:

TAX LOT: 205-2-11
335 LAKE SHORE DRIVE
MONROE, NEW YORK 10950
TAX LOT: 205-2-11
337 LAKE SHORE DRIVE
MONROE, NEW YORK 10950

Know what's below.
811
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
MICHAEL J. CALISE, P.E.
NEW YORK STATE LIC. NO. 074611

GRADING PLAN
PREPARED FOR:
TAX LOTS
SECTION 205, BLOCK 2, LOT 11 &
SECTION 205, BLOCK 2, LOT 12

335 & 337 LAKE SHORE DRIVE

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:	205-2-11&12
TOTAL SITE AREA:	0.918± ACRES
	40,000± SQUARE- FEET
JOB NUMBER:	2521
SCALE:	1"=20'
DATE:	MARCH 10, 2025
SHEET:	2 OF 8

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LEGEND

625.0(10)	DEMONSTRATES EXISTING "TOP OF CURB" GRADE		DEMONSTRATES EXISTING UTILITY POLE
625.0(10)	DEMONSTRATES EXISTING "BOTTOM OF CURB" GRADE		DEMONSTRATES EXISTING CONCRETE SURFACE
625.0(10)	DEMONSTRATES EXISTING "DROP CURB" GRADE		DEMONSTRATES PROPOSED ELECTRIC METERS
625.0(10)	DEMONSTRATES EXISTING "BOTTOM OF WALL" GRADE		DEMONSTRATES PROPOSED CONCRETE SURFACE
625.0(10)	DEMONSTRATES EXISTING "TOP OF WALL" GRADE		DEMONSTRATES PROPOSED GAS METER
WV	DEMONSTRATES EXISTING WATER VALVE		DEMONSTRATES EXISTING STONE WALL
GV	DEMONSTRATES EXISTING GAS VALVE		DEMONSTRATES PROPOSED STONE
WH	DEMONSTRATES EXISTING WATER MANHOLE		DEMONSTRATES PROPOSED EXISTING GAS MAIN
TMH	DEMONSTRATES EXISTING TELEPHONE MANHOLE		DEMONSTRATES PROPOSED GAS SERVICE
SMH	DEMONSTRATES EXISTING SANITARY MANHOLE		DEMONSTRATES EXISTING OVERHEAD WIRES
DMH	DEMONSTRATES EXISTING DRAINAGE MANHOLE		DEMONSTRATES PROPOSED UNDERGROUND ELECTRIC SERVICE
LP	DEMONSTRATES EXISTING LIGHT POLE		DEMONSTRATES #1(SIDE) DOMESTIC WATER SERVICE
CB	DEMONSTRATES EXISTING CATCH BASIN		DEMONSTRATES #1(SIDE) FIRE SERVICE LINE
+217.6	DEMONSTRATES EXISTING SPOT GRADE		DEMONSTRATES #1(SIDE) DOMESTIC & FIRE SERVICE LINE
+217.6	DEMONSTRATES PROPOSED SPOT GRADE		DEMONSTRATES #1(SIDE) FIRE SERVICE LINE
200	DEMONSTRATES EXISTING CONTOUR LINE		DEMONSTRATES PROPOSED CURB VALVE
200	DEMONSTRATES PROPOSED CONTOUR LINE		DEMONSTRATES PROPOSED SANITARY SEWER MAIN
5	DEMONSTRATES EXISTING SANITARY MANHOLE		DEMONSTRATES PROPOSED SANITARY MANHOLE
W/L	DEMONSTRATES EXISTING WETLANDS LIMIT LINE		DEMONSTRATES EXISTING WETLANDS LIMIT LINE
CO	DEMONSTRATES PROPOSED SEWER LATERAL CLEANOUT		

EROSION CONTROL SEQUENCE OF CONSTRUCTION:

- CONSTRUCT AND MAINTAIN CONSTRUCTION ENTRANCE. AT THE COMPLETION OF CONSTRUCTION REMOVE CONSTRUCTION ENTRANCE.
- INSTALL ALL EROSION CONTROL DEVICES AS SHOWN ON THIS PLAN AND NOTED IN THE "LEGEND FOR EROSION CONTROL REQUIRED AT THE TIME OF CONSTRUCTION."
- DURING CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- CLEAR GRUB AND EXISTING TREES AND VEGETATION FROM AREAS WITHIN THE LIMITS OF DISTURBANCE (LOD) OR WITHIN AREAS TO BE EXCAVATED, CUT OR FILLED.
- STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
- PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE.
- INSTALL STORM DRAINAGE SYSTEM, AS SHOWN ON THE PROJECT PLANS.
- SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNFINISHED FOR A PERIOD OF 15 DAYS, OR MORE, AS PER NOTE 4 OF "GRADING NOTES."
- 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."
- 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.
- REMOVE ALL EROSION CONTROL DEVICES.
- MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABILITY OF STABILIZED VEGETATIVE COVER.
- SILT THAT HAS BEEN ACCUMULATED IN SILT RETENTION BASINS TO BE REMOVED WHEN BASIN IS FILLED IN TO 50% OF PROVIDED DEPTH.
- 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



SITE SPECIFIC NOTES:

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT #'s 205-2-11 AND 205-2-12 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNERS: TAX LOT: 205-2-11, 335 LAKE SHORE ROAD; TAX LOT: 205-2-12, 337 LAKE SHORE ROAD; APPLICANT: INDIGO DEVELOPERS, 51 FOREST ROAD, SUITE 316-76, MONROE, NEW YORK 10950.
- DEED REFERENCE: (335 LAKE SHORE DRIVE) DEED BOOK: 15412, DEED PAGE: 1776; (337 LAKE SHORE DRIVE) DEED BOOK: 15373, DEED PAGE: 1186.
- TOTAL AREA OF PARCEL: 40,000± SQUARE-FOOT OR 0.918± ACRES; AREA OF 325 LAKE SHORE: 20,000± SQUARE-FOOT OR 0.459± ACRES; AREA OF 337 LAKE SHORE: 20,000± SQUARE-FOOT OR 0.459± ACRES.
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- FILED MAP REFERENCE: BEING KNOWN AS LOTS 11 AND 12, BLOCK "F" AS SHOWN ON A MAP ENTITLED: "PLAN OF SUBDIVISION, SECTION D, MERRIEWOLD, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE," FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 30, 1962 AS MAP NUMBER 1949.
- 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.
- 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: (335 LAKE SHORE DRIVE) GRID EAST: 577465, GRID NORTH 925351; (337 LAKE SHORE DRIVE) GRID EAST: 577539, GRID NORTH 925418.
- 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.

TOTAL SITE DISTURBANCE:

TOTAL DISTURBED AREA:
0.697± Acres (30,376± square-foot)

DISTRICTS:

TYPE	NAME	ALARM No.
FIRE DISTRICT:	SOUTH BLOOMING GROVE FIRE DISTRICT	FDQ39
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

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

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCES:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR 335 & 337 LAKE SHORE DRIVE" - SECTION 205 - BLOCK 2 - LOT 11 & 12 PREPARED BY CLEARPOINT SERVICES, LLC, DATED DECEMBER 7, 2023 - JOB NUMBER 23-35617.

OWNER'S:

TAX LOT: 205-2-11, 335 LAKE SHORE ROAD; TAX LOT: 205-2-12, 337 LAKE SHORE ROAD; 335 LAKE SHORE DR. HOLDING, P.O. BOX 817, MONROE, NEW YORK 10949; 337 LAKE SHORE DR., SUITE 316-76, MONROE, NEW YORK 10949.

APPLICANT:

INDIGO DEVELOPERS, 51 FOREST ROAD, SUITE 316-76, MONROE, NEW YORK 10950.

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STREET ADDRESSES:

TAX LOT: 205-2-11, 335 LAKE SHORE DRIVE, MONROE, NEW YORK 10950; TAX LOT: 205-2-12, 337 LAKE SHORE DRIVE, MONROE, NEW YORK 10950.

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

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

STATE OF NEW YORK
MICHAEL J. CALISE
REGISTERED PROFESSIONAL ENGINEER

THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.

REVISIONS:

#	DATE	COMMENTS

GRAPHIC SCALE
(IN FEET)
1 inch = 20 Feet.

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

EROSION CONTROL PLAN

PREPARED FOR:
TAX LOTS
SECTION 205, BLOCK 2, LOT 11 & SECTION 205, BLOCK 2, LOT 12

335 & 337 LAKE SHORE DRIVE

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

TOTAL SITE AREA:
0.918± ACRES
40,000± SQUARE-FOOT
JOB NUMBER:
2521
SCALE:
1"=20'
DATE:
MARCH 10, 2025
SHEET:
3 OF 8

THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY.

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LEGEND

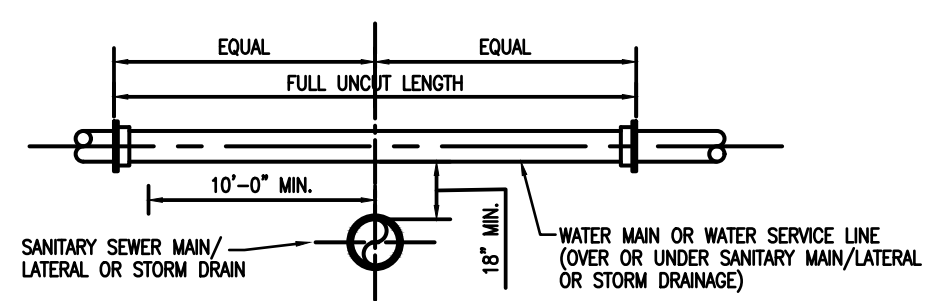
625.0(10)	DEMONSTRATES EXISTING "TOP OF CURB" GRADE		DEMONSTRATES EXISTING UTILITY POLE
625.0(11)	DEMONSTRATES EXISTING "BOTTOM OF CURB" GRADE		DEMONSTRATES EXISTING CONCRETE SURFACE
625.0(12)	DEMONSTRATES EXISTING "TOP OF CURB" GRADE	EM	DEMONSTRATES PROPOSED ELECTRIC METERS
625.0(13)	DEMONSTRATES EXISTING "BOTTOM OF WALL" GRADE		DEMONSTRATES PROPOSED CONCRETE SURFACE
625.0(14)	DEMONSTRATES EXISTING "TOP OF WALL" GRADE	GM	DEMONSTRATES PROPOSED GAS METER
WV	DEMONSTRATES EXISTING WATER VALVE		DEMONSTRATES EXISTING STONE WALL
GV	DEMONSTRATES EXISTING GAS VALVE		DEMONSTRATES PROPOSED STONE
WMH	DEMONSTRATES EXISTING WATER MANHOLE		DEMONSTRATES PROPOSED EXISTING GAS MAIN
TMH	DEMONSTRATES EXISTING TELEPHONE MANHOLE	GM	DEMONSTRATES PROPOSED GAS SERVICE
SMH	DEMONSTRATES EXISTING SANITARY MANHOLE	PGS	DEMONSTRATES EXISTING OVERHEAD WIRES
DMH	DEMONSTRATES EXISTING DRAINAGE MANHOLE	PE	DEMONSTRATES PROPOSED UNDERGROUND ELECTRIC SERVICE
LP	DEMONSTRATES EXISTING LIGHT POLE	WS	DEMONSTRATES #1/2" DOMESTIC WATER SERVICE
CB	DEMONSTRATES EXISTING CATCH BASIN	FS	DEMONSTRATES #1/2" FIRE SERVICE LINE
+217.6	DEMONSTRATES EXISTING SPOT GRADE	F&S	DEMONSTRATES #1/2" DOMESTIC & FIRE SERVICE LINE
+0.000(10)	DEMONSTRATES PROPOSED SPOT GRADE	FS	DEMONSTRATES #1/2" FIRE SERVICE LINE
2.0	DEMONSTRATES EXISTING CONTOUR LINE	CV	DEMONSTRATES PROPOSED CURB VALVE
5.0	DEMONSTRATES EXISTING SANITARY MANHOLE		DEMONSTRATES PROPOSED SANITARY SEWER MAIN
W/L	DEMONSTRATES EXISTING WETLANDS LIMIT LINE		DEMONSTRATES EXISTING WETLANDS LIMIT LINE
CO	DEMONSTRATES PROPOSED SEWER LATERAL CLEARDOUT		

WATER NOTES:

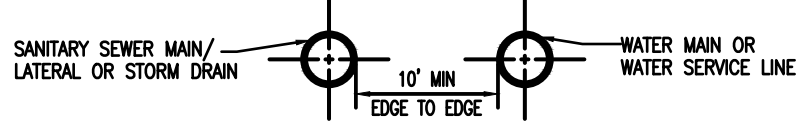
- CONTRACTOR SHALL VERIFY LOCATION AND OPERATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES, FEATURES, CONDITIONS, ETC., AND SHALL NOTIFY THE ENGINEER AND OWNER, IN WRITING, OF ANY AND ALL DISCREPANCIES.
- ALL WATER MAIN, WATER SERVICES, HYDRANTS, VALVES AND APPURTENANCES MATERIALS AND METHODS 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 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.



VERTICAL SEPARATION DETAIL
NOT TO SCALE



HORIZONTAL SEPARATION DETAIL
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.

WATER/SEWER SEPARATION REQUIREMENTS
NOT TO SCALE

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

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

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCES:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR 335 & 337 LAKE SHORE DRIVE" - SECTION 205, BLOCK 2, LOTS 11 & 12 PREPARED BY CLEARPOINT SERVICES, LLC, DATED DECEMBER 7, 2023 - JOB NUMBER 23-35617.

OWNER'S:

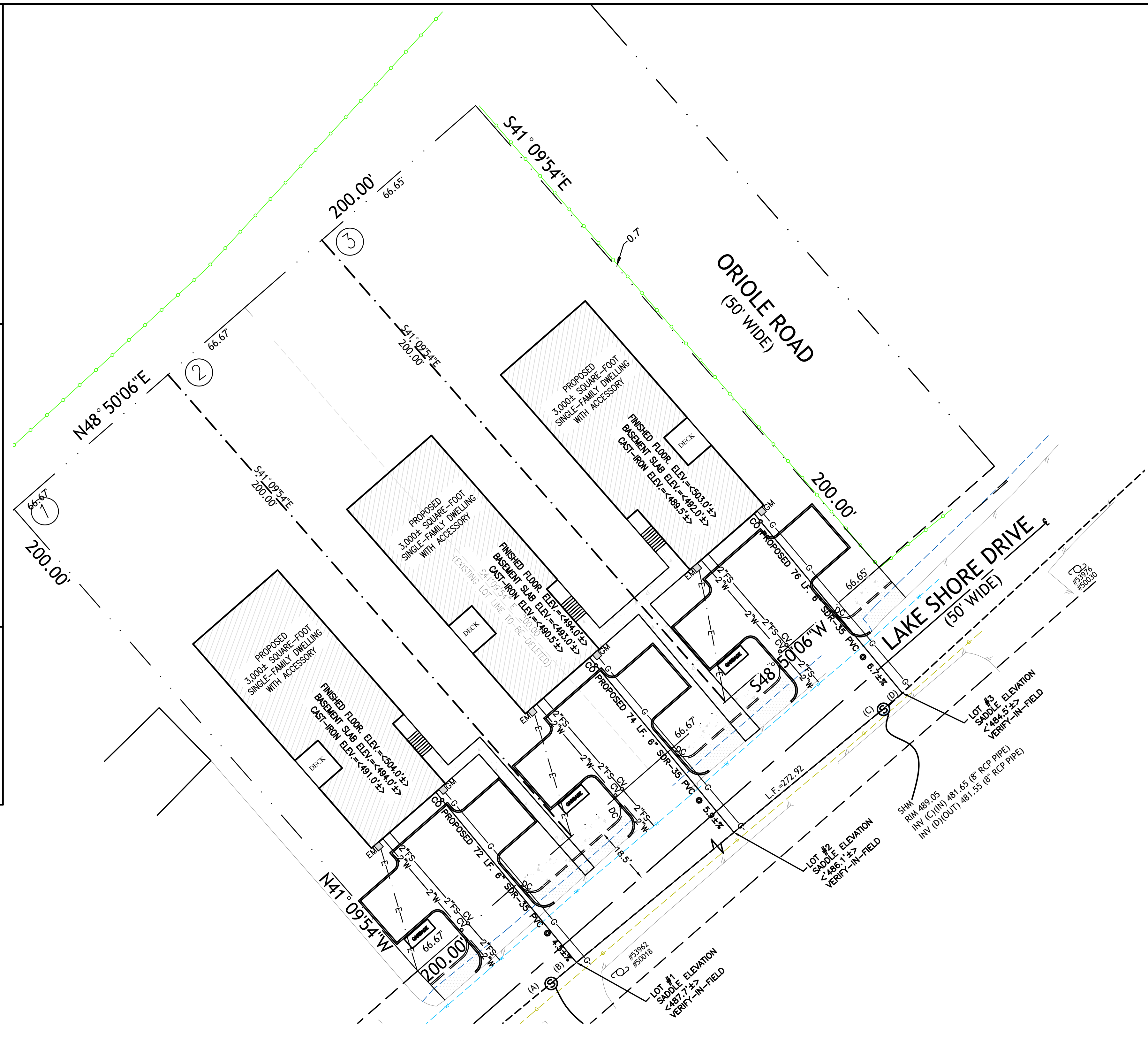
TAX LOT: 205-2-11
335 LAKE SHORE ROAD:
335 LAKE SHORE DR. HOLDING
P.O. BOX 817
MONROE, NEW YORK 10949

APPLICANT:

INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10949

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



SITE SPECIFIC NOTES:

- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT #'s 205-2-11 AND 205-2-12 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNERS: TAX LOT: 205-2-11
335 LAKE SHORE ROAD:
335 LAKE SHORE DR. HOLDING
P.O. BOX 817
MONROE, NEW YORK 10949
TAX LOT: 205-2-12
337 LAKE SHORE ROAD:
337 LAKE SHORE DR.
P.O. BOX 817
MONROE, NEW YORK 10949
- APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950
- SITE ADDRESSES: 335 & 337 LAKE SHORE DRIVE
MONROE, NEW YORK 10950
- DEED REFERENCE: (335 LAKE SHORE DRIVE) DEED BOOK: 15412, DEED PAGE: 1776.
(337 LAKE SHORE DRIVE) DEED BOOK: 15373, DEED PAGE: 1186.
- TOTAL AREA OF PARCEL: 40,000± SQUARE-FOOT or 0.918± ACRES.
AREA OF 325 LAKE SHORE: 20,000± SQUARE-FOOT or 0.459± ACRES.
AREA OF 337 LAKE SHORE: 20,000± SQUARE-FOOT or 0.459± ACRES.
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- FILED MAP REFERENCE: BEING KNOWN AS LOTS 11 AND 12, BLOCK 'F' AS SHOWN ON A MAP ENTITLED: "PLAN OF SUBDIVISION, SECTION D, MERRIEWOLD, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE," FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 30, 1962 AS MAP NUMBER 1949.
- 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.
- 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: (335 LAKE SHORE DRIVE) GRID EAST: 577465, GRID NORTH 925351.
(337 LAKE SHORE DRIVE) GRID EAST: 577539, GRID NORTH 925418.
- 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 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.



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Know what's below.
811
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

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

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

UTILITY PLAN
PREPARED FOR:
TAX LOTS
SECTION 205, BLOCK 2, LOT 11 &
SECTION 205, BLOCK 2, LOT 12

335 & 337 LAKE SHORE DRIVE

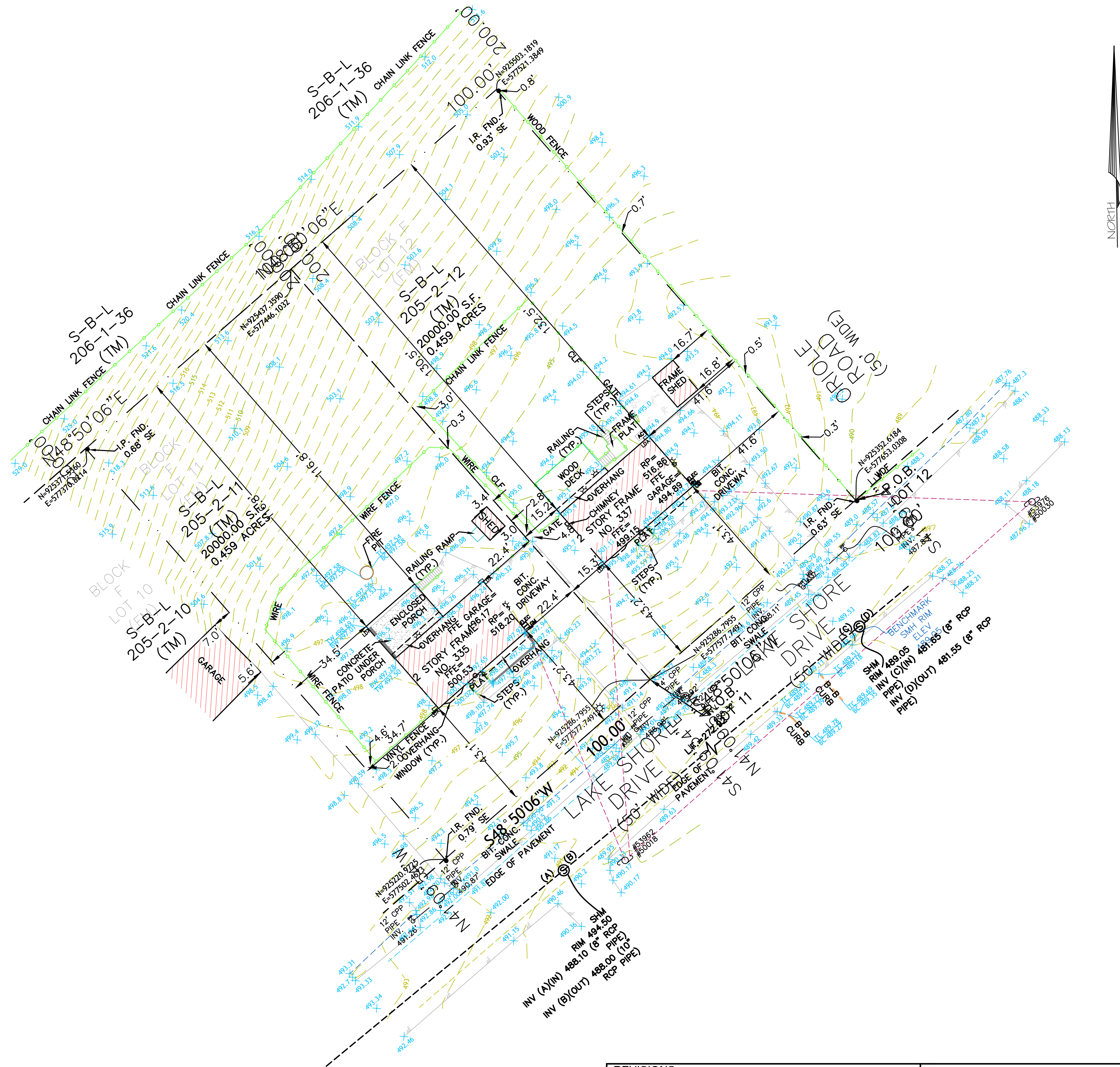
VILLAGE OF SOUTH BLOOMING GROVE
TOWN OF BLOOMING GROVE
ORANGE COUNTY NEW YORK

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:
205-2-11&12
TOTAL SITE AREA:
0.918± ACRES
40,000± SQUARE-FOOT
JOB NUMBER:
2521
SCALE:
1"=20'
DATE:
MARCH 10, 2025
SHEET:
4 OF 8

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 WATER MAIN	
GV DENOTES EXISTING GAS VALVE		DENOTES EXISTING STONE WALL	
WMH DENOTES EXISTING WATER MANHOLE		DENOTES PROPOSED STONE	
TMH DENOTES EXISTING TELEPHONE MANHOLE		DENOTES PROPOSED EXISTING GAS MAIN	
SMH DENOTES EXISTING SANITARY MANHOLE		DENOTES PROPOSED GAS SERVICE	
DMH DENOTES EXISTING DRAINAGE MANHOLE		DENOTES EXISTING OVERHEAD WIRES	
LP DENOTES EXISTING LIGHT POLE		DENOTES PROPOSED UNDERGROUND ELECTRIC SERVICE	
CB DENOTES EXISTING CATCH BASIN		DENOTES #(SIZE)" DOMESTIC WATER SERVICE	
+217.6 DENOTES EXISTING SPOT GRADE		DENOTES #(SIZE)" FIRE SERVICE LINE	
+<XXX.XX'±> DENOTES PROPOSED SPOT GRADE		DENOTES #(SIZE)" DOMESTIC & FIRE SERVICE LINE	
-238- DENOTES EXISTING CONTOUR LINE		DENOTES #(SIZE)" FIRE SERVICE LINE	
[S] DENOTES PROPOSED CONTOUR		DENOTES PROPOSED CURB VALVE	
	DENOTES EXISTING SANITARY MANHOLE	DENOTES PROPOSED SANITARY SEWER MAIN	
	DENOTES EXISTING WETLANDS LIMIT LINE	DENOTES PROPOSED SANITARY MANHOLE	
	DENOTES PROPOSED SEWER LATERAL CLEANOUT	DENOTES EXISTING WETLANDS LIMIT LINE	



- SITE SPECIFIC NOTES:**
- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT #'s 205-2-11 AND 205-2-12 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
 - RECORD OWNERS:
 - TAX LOT: 205-2-11
335 LAKE SHORE ROAD:
335 LAKE SHORE DR. HOLDING
P.O. BOX 817
MONROE, NEW YORK 10949
 - TAX LOT: 205-2-12
337 LAKE SHORE ROAD:
337 LAKE SHORE DR.
P.O. BOX 817
MONROE, NEW YORK 10949
 - APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950
 - SITE ADDRESSES: 335 & 337 LAKE SHORE DRIVE
MONROE, NEW YORK 10950
 - DEED REFERENCE: (335 LAKE SHORE DRIVE)
DEED REFERENCE: (337 LAKE SHORE DRIVE)
DEED BOOK: 15412, DEED PAGE: 1776.
 - DEED REFERENCE: DEED BOOK: 15373, DEED PAGE: 1186.
 - TOTAL AREA OF PARCEL: 40,000± SQUARE-FEET or 0.918± ACRES.
AREA OF 325 LAKE SHORE: 20,000± SQUARE-FEET or 0.459± ACRES.
AREA OF 337 LAKE SHORE: 20,000± SQUARE-FEET or 0.459± ACRES.
(RB) - RESIDENCE B DISTRICT.
 - ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
 - FILED MAP REFERENCE: BEING KNOWN AS LOTS 11 AND 12, BLOCK "T" AS SHOWN ON A MAP ENTITLED: "PLAN OF SUBDIVISION, SECTION D, MERREWOLD, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE," FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 30, 1962 AS MAP NUMBER 1949.
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 - 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)
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(337 LAKE SHORE DRIVE) GRID EAST: 577539, GRID NORTH 925418.
 - 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.
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 - 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.

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

DISTRICTS:

TYPE	NAME	ALARM No.
FIRE DISTRICT:	SOUTH BLOOMING GROVE FIRE DISTRICT	F0039
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 "OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR 335 & 337 LAKE SHORE DRIVE" - SECTION 205 - BLOCK 2 - LOT 11 & 12 PREPARED BY CLEARPOINT SERVICES,LLC, DATED DECEMBER 7, 2023 - JOB NUMBER 23-35617.

OWNER'S:

TAX LOT: 205-2-11
335 LAKE SHORE ROAD:
335 LAKE SHORE DR. HOLDING
P.O. BOX 817
MONROE, NEW YORK 10949

APPLICANT:

TAX LOT: 205-2-12
337 LAKE SHORE ROAD:
337 LAKE SHORE DR.
P.O. BOX 817
MONROE, NEW YORK 10949

STREET ADDRESSES:

TAX LOT: 205-2-11
335 LAKE SHORE DRIVE
MONROE, NEW YORK 10950

TAX LOT: 205-2-11
337 LAKE SHORE DRIVE
MONROE, NEW YORK 10950

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.

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Michael J. Calise

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

EXISTING CONDITIONS PLAN

TAX LOTS
SECTION 205, BLOCK 2, LOT 11 & SECTION 205, BLOCK 2, LOT 12

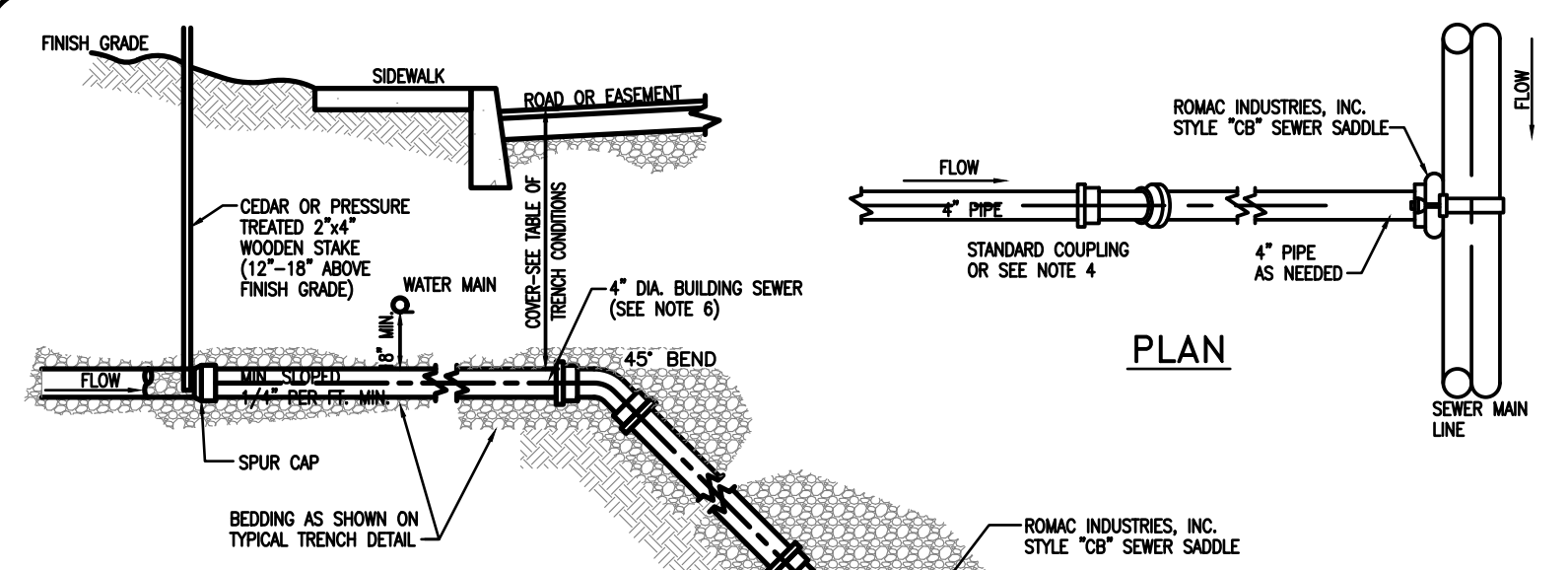
335 & 337 LAKE SHORE DRIVE

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 mcaliseengineering.com

TAX LOTS:	205-2-11&12
TOTAL SITE AREA:	0.918± ACRES
	40,000± SQUARE-FEET
JOB NUMBER:	2521
SCALE:	1"=20'
DATE:	MARCH 10, 2025
SHEET:	5 OF 8

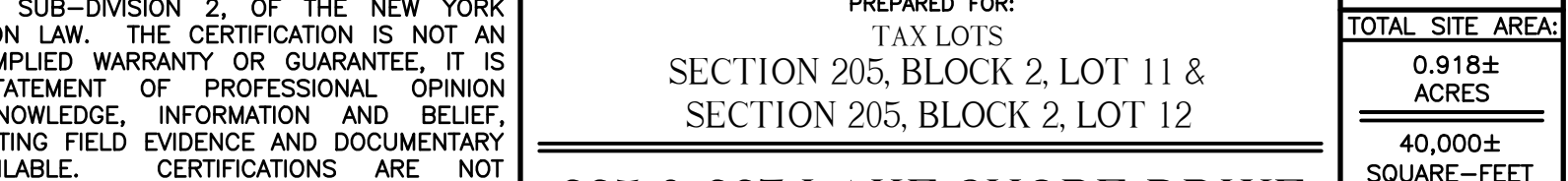
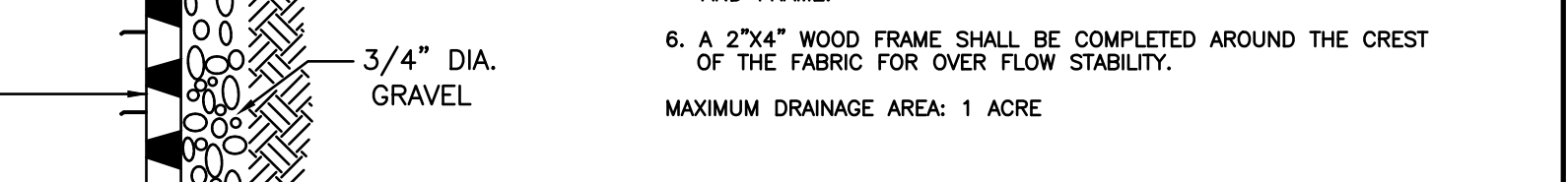
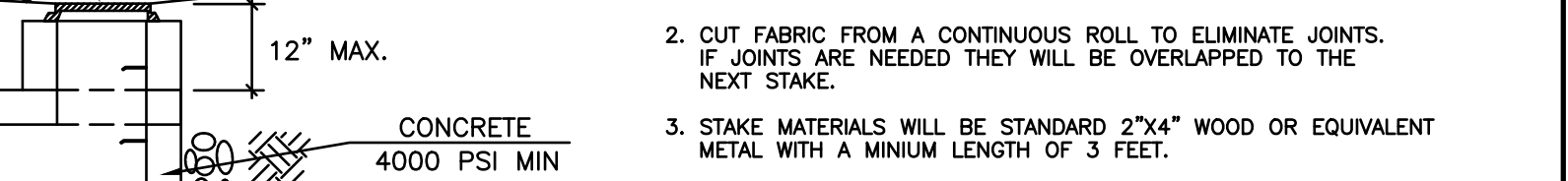
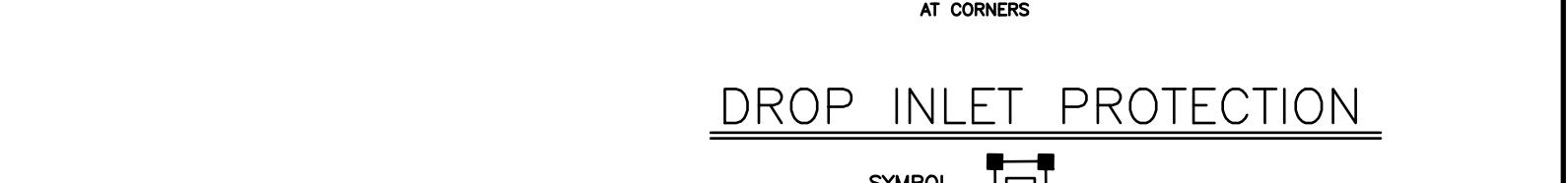
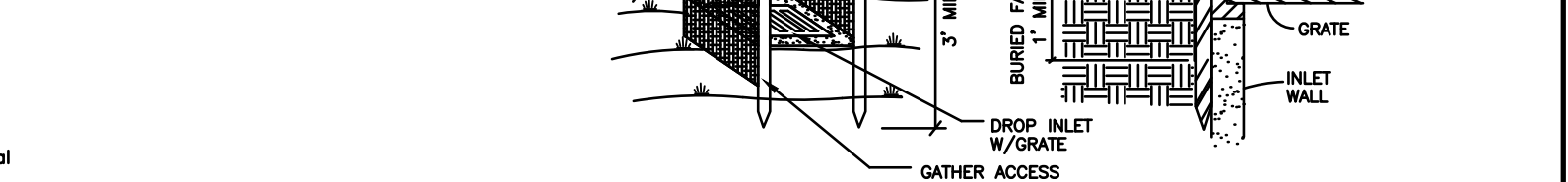
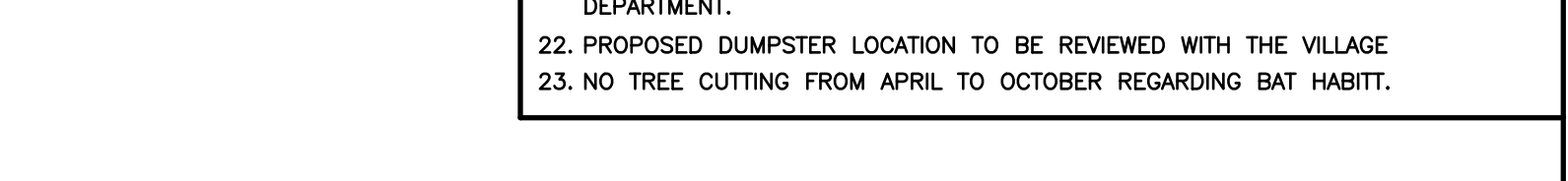
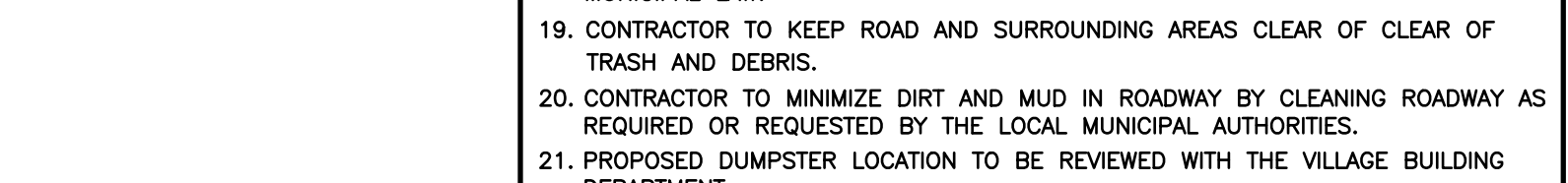
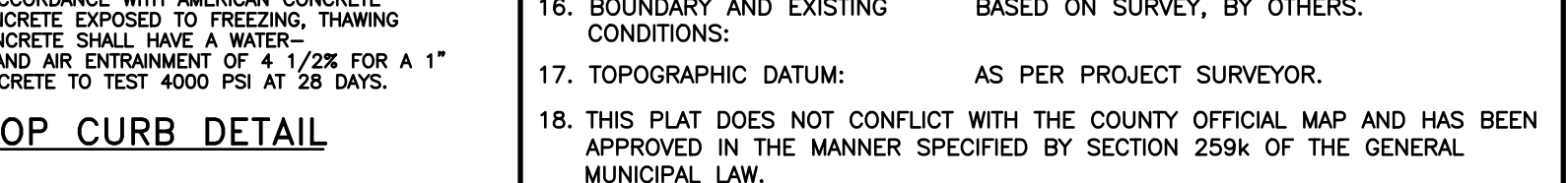
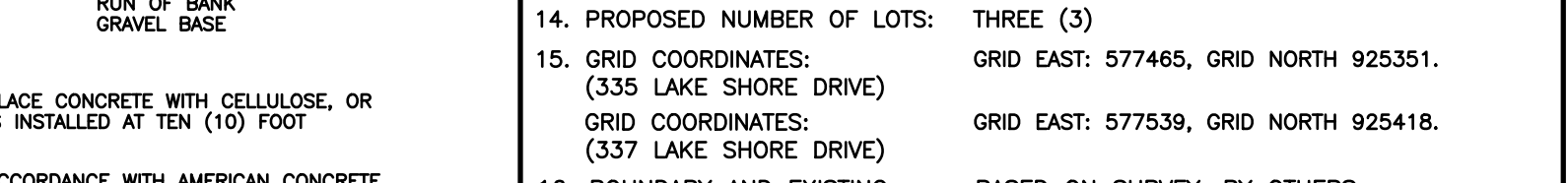
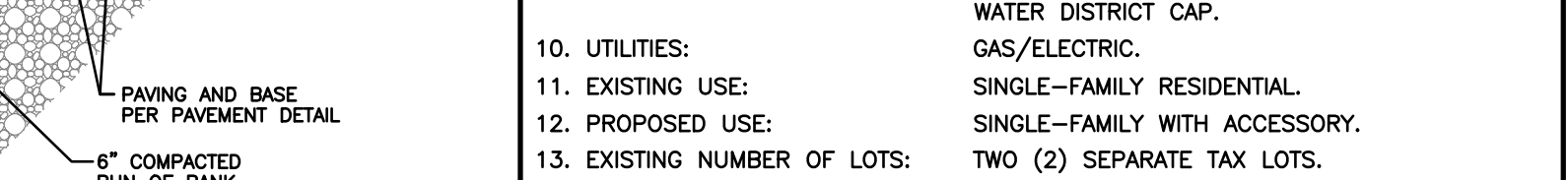
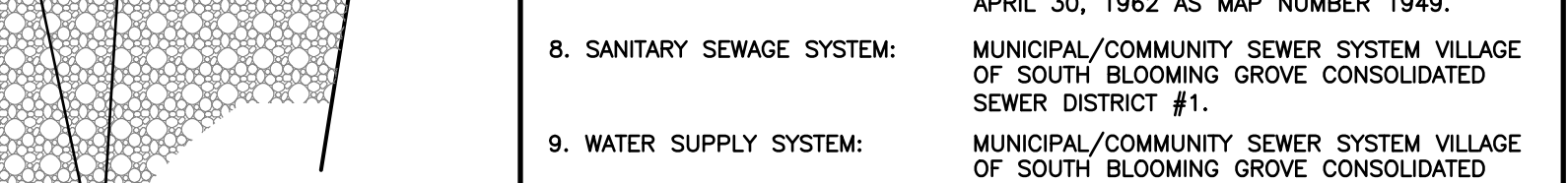
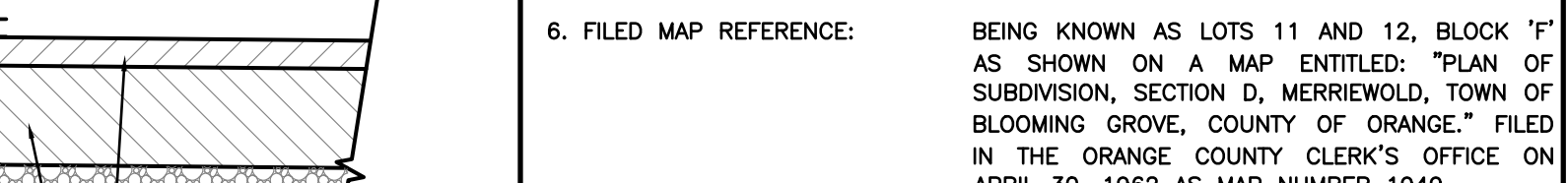
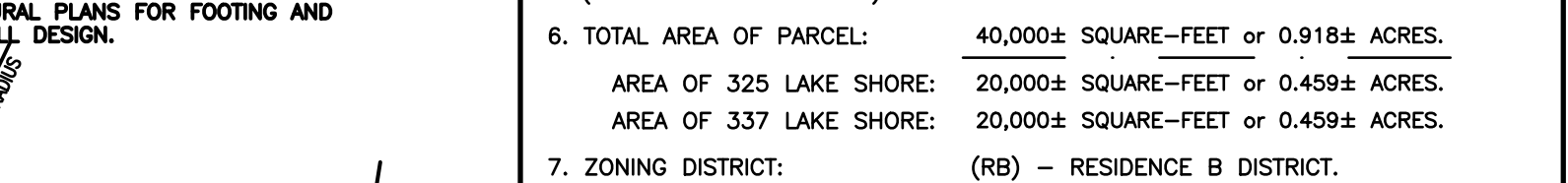
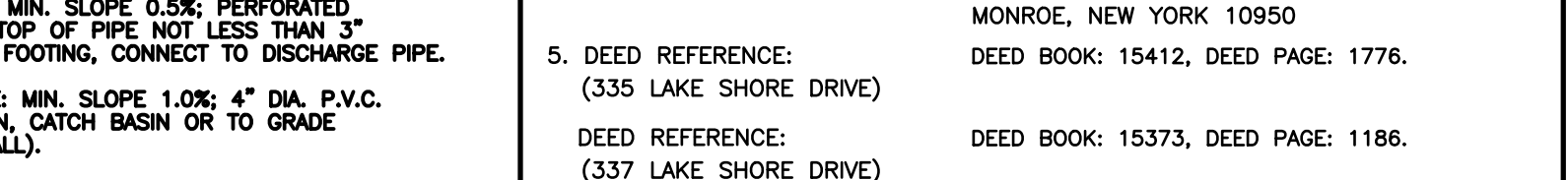
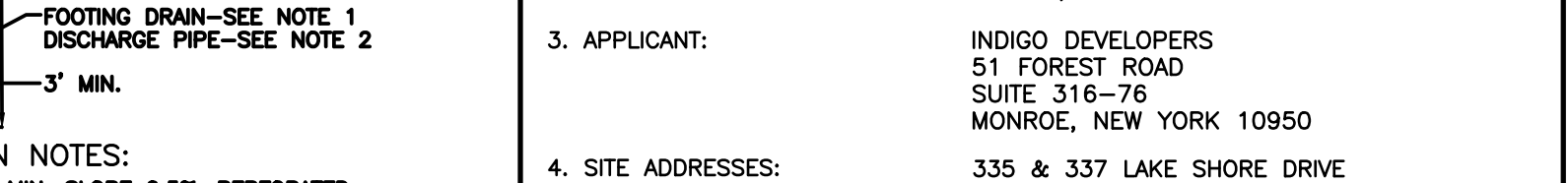
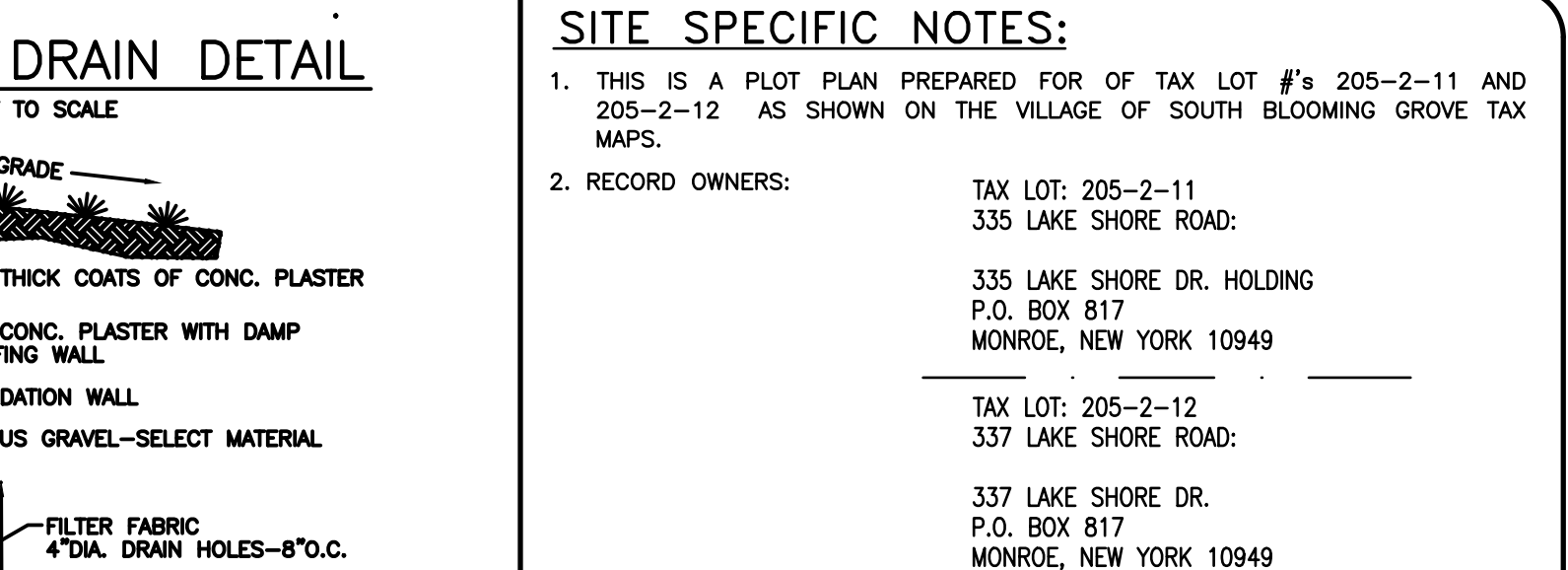
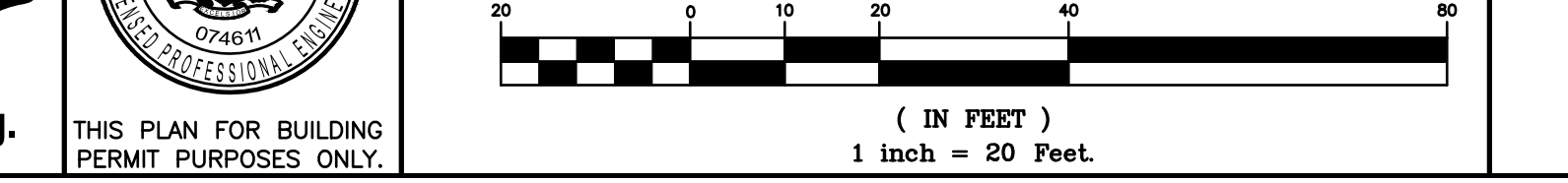
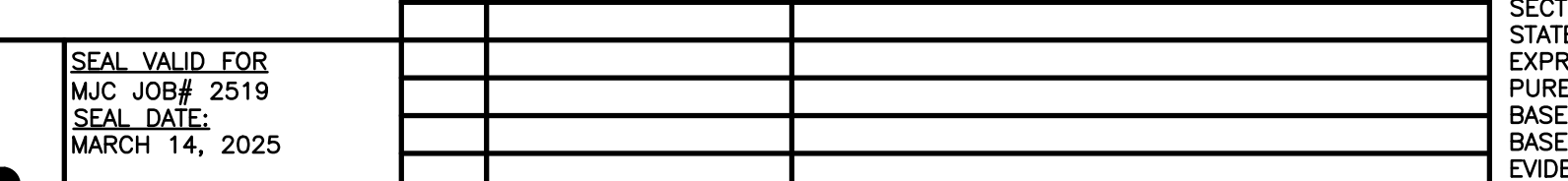
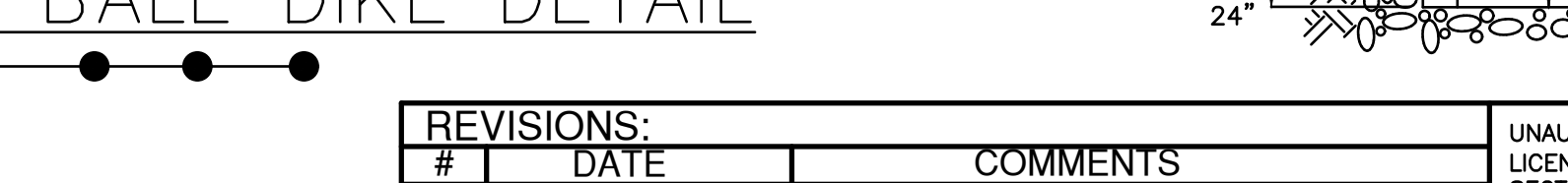
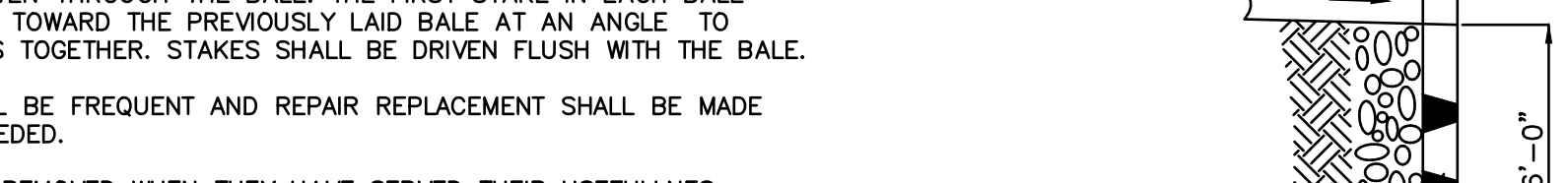
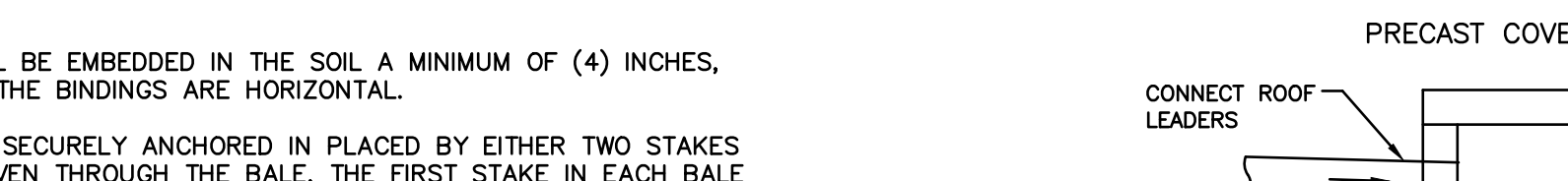
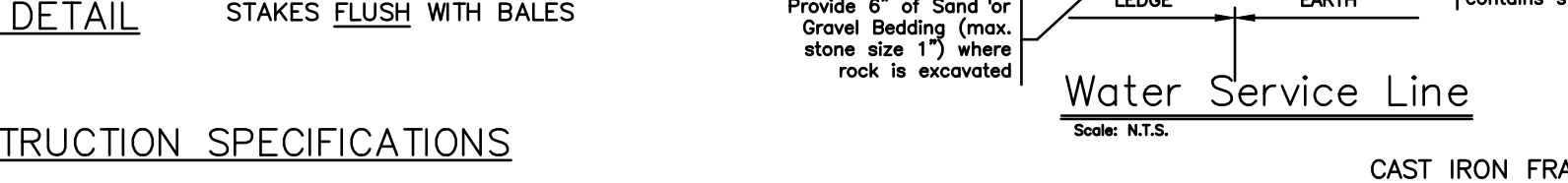
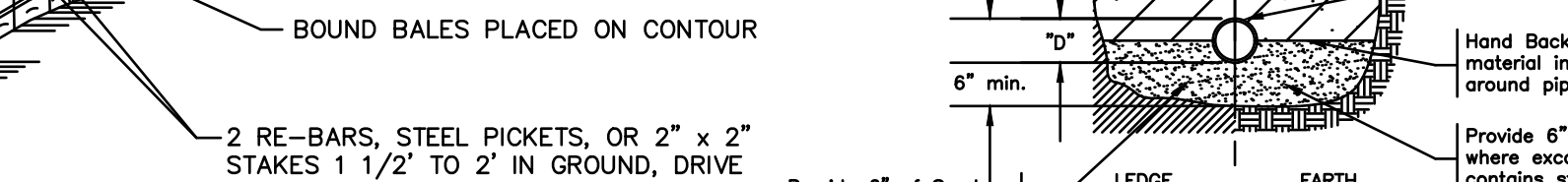
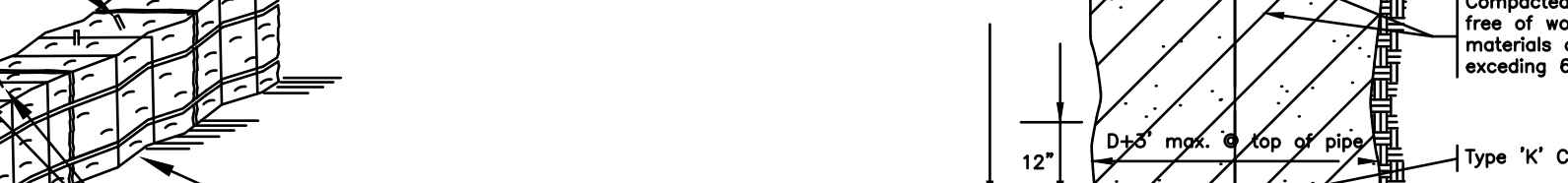
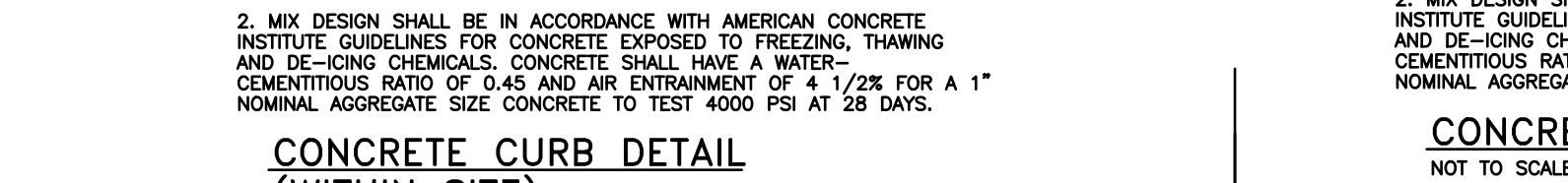
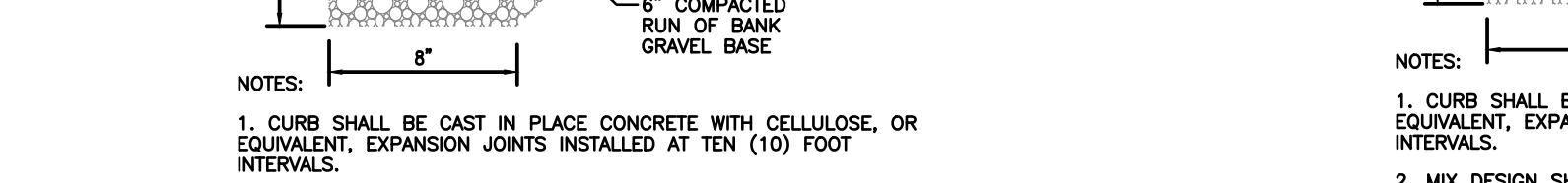
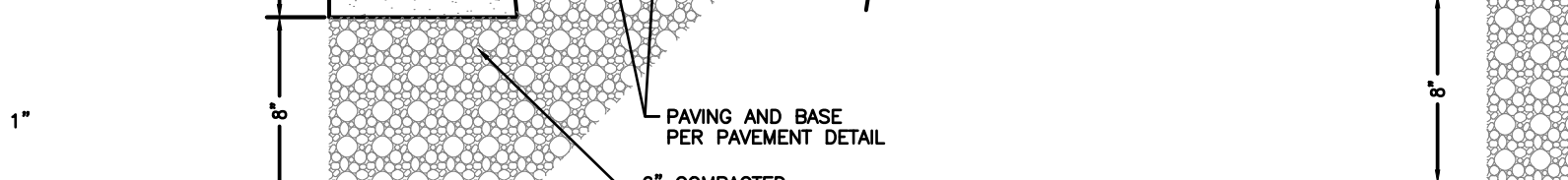
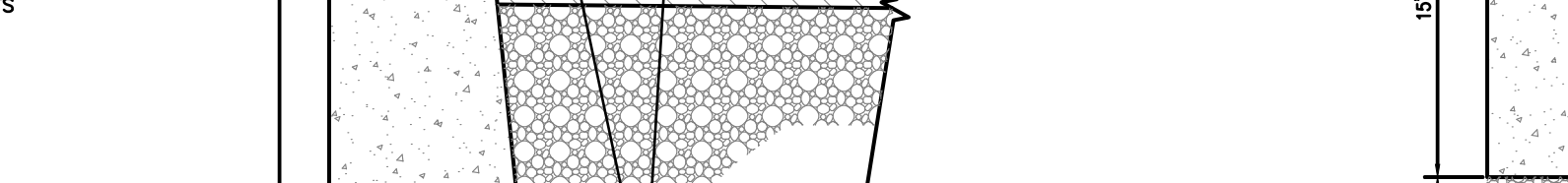
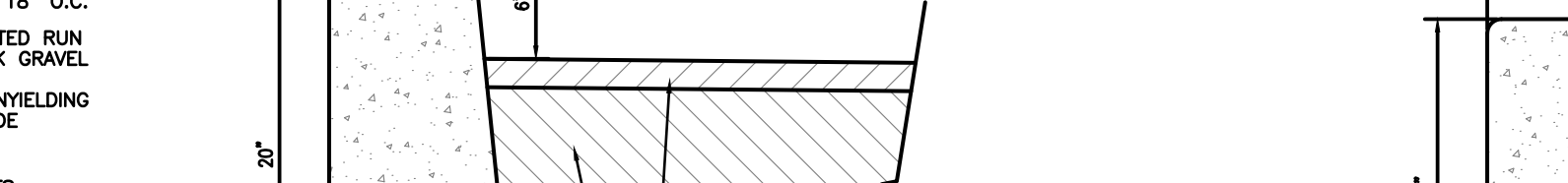
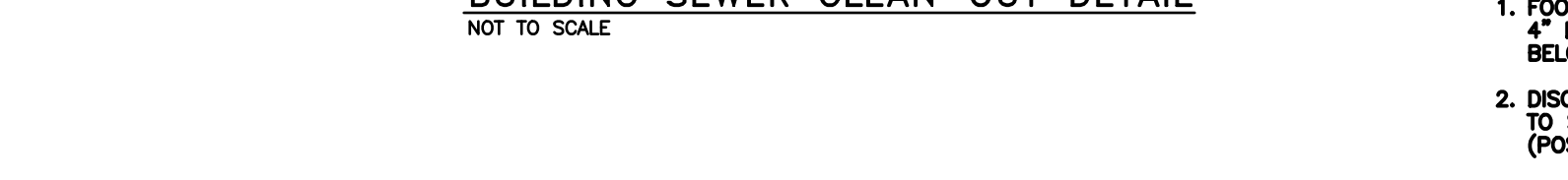
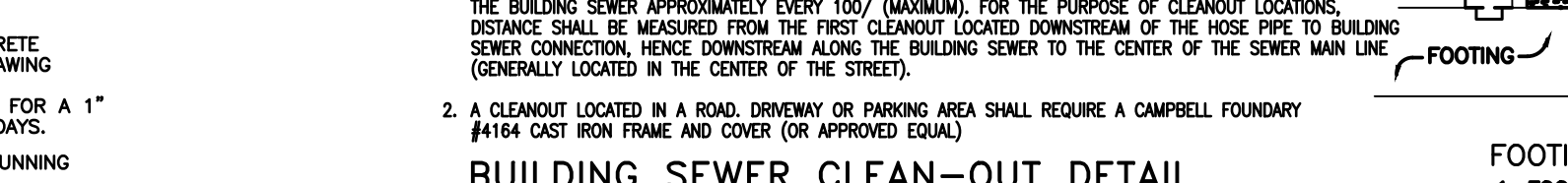
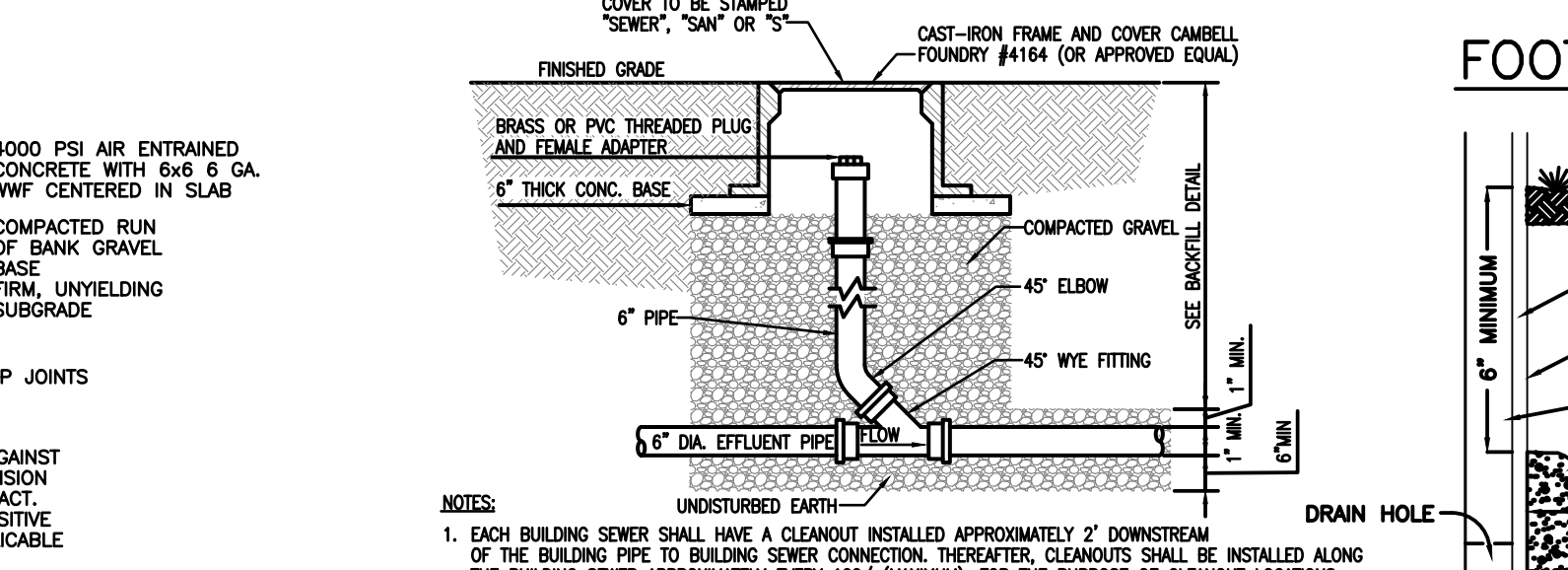
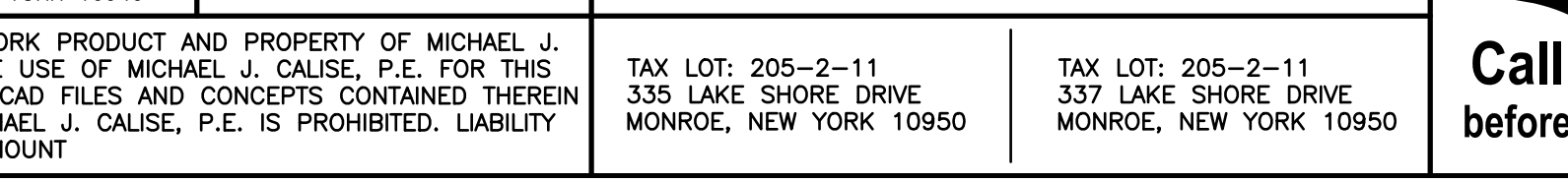
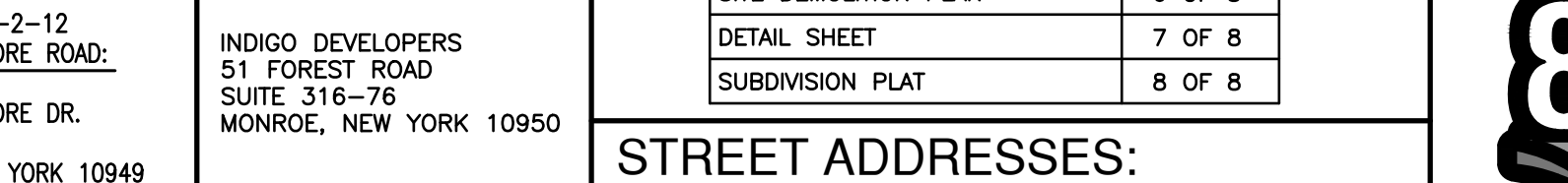
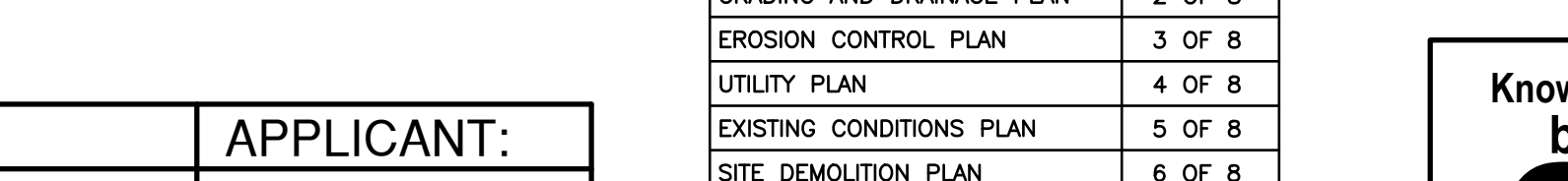
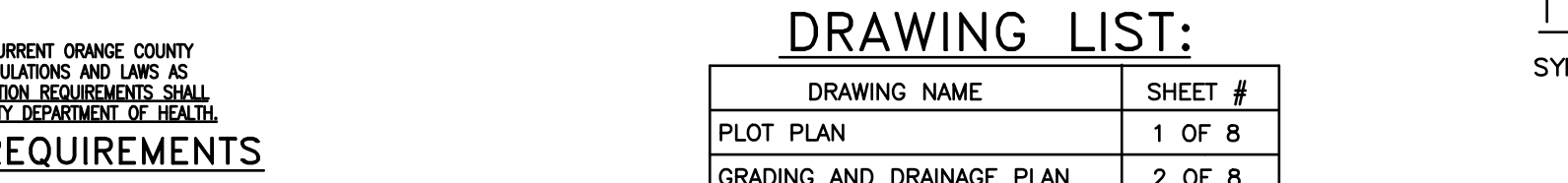
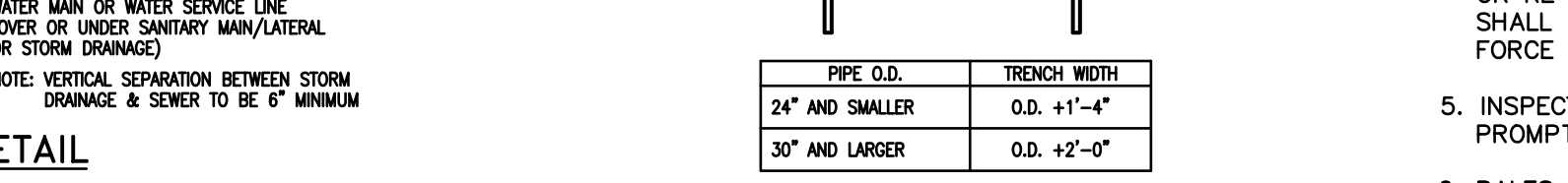
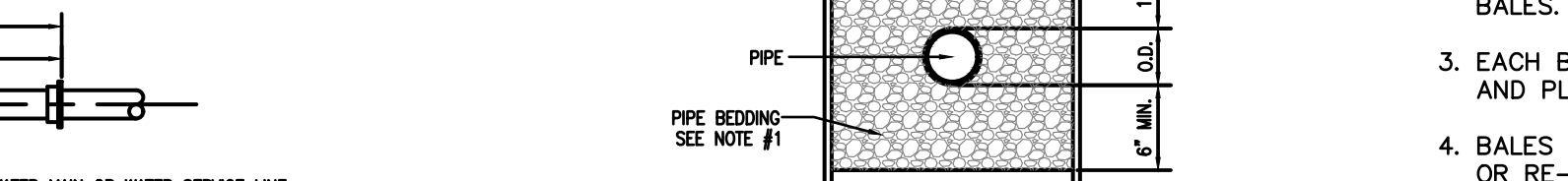
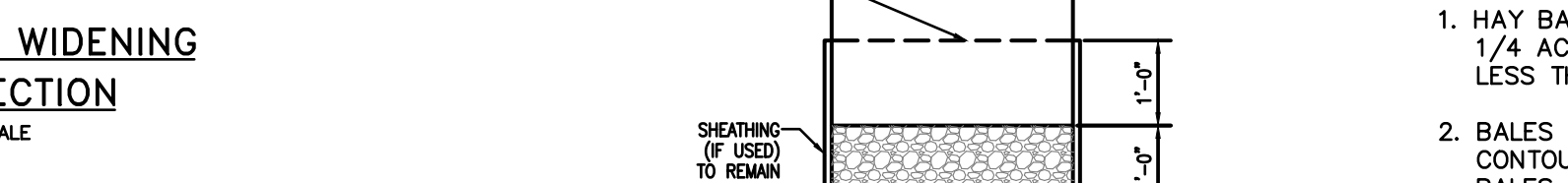
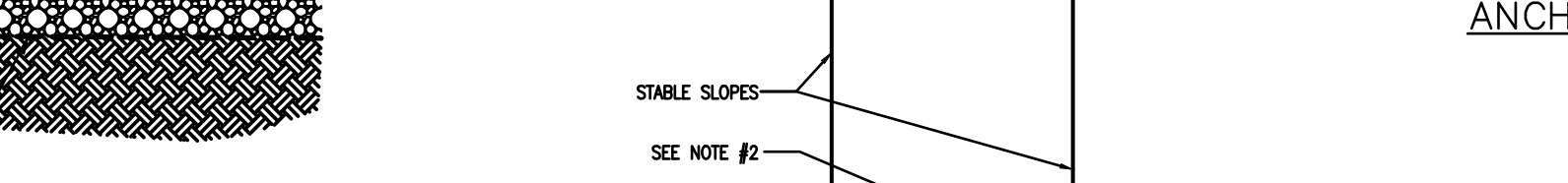
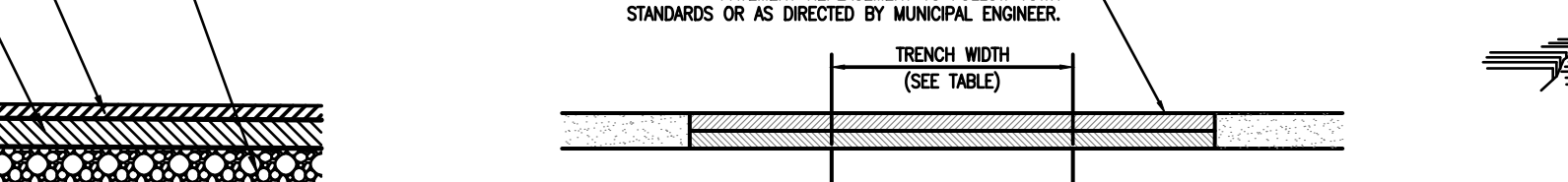
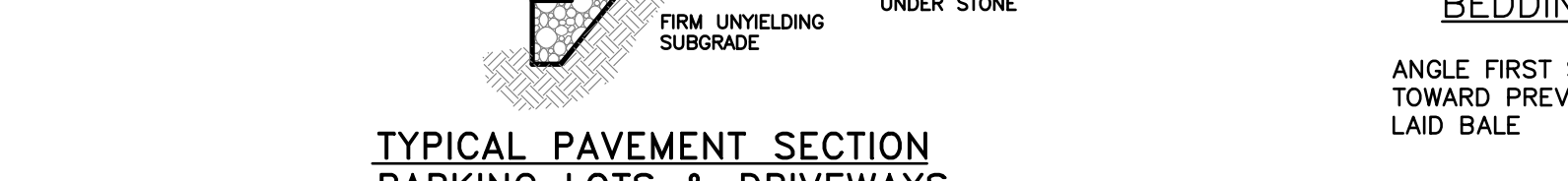
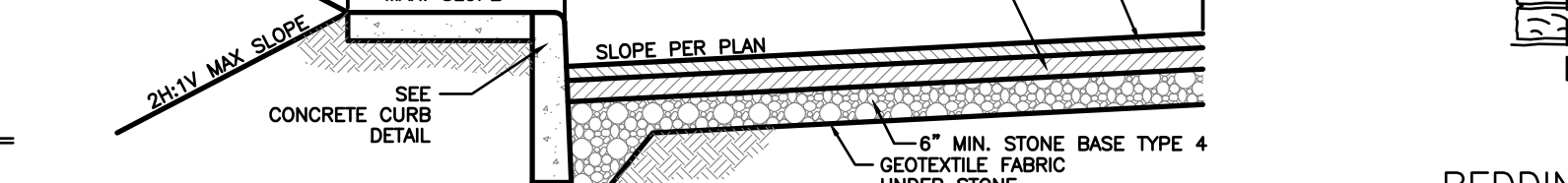
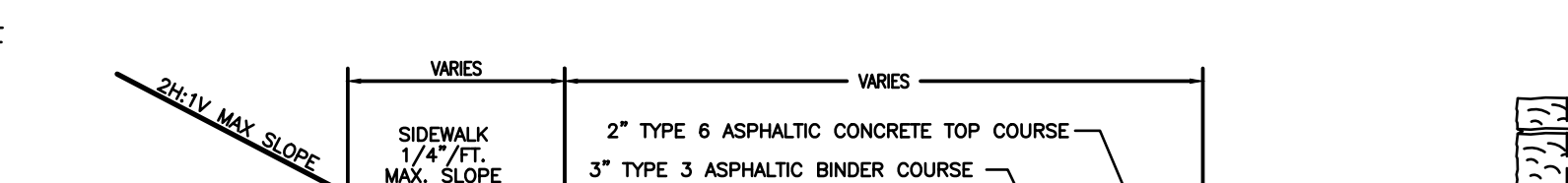
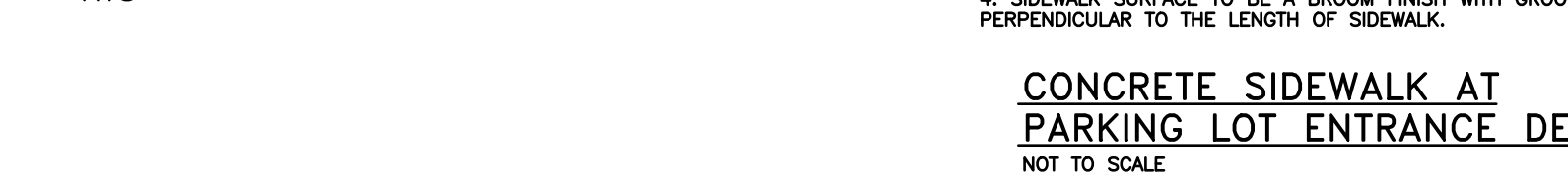
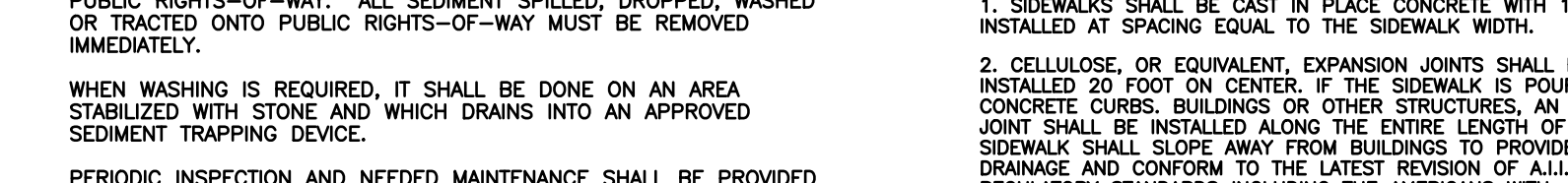
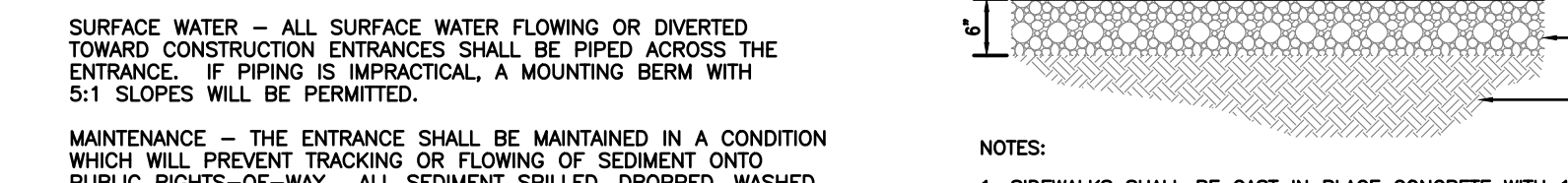
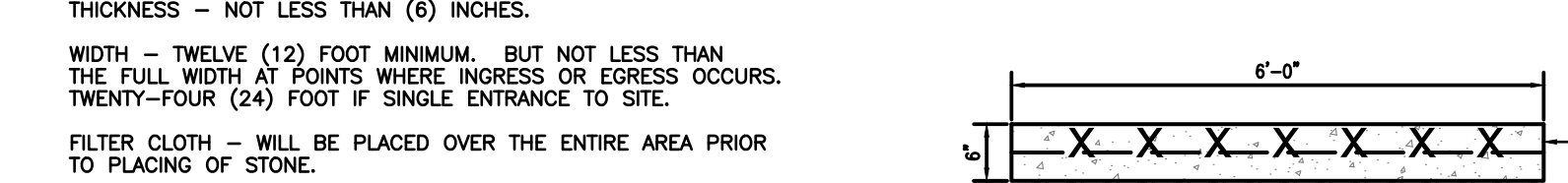
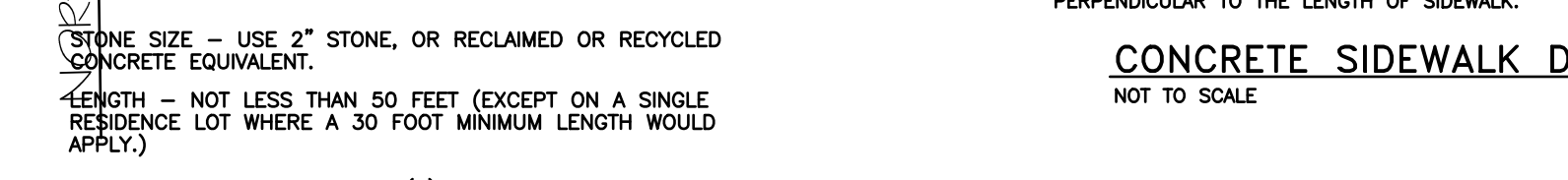
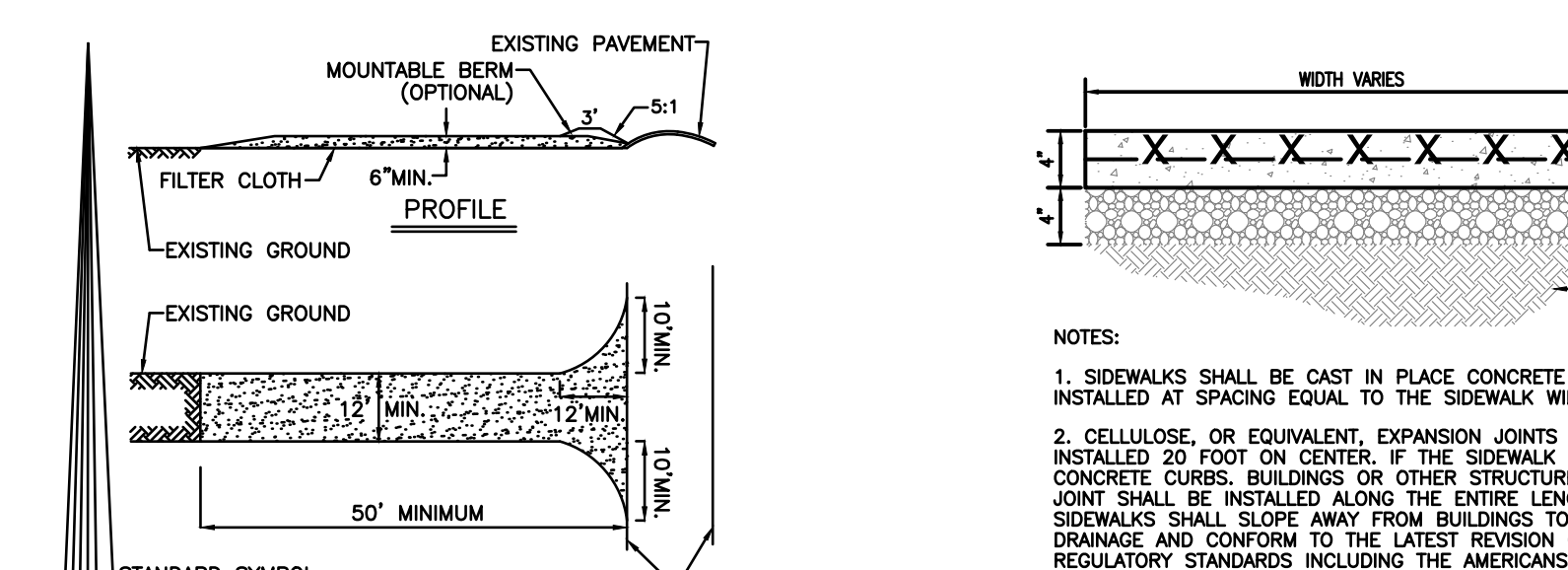
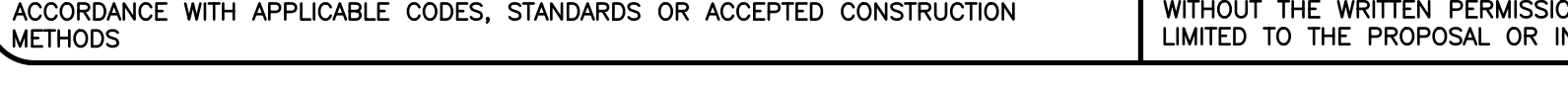
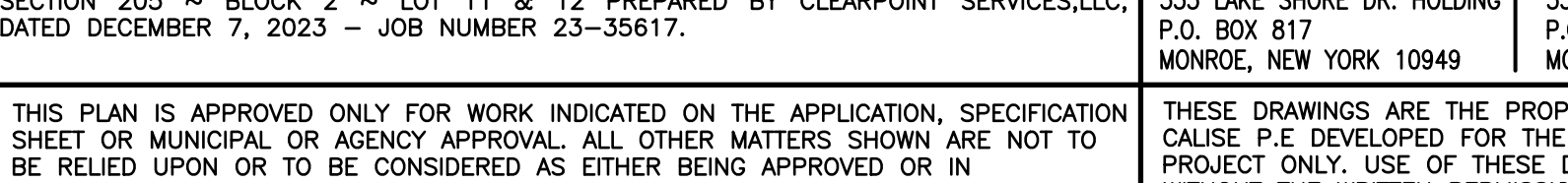
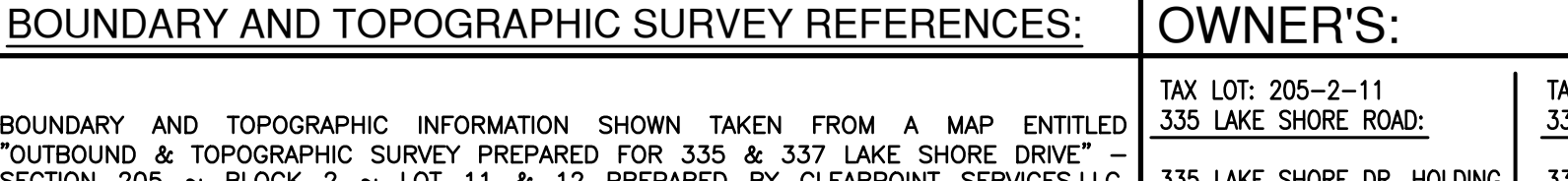
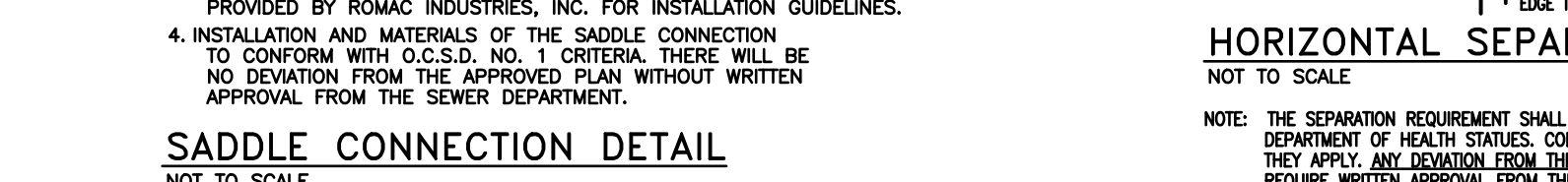
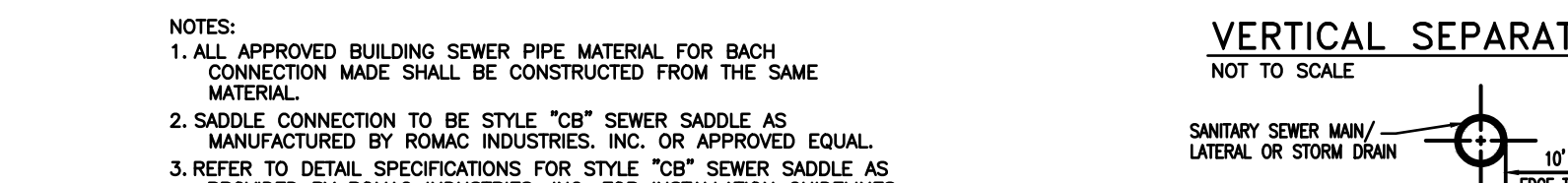
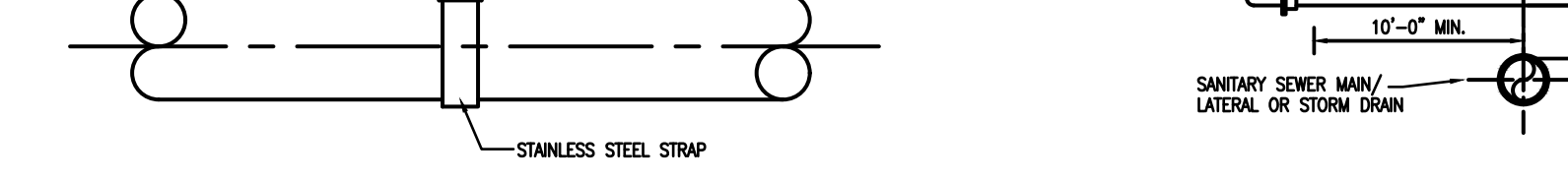
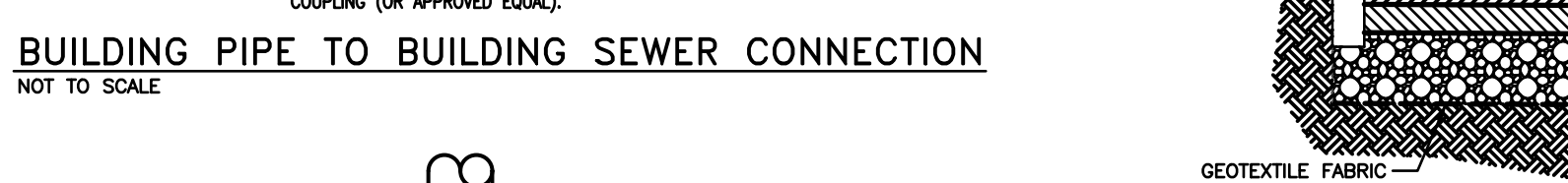
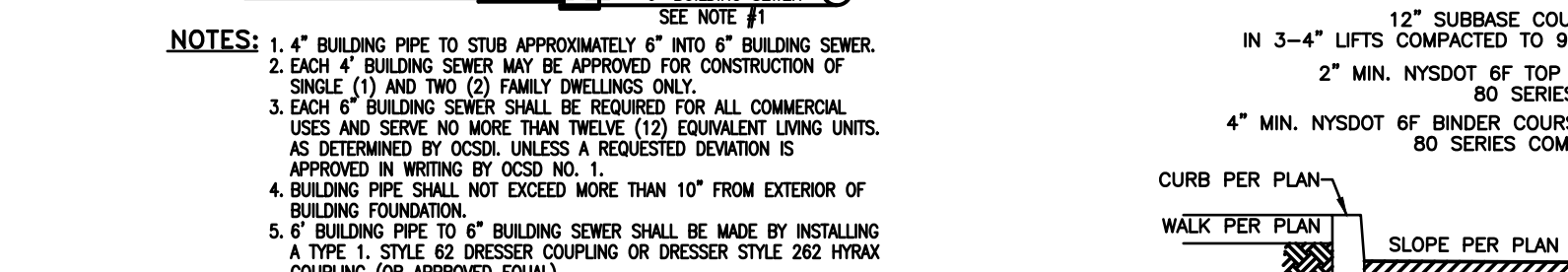
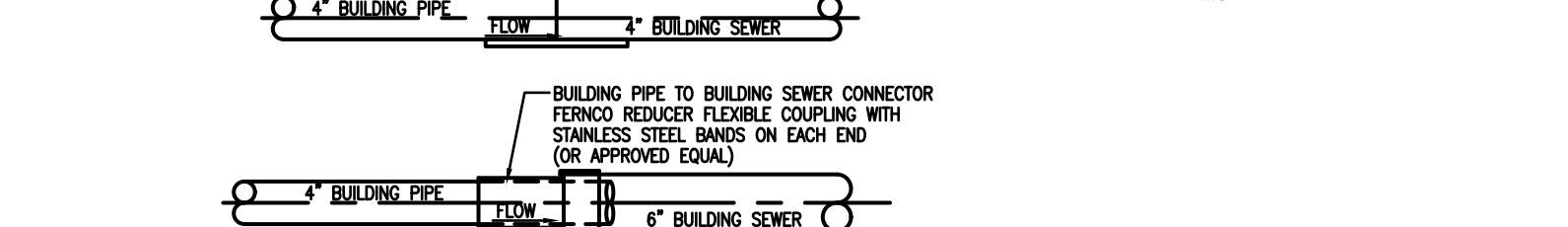
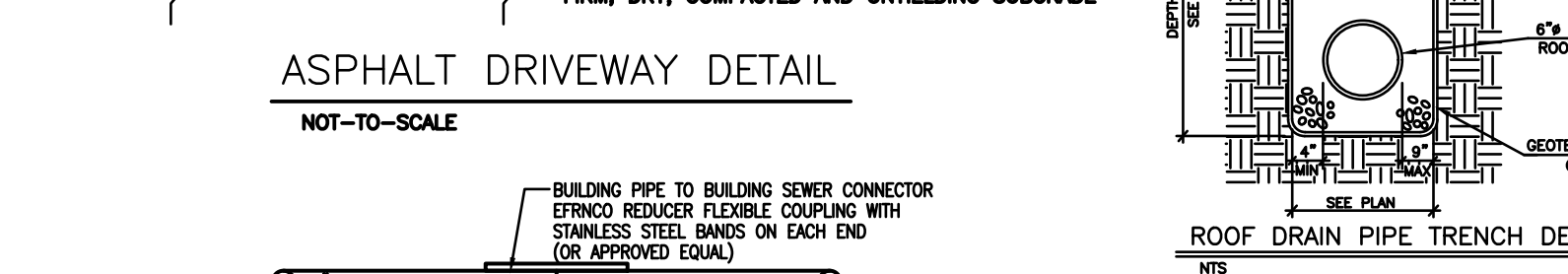
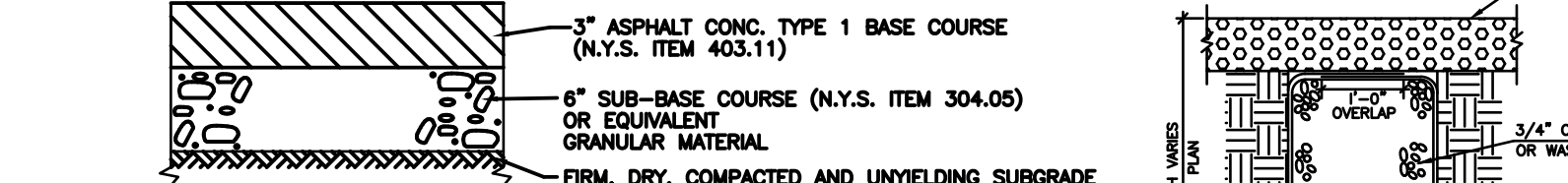
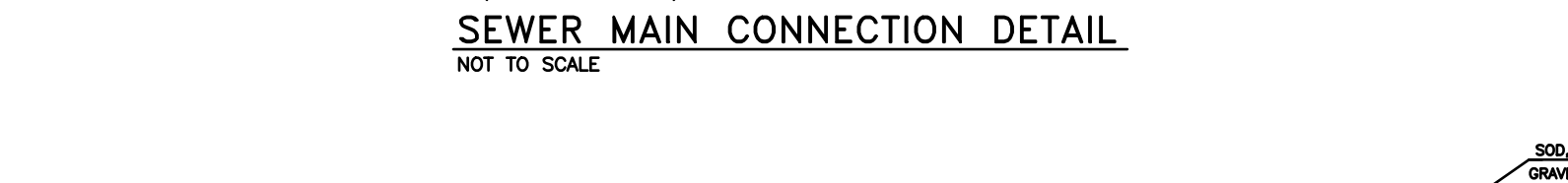
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SPECIAL CONDITIONS FOR SHALLOW TRENCH

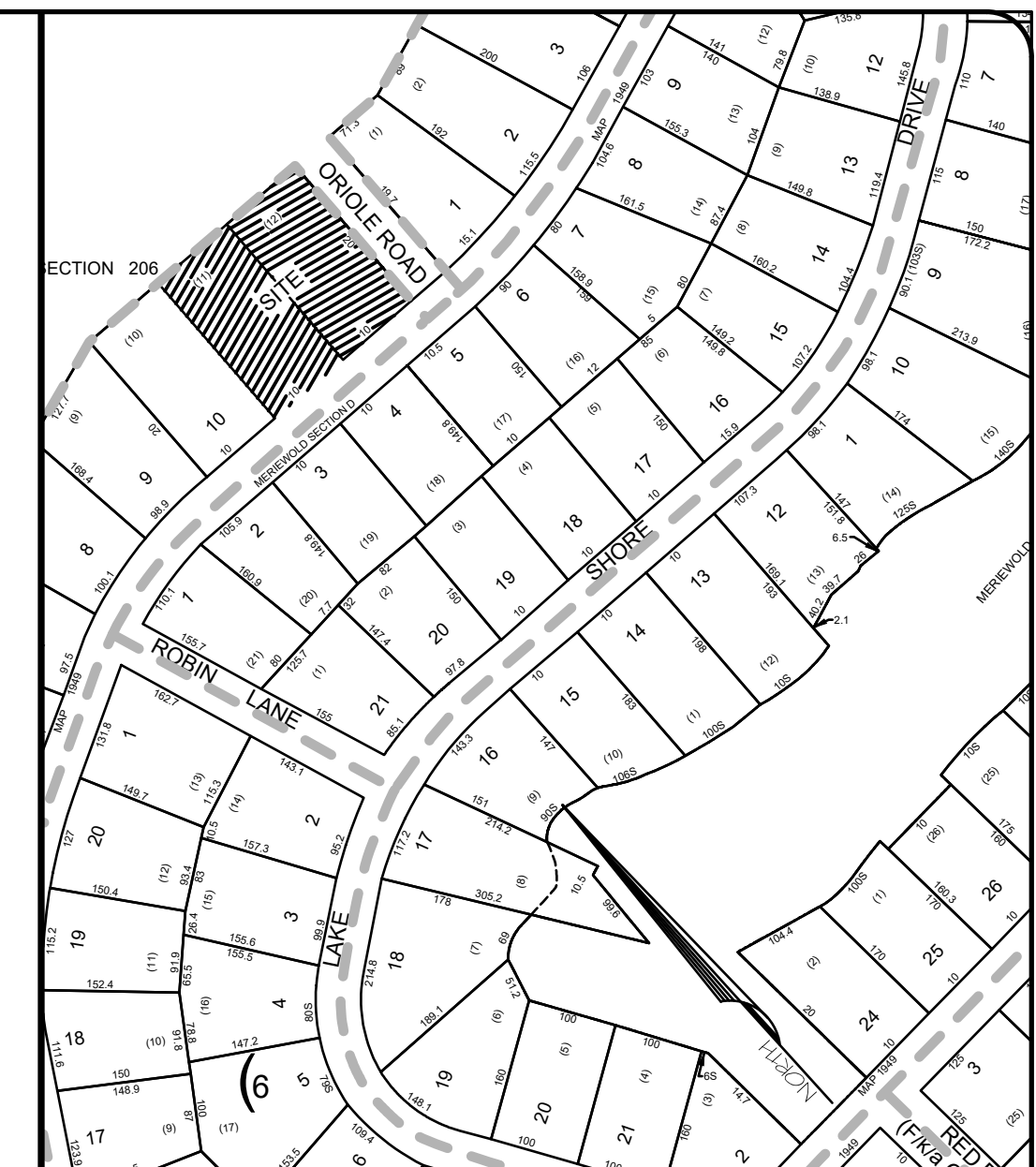
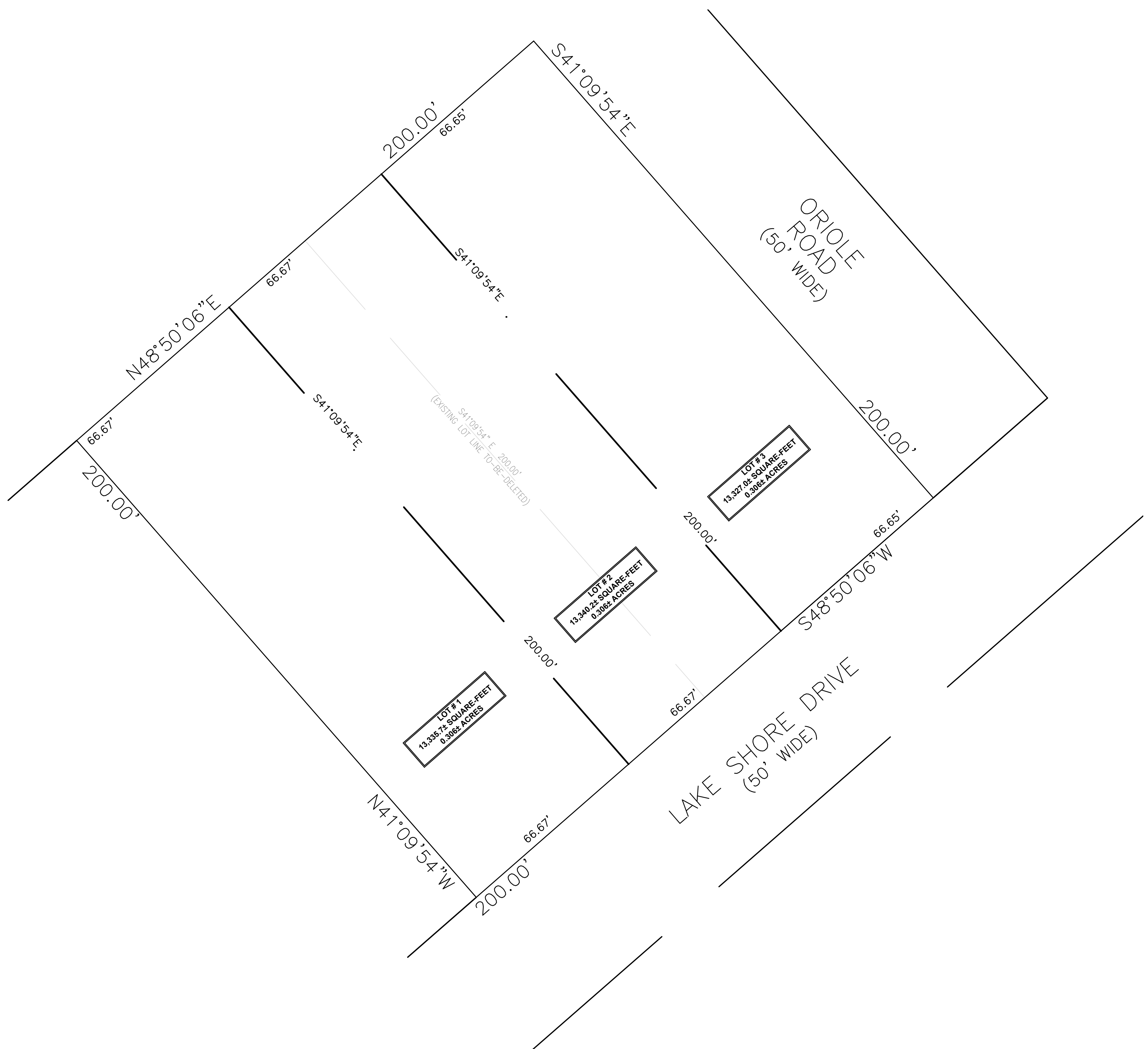
COVER	PIPE
LESS THAN 4'-0"	CLASS 52 DUCTILE IRON OR CAST IRON EXTRA HEAVY OR APPROVED EQUAL

- SANITARY SEWER SPECIFICATIONS (FOR BUILDING SEWERS AND SEWER MAIN LINE)**
- REQUIRED MAIN LINE SEWER (OR APPROVED EQUAL):
 - ABS-TRUSS PIPE
 - PIPE: STAMPED ASTM D2689
 - FITTINGS: STAMPED ASTM D2689
 - JOINTS: SOLVENT WELD ASTM D2564 OR ELASTOMERIC (GASKET)
 - PIPE: STAMPED ASTM D2689
 - FITTINGS: STAMPED ASTM D2689
 - JOINTS: SOLVENT WELD ASTM D2564 OR ELASTOMERIC (GASKET)
 - REQUIRED BUILDING LATERAL SEWER (OR APPROVED EQUAL):
 - PCV-SR 33 SOLID WALL PIPE
 - PIPE: STAMPED ASTM D3034 AND SR 33
 - FITTINGS: STAMPED SR 33 AND ASTM D3034
 - JOINTS: BELL & SPOUT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564
 - PCV-SR 26 HEAVY WALL PIPE
 - PIPE: STAMPED ASTM D3034 AND SR 26
 - FITTINGS: STAMPED D3034 AND SR 26
 - JOINTS: BELL & SPOUT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564
 - PCV-SR 35 SOLID WALL PIPE
 - PIPE: STAMPED ASTM D3034 AND SR 35
 - FITTINGS: STAMPED D3034 AND SR 35
 - JOINTS: BELL & SPOUT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564
 - OTHER REQUIRED PIPE MATERIALS FOR 6" LATERAL AND SEWER MAIN LINE (OR APPROVED EQUAL):
 - CAST IRON, EXTRA HEAVY, COATED, HUB & FLANGE END, ASTM C-74 WITH ELASTOMERIC COMPRESSOR GASKET (ASTM C-564)
 - DUCTILE IRON PIPE, CLASS 52, CEMENT LINED AND TAR COATED INSIDE AND OUT.



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		DENOTES EXISTING WETLANDS LIMIT LINE



BULK REQUIREMENTS	
ZONE RB-RESIDENCE B DISTRICT	
MINIMUM:	REQUIRED
LOT AREA (GROSS)**:	12,000 SQUARE-FEET
LOT AREA (NET)**:	10,000 SQUARE-FEET
FRONTAGE:	TO-BE-DETERMINED
FRONT YARD:	40 FEET
REAR YARD:	40 FEET
SIDE YARD (ONE):	15 FEET
SIDE YARD (BOTH):	30 FEET
MAXIMUM:	REQUIRED
BUILDING COVERAGE:	50%
BUILDING HEIGHT (FEET):	20 FEET
BUILDING HEIGHT (STORIES):	2.5 STORIES
PARKING:	REQUIRED
PROPOSED PARKING:	2 SPACES PER UNIT

BULK TABLE NOTES:

- LOT SERVED BY CENTRAL SEWER AND WATER SYSTEM.
- ALL SETBACKS TO BE DETERMINED DURING THE PLANNING BOARD APPROVAL PROCESS.

* GROSS-CALCULATIONS INCLUDE AREA THROUGH THE CENTERLINE OF THE PROPERTY'S (RIGHT-OF-WAY) ROAD FRONTAGE.

** NET-CALCULATIONS EXCLUDE AREA THROUGH THE CENTERLINE OF THE PROPERTY'S (RIGHT-OF-WAY) ROAD FRONTAGE.

ENDORSEMENTS:

OWNER'S ENDORSEMENT:
APPROVED FOR FILING WITH THE ORANGE COUNTY CLERK:

OWNER: _____ DATE: _____

PLANNING BOARD ENDORSEMENT:
APPROVED AS FINAL PLAT BY RESOLUTION OF THE VILLAGE OF SOUTH BLOOMING GROVE PLANNING BOARD:

CHAIRPERSON: _____ DATE: _____

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

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED IN xxxxxx xx, 202x AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

COUNTY CERTIFICATION:

COUNTY OF ORANGE LOCAL LAW #1 OF 1989.

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEM SHOWN ON THE PLANS WAS DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS PROMULGATED BY THE NEW YORK STATE DEPARTMENT OF HEALTH, AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS AS AMENDED FROM TIME TO TIME, AND FURTHER THAT SUCH DESIGN IS BASED ON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF THE DESIGN.

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

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCES:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR 335 & 337 LAKE SHORE DRIVE" - SECTION 205 - BLOCK 2 - LOT 11 & 12 PREPARED BY CLEARPOINT SERVICES,LLC, DATED DECEMBER 7, 2023 - JOB NUMBER 23-35617.

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

OWNER'S:	APPLICANT:
TAX LOT: 205-2-11 335 LAKE SHORE ROAD: 335 LAKE SHORE DR. HOLDING P.O. BOX 817 MONROE, NEW YORK 10949	INDIGO DEVELOPERS 51 FOREST ROAD SUITE 316-76 MONROE, NEW YORK 10950
TAX LOT: 205-2-12 337 LAKE SHORE ROAD: 337 LAKE SHORE DR. P.O. BOX 817 MONROE, NEW YORK 10949	

STREET ADDRESSES:

TAX LOT: 205-2-11 335 LAKE SHORE DRIVE MONROE, NEW YORK 10950	TAX LOT: 205-2-11 337 LAKE SHORE DRIVE MONROE, NEW YORK 10950
---	---

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

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

(IN FEET)
1 inch = 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

- ### SITE SPECIFIC NOTES:
- THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT #'s 205-2-11 AND 205-2-12 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
 - RECORD OWNERS:

TAX LOT: 205-2-11 335 LAKE SHORE ROAD: 335 LAKE SHORE DR. HOLDING P.O. BOX 817 MONROE, NEW YORK 10949	TAX LOT: 205-2-12 337 LAKE SHORE ROAD: 337 LAKE SHORE DR. P.O. BOX 817 MONROE, NEW YORK 10949
---	---
 - APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 316-76
MONROE, NEW YORK 10950
 - SITE ADDRESSES: 335 & 337 LAKE SHORE DRIVE
MONROE, NEW YORK 10950
 - DEED REFERENCE: DEED BOOK: 15412, DEED PAGE: 1776.
 - DEED REFERENCE: DEED BOOK: 15373, DEED PAGE: 1186.
 - TOTAL AREA OF PARCEL: 40,000± SQUARE-FEET or 0.918± ACRES.
 - AREA OF 325 LAKE SHORE: 20,000± SQUARE-FEET or 0.459± ACRES.
 - AREA OF 337 LAKE SHORE: 20,000± SQUARE-FEET or 0.459± ACRES.
 - ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
 - FILED MAP REFERENCE: BEING KNOWN AS LOTS 11 AND 12, BLOCK "F" AS SHOWN ON A MAP ENTITLED: "PLAN OF SUBDIVISION, SECTION D, MERRIEWOLD, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE," FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 30, 1962 AS MAP NUMBER 1949.
 - 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: GRID EAST: 577465, GRID NORTH 925351.
 - GRID COORDINATES: GRID EAST: 577539, GRID NORTH 925418.
 - 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.

PRELIMINARY SUBDIVISION SITE PLAN

PREPARED FOR:
TAX LOTS
SECTION 205, BLOCK 2, LOT 11 & SECTION 205, BLOCK 2, LOT 12

335 & 337 LAKE SHORE DRIVE

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 mcaliseengineering.com

TAX LOTS:	TOTAL SITE AREA:
205-2-11&12	0.918± ACRES
40,000± SQUARE-FEET	JOB NUMBER: 2521
SCALE: 1"=20'	DATE: MARCH 10, 2025
SHEET: 8 OF 8	

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