LEGEND DENOTES EXISTING "TOP OF CURB" GRADE DENOTES EXISTING UTILITY POLE 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 GΜ DENOTES PROPOSED GAS METER DENOTES EXISTING WATER VALVE DENOTES EXISTING STONE WALL DENOTES EXISTING GAS VALVE DENOTES PROPOSED STONE DENOTES EXISTING WATER MANHOLE ----- GM ----- DENOTES PROPOSED EXISTING GAS MAIN DENOTES EXISTING TELEPHONE MANHOLE DENOTES EXISTING SANITARY MANHOLE — DENOTES EXISTING OVERHEAD WIRES DENOTES EXISTING DRAINAGE MANHOLE ——— PE— · — DENOTES PROPOSED UNDERGROUND ELECTRIC SERVICE DENOTES EXISTING LIGHT POLE DENOTES EXISTING CATCH BASIN ——#"FS —— DENOTES #(SIZE)" FIRE SERVICE LINE DENOTES EXISTING SPOT GRADE — #"F&WS—— DENOTES #(SIZE)" DOMESTIC & FIRE SERVICE LINE +<XXX.XX'±> DENOTES PROPOSED SPOT GRADE ——#" FS —— DENOTES #(SIZE)" FIRE SERVICE LINE — 238— DENOTES EXISTING CONTOUR LINE CV DENOTES PROPOSED CURB VALVE DENOTES PROPOSED SANITARY SEWER MAIN DENOTES EXISTING SANITARY MANHOLE — WL# — DENOTES EXISTING WETLANDS LIMIT LINE DENOTES PROPOSED SANITARY MANHOLE DENOTES EXISTING WETLANDS LIMIT LINE DENOTES PROPOSED SEWER LATERAL CLEANOUT

GENERAL NOTES:

- 1. ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR. 2. 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
- 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 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 WASTI BE DISCOVERED, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND
- 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 EXERCISE CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH AND SAFETY PROGRAMS OR 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 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.
- 10. ALL AREAS DISTURBED BY ONSITE GRADING SHOULD BE LIMED AND FERTILIZED BEFORE SEEDING.
- 11. 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.
- 12. SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH VILLAGE OF SOUTH BLOOMING GROVE SPECIFICATIONS, WHERE AND IF REQUIRED.
- 13. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED, AS SHOWN TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES OR OTHER SUITABLE MATERIAL. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- 14. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 Ib OF RYE GRASS OR MULCHED WITH 100 Ibs OF STRAW OR HAY PER 1,000 SQUARE-FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY INSTALLING THE BASE COURSE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
- 17. 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.
- 18. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

BULK TABLE:

METHODS

ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

WITH ACCESSORY.	
BULK REQUIREMENTS	
MINIMUM:	REQUIRED
LOT AREA (GROSS)*:	12,000 SQUARE-FEET
LOT AREA (NET)**:	10,000 SQUARE-FEET
FRONTAGE	EXISTING
FRONT YARD	40 FEET
REAR YARD	40 FEET
SIDE YARD (ONE)	15 FEET
SIDE YARD (BOTH)	30 FEET
MAXIMUM:	REQUIRED
DEVELOPMENT COVERAGE	<50%
BUILDING HEIGHT (FEET):	< 25 FEET
BUILDING HEIGHT (STORIES):	<2.5 STORIES
PARKING:	REQUIRED
PROPOSED PARKING	2 PER UNIT OR 4 PER LOT

LOTS SERVED BY CENTRAL SEWER AND WATER SYSTEMS. LOT BULK DIMENSIONS BASED ON HOUSE SIZES FROM ARCHITECTURAL PLANS PROVIDED BY OTHERS. LOCATION OF AREAWAYS, DECKS AND OTHER ARCHITECTURAL FEATURES AS PER ARCHITECTURAL

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.

ய			
٩.	OWNERS:	APPLICANT:	STREET
CALISE	ISAAC SCHWARTZ 97 TAAFFE PLACE	INDIGO DEVELOPERS 51 FOREST ROAD	ADDRESS:
AEL J. (BROOKLYN, NEW YORK 11205	SUITE 16-79 MONROE, NEW YORK 10950	4 SEARS ROAD MONROE, NEW YORK 10950
₹Ι			

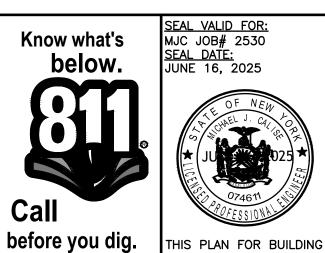
THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION, SPECIFICATION SHEET OR MUNICIPAL OR AGENCY APPROVAL. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS OR ACCEPTED CONSTRUCTION

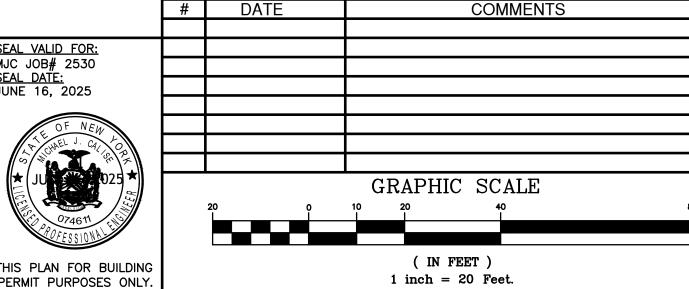
DISTRICTS:

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	

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

<u>DRAWING LIST:</u>	
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:

	UNAUTHORIZED ALTERATION TO A MAP BEARING A	ĺ
	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	l
	EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT	
	TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR	4
	SUBSEQUENT OWNERS. COPIES OF THIS PLAN NOT	l
	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.	
	ı	
	Muh.DVGI	\ \
	[\frac{\fin}}}}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\fin}}}}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\fin}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\	<u> </u>

MICHAEL J// CALISE, P.E.

NEW YORK STATE LIC. NO. 074611

TO A MAP BEARING A SEAL IS A VIOLATION OF	I SUBDIVISION SITE PL
2, OF THE NEW YORK	PREPARED FOR:
CERTIFICATION IS NOT AN	TAX LOTS
NTY OR GUARANTEE, IT IS PROFESSIONAL OPINION	SECTION 216, BLOCK 2, LOT 2
NFORMATION AND BELIEF, IDENCE AND DOCUMENTARY ERTIFICATIONS ARE NOT	1 CE 1 DC DDII
ONAL INCTITUTIONS OF	

DEPARTMENT.

4 SEARS DRIVE

VILLAGE OF SOUTH BLOOMING GROVE

ORANGE COUNTY NEW YORK Michael J. Calise, P.E. & Associates, P.0

Phone (845) 629-3743 mc@caliseengineering.com

2530 SCALE: TOWN OF BLOOMING GROVE 1"=20' DATE: UNE 16, 2025 Civil Engineering & Land Planning Consultants SHEET: Post Office Box 96, Pearl River, New York 10965 1 OF 1

VICINITY MAP

SCALE: 1"=200 FEET

ISAAC SCHWARTZ

97 TAAFFE PLACE

INDIGO DEVELOPERS

51 FOREST ROAD

SUITE 16-79

4 SEAR DRIVE

BROOKLYN, NEW YORK 11205

MONROE, NEW YORK 10950

MONROE, NEW YORK 10950

(RB) - RESIDENCE B DISTRICT.

SEWER DISTRICT #1.

WATER DISTRICT CAP.

SINGLE-FAMILY RESIDENTIAL.

SINGLE-FAMILY WITH ACCESSORY.

BASED ON SURVEY, BY OTHERS.

AS PER PROJECT SURVEYOR.

GRID EAST: 580184, GRID NORTH 921906

216-2-2

TOTAL SITE AREA

 $0.477 \pm$

ACRES

20,787±

SQUARE-FEE JOB NUMBER:

GAS/ELECTRIC.

ONE (1) TAX LOTS.

21. PROPOSED DUMPSTER LOCATION TO BE REVIEWED WITH THE VILLAGE BUILDING

22. PROPOSED DUMPSTER LOCATION TO BE REVIEWED WITH THE VILLAGE 23. NO TREE CUTTING FROM APRIL TO OCTOBER REGARDING BAT HABITT.

DEED BOOK: 14055, DEED PAGE: 1602.

20,787± SQUARE-FEET or 0.477± ACRES.

BEING KNOWN AS LOTS 26 AND 8 AS SHOWN

ON A CERTAIN MAP ENTITLED "CAPITOL HILL

SECTION IV (SHEET 1 OF 2) WITH A LAST

REVISED DATE OF OCTOBER 12, 1972 AND

FILED IN THE ORANGE COUNTY CLERK'S

OFFICE ON APRIL 10, 1973 AS MAP NUMBER

MUNICIPAL/COMMUNITY SEWER SYSTEM VILLAGE

MUNICIPAL/COMMUNITY SEWER SYSTEM VILLAGE

OF SOUTH BLOOMING GROVE CONSOLIDATED

OF SOUTH BLOOMING GROVE CONSOLIDATED

