

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 EXISTING UNDERGROUND ELECTRIC SERVICE	
LP DENOTES EXISTING LIGHT POLE		DENOTES #(SIZE)" DOMESTIC WATER SERVICE	
CB DENOTES EXISTING CATCH BASIN		DENOTES #(SIZE)" FIRE SERVICE LINE	
+217.6 DENOTES EXISTING SPOT GRADE		DENOTES #(SIZE)" DOMESTIC & FIRE SERVICE LINE	
+XXXX.XX± DENOTES PROPOSED SPOT GRADE		DENOTES #(SIZE)" FIRE SERVICE LINE	
-238 DENOTES EXISTING CONTOUR LINE		DENOTES PROPOSED CURB VALVE	
		DENOTES PROPOSED SANITARY SEWER MAIN	
		DENOTES PROPOSED SANITARY MANHOLE	
		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.
 - ALL CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
 - TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT TOP COURSE.
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION WHERE EXISTING UTILITIES ARE CROSSED BY PROPOSED CONSTRUCTION TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD BE THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
 - THESE PLANS DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. NO EXPLORATORY OR TESTING SERVICE, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, HAZARDOUS, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE ENDORSED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE ALL FOR SITE SAFETY, INCLUDING OF ALL APPROPRIATE PERSONNEL PROTECTIVE EQUIPMENT REQUIRED CREW EQUIPMENT, TRAINING AND CERTIFICATIONS AS REQUIRED BY ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
 - NEITHER THE PROFESSIONAL ACTIVITIES OF THE PROJECT DESIGN ENGINEER NOR THE PRESENCE OF THEIR REPRESENTATIVES AND SUB-CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE OWNER, GENERAL CONTRACTOR OR SUBCONTRACTORS DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO CONSTRUCTION MEANS AND METHODS, SCHEDULES, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DESIGN ENGINEER AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SECURITY AND SAFETY DESIGN ENGINEER SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AS ADDITIONALLY INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
 - IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER AND LOCAL BUILDING DEPARTMENT AND/OR MUNICIPAL ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND MUNICIPALITY HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.
 - ALL AREAS DISTURBED BY ONSITE GRADING SHOULD BE LIMED AND FERTILIZED BEFORE SEEDING.
 - THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER AND AT LEAST EIGHTEEN (18") INCHES IN LENGTH, INSTALLED AFTER FINAL GRADING.
 - SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH VILLAGE OF SOUTH BLOOMING GROVE SPECIFICATIONS, WHERE AND IF REQUIRED.
 - TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED, AS SHOWN TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES OR OTHER SUITABLE MATERIAL. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
 - ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 lb OF RYE GRASS OR MULCHED WITH 100 lbs OF STRAW OR HAY PER 1,000 SQUARE-FOOT. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY INSTALLING THE BASE COURSE.
 - SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
 - AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE-GRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
 - THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

BULK TABLE:

BULK REQUIREMENTS
ZONE RB - RESIDENCE B DISTRICT

	REQUIRED	PROVIDED	COMMENTS	PROVIDED	COMMENTS
LOT AREA	> 10,000 SQFT	10,302± SQUARE-FOOT	OK	10,074± SQUARE-FOOT	OK
FRONTAGE	*	61.50± FEET	OK	61.50± FEET	OK
FRONT YARD	*	46.1± & 34.7± FEET	OK	44.9± & 33.5± FEET	OK
REAR YARD	*	43.8± FEET	OK	41.2± FEET	OK
SIDE YARD (ONE)	*	15.2± FEET	OK	15.3± FEET	OK
SIDE YARD (BOTH)	*	30.4± FEET	OK	30.8± FEET	OK
MAXIMUM BUILDING COVERAGE	REQUIRED <50%	PROVIDED 25.1±%	OK	PROVIDED 25.7±%	OK
BUILDING HEIGHT/STORIES*	REQUIRED 35 FEET / 2.5 STORIES	PROVIDED 35 FEET / 2.5 STORIES	OK	PROVIDED 35 FEET / 2.5 STORIES	OK
PARKING:	REQUIRED	PROVIDED	OK	PROVIDED	OK
PROPOSED PARKING	2 PER UNIT OR 4 PER LOT	4	OK	4	OK

NOTES: 1. LOT SERVED BY CENTRAL SEWER AND WATER SYSTEMS
2. LOT BULK DIMENSIONS BASED ON GENERIC HOUSE SIZES NOT ACTUAL ARCHITECTURAL PLANS.
* SETBACKS DETERMINED DURING AS PART OF THE PLANNING BOARD APPROVAL PROCESS.

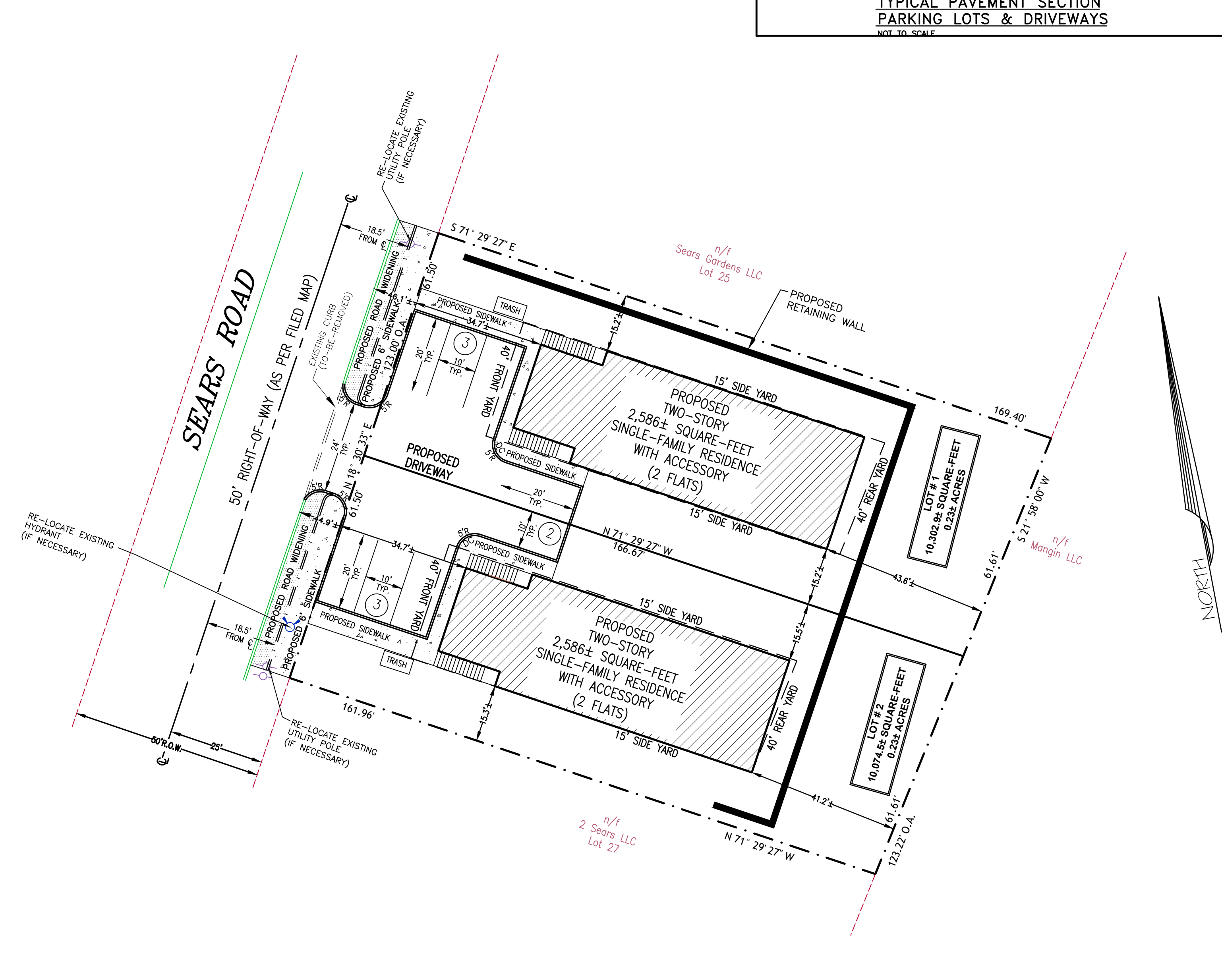
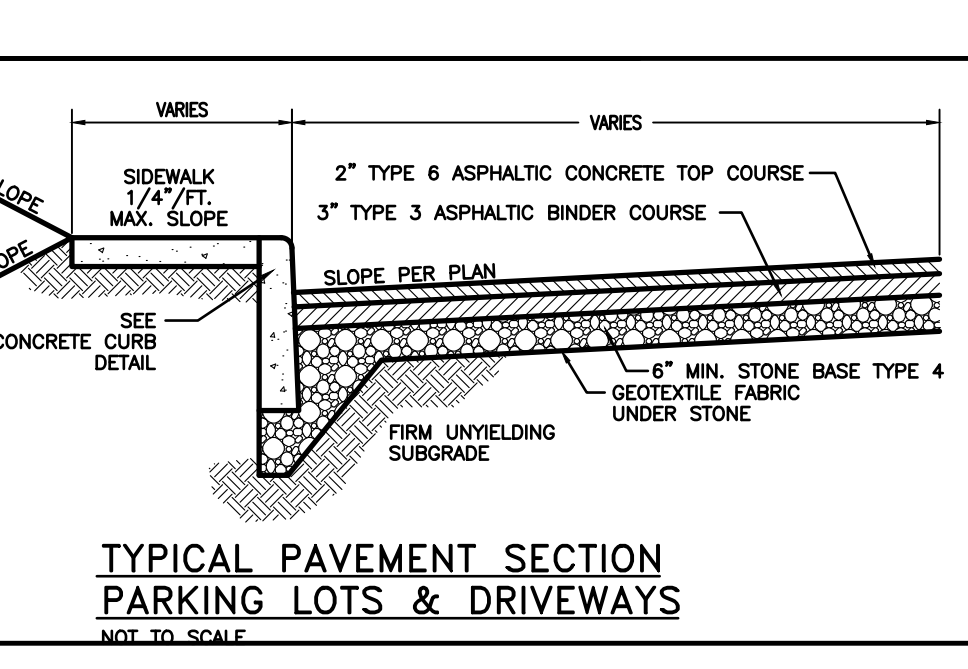
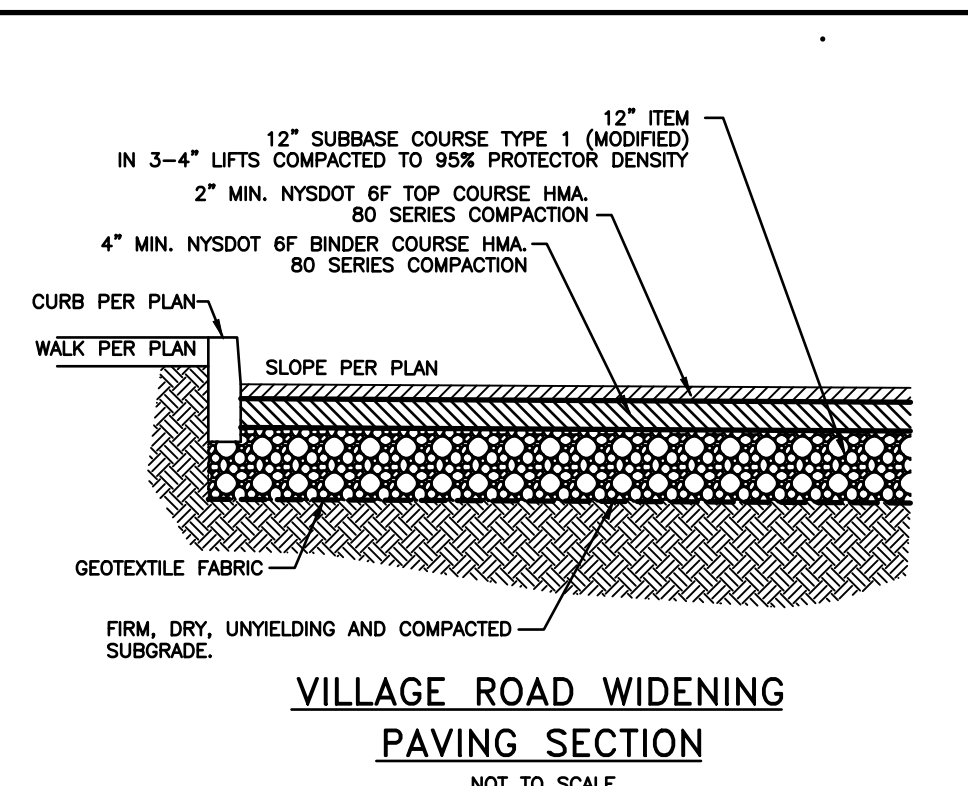
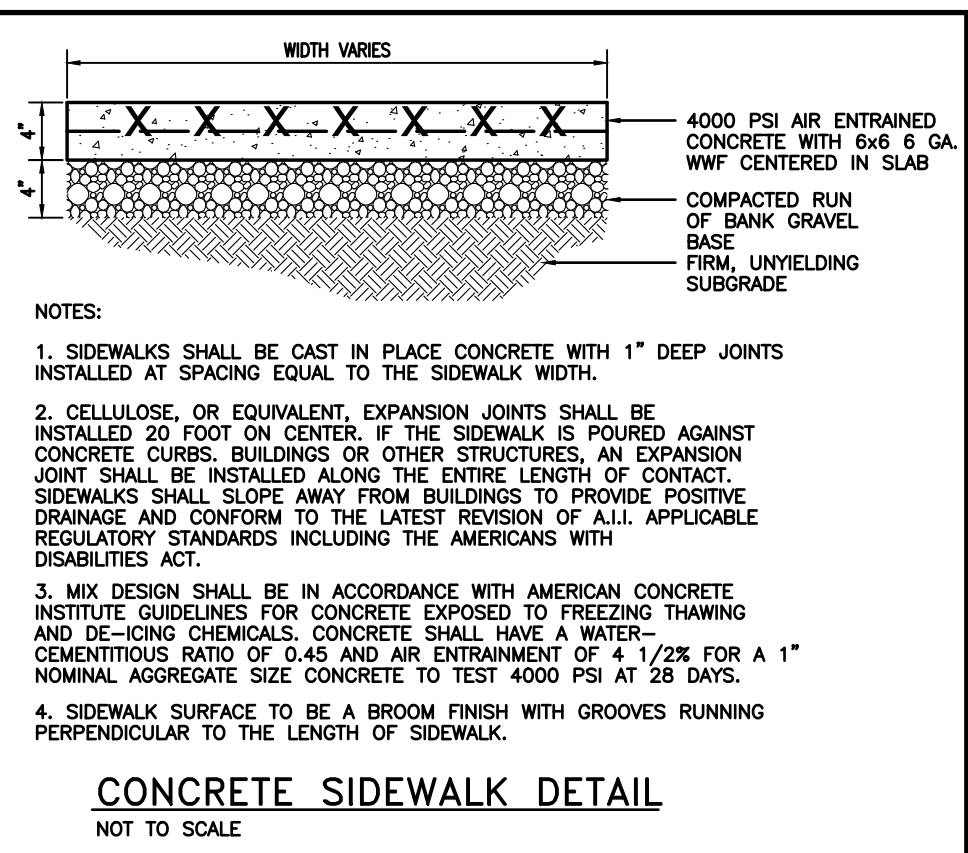
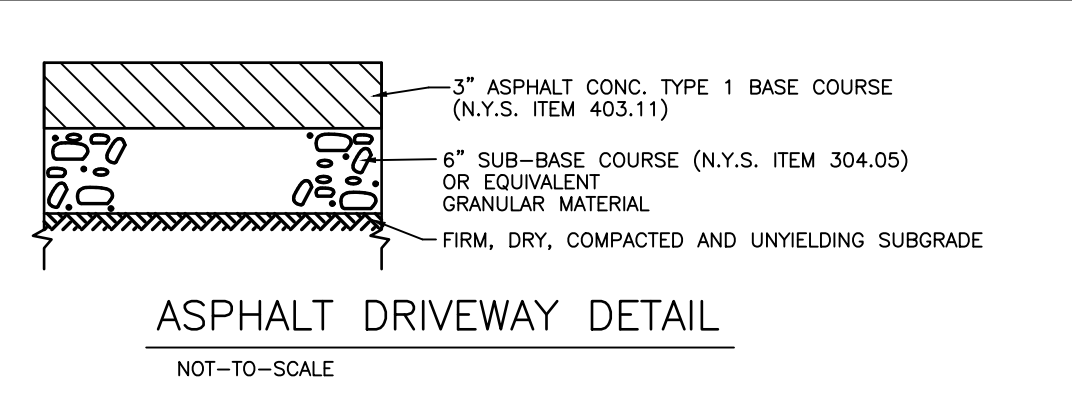
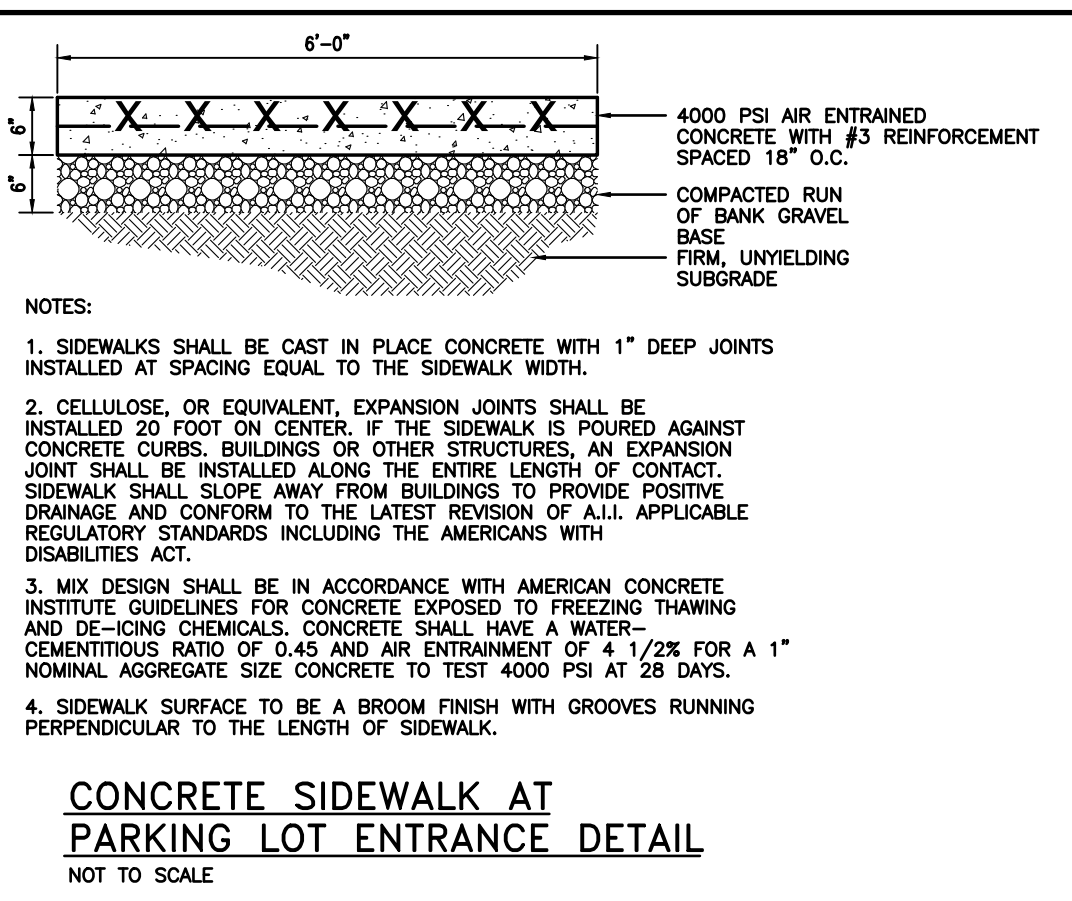
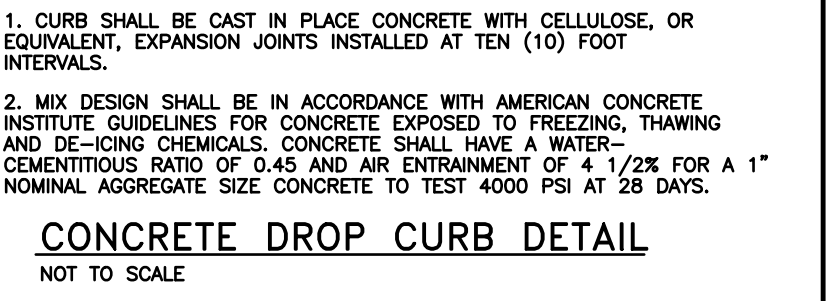
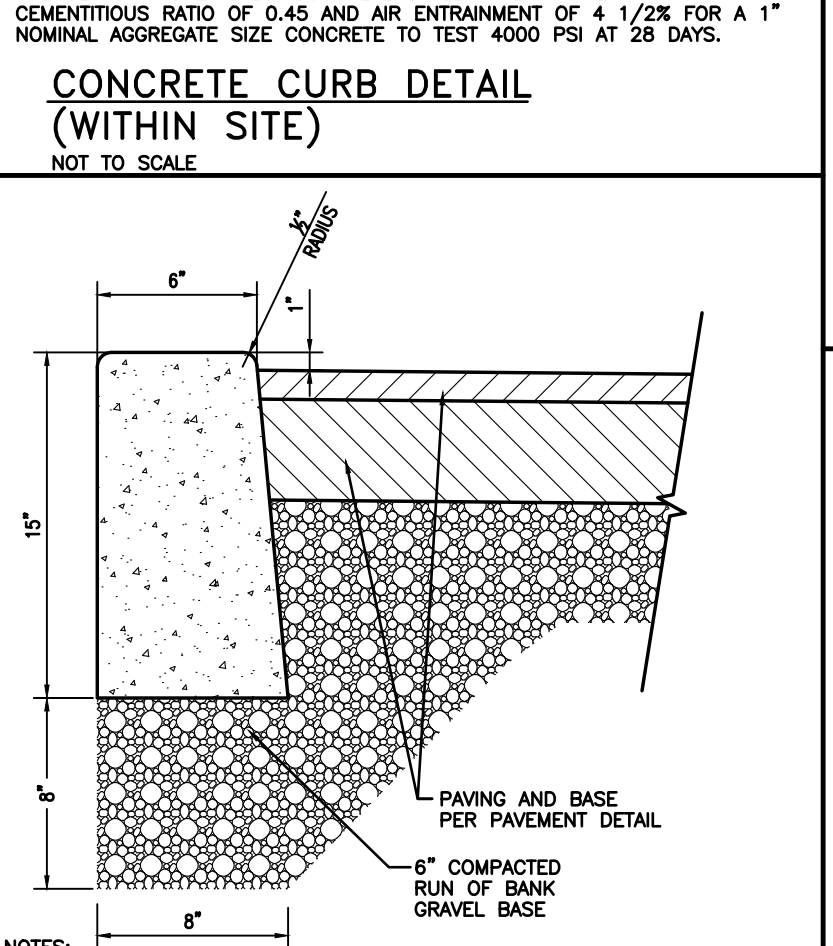
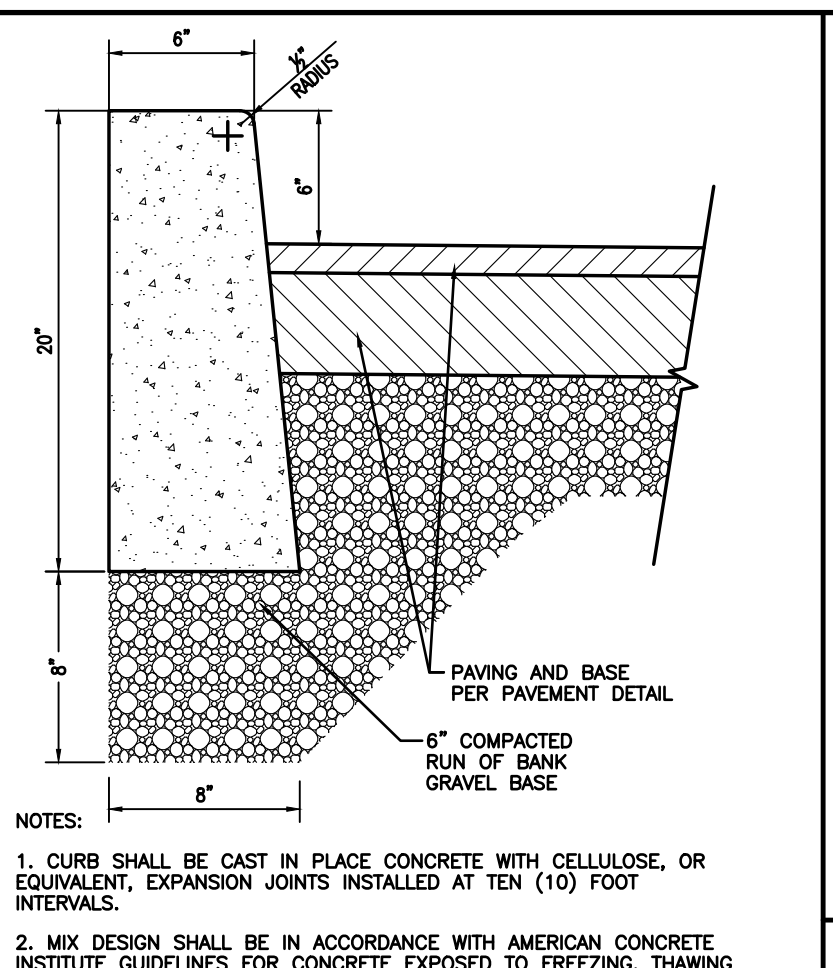
SURVEY REFERENCE:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A SURVEY ENTITLED "SURVEY PREPARED FOR 4 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK," DATED JUNE 18, 2025 PREPARED BY EDWARD T. GANNON, L.S. (JOB NO. 25215).

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

OWNERS:	APPLICANT:	STREET ADDRESS:
ISAAC SCHWARTZ 97 TAFFA PLACE BROOKLYN, NEW YORK 11205	INDIGO DEVELOPERS 51 FOREST ROAD SUITE 16-79 MONROE, NEW YORK 10950	4 SEARS ROAD 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

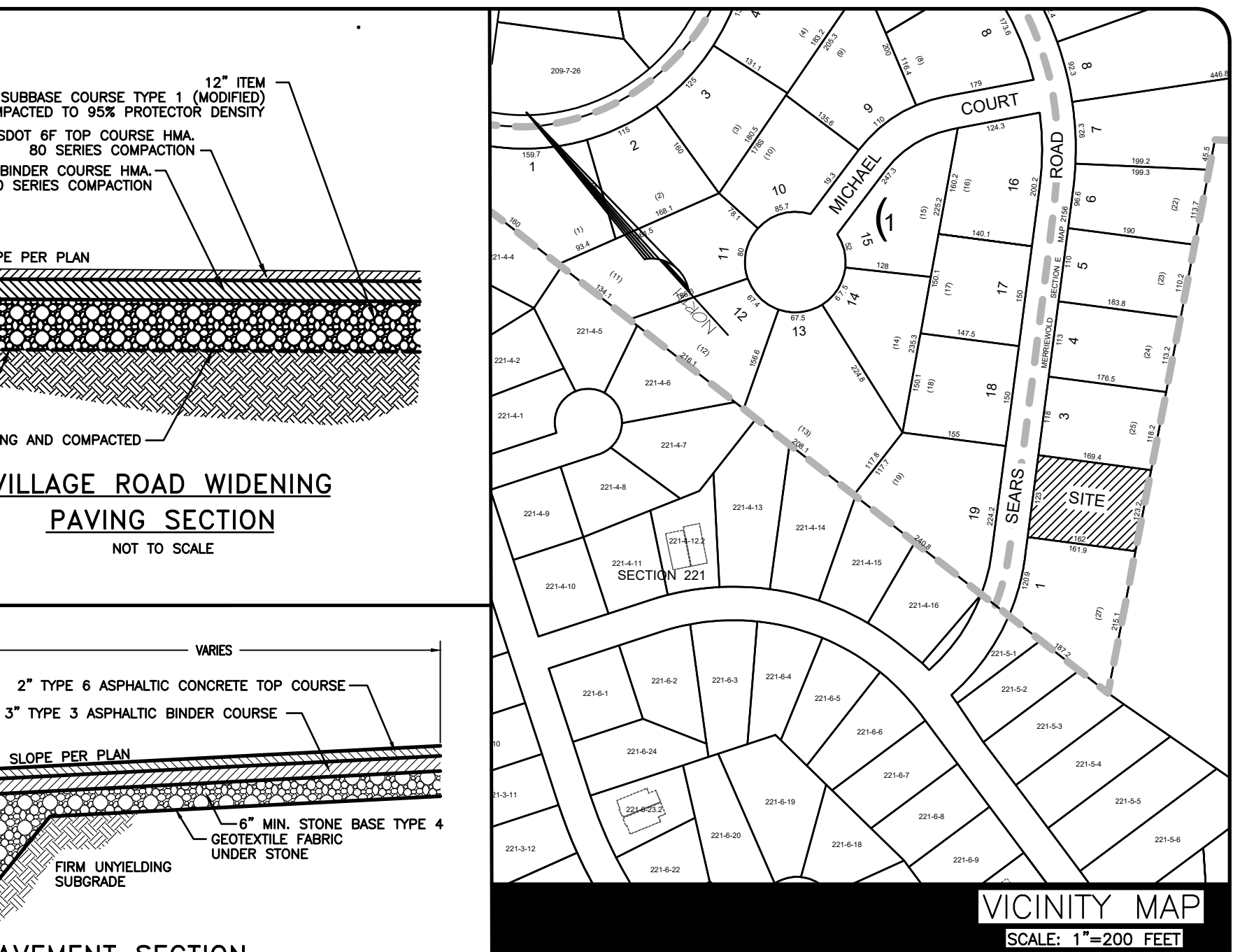
REVISIONS:

#	DATE	COMMENTS

SEAL VALID FOR:
MJC JOB# 2530
SEAL DATE:
NOVEMBER 18, 2025

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 PLAN PREPARED FOR OF TAX LOT NUMBER 216-2-2 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
 - RECORD OWNER: ISAC SCHWARTZ
97 TAFFA PLACE
BROOKLYN, NEW YORK 11205
 - APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 16-79
MONROE, NEW YORK 10950
 - SITE ADDRESSES: 4 SEAR DRIVE
MONROE, NEW YORK 10950
 - DEED REFERENCE: DEED BOOK: 14055, DEED PAGE: 1602.
 - TOTAL AREA OF PARCEL: 20,377± SQUARE-FOOT OR 0.47± ACRES.
(RB) - RESIDENCE B DISTRICT.
 - FILED MAP REFERENCE: 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 2966.
 - 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.
SINGLE-FAMILY RESIDENTIAL.
SINGLE-FAMILY WITH ACCESSORY.
 - EXISTING NUMBER OF LOTS: ONE (1) TAX LOTS.
 - PROPOSED NUMBER OF LOTS: TWO (2)
 - GRID COORDINATES: GRID EAST: 580184, GRID NORTH 921906
(35 VIRGINIA AVENUE)
 - 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 BUD HABIT.

DISTRICTS:

TYPE	NAME	ALARM No.
FIRE DISTRICT:	SOUTH BLOOMING GROVE FIRE DISTRICT	FD039
PARK DISTRICT:	MERRIWOLD LAKE PARK	PK001
WATER DISTRICT:	CONSOLIDATED WATER DISTRICT CAP	WD051
WATER DISTRICT:	MERRIWOLD WATER 6	WD064
SEWER DISTRICT:	CONSOLIDATED SEWER DISTRICT #1	SW091
SEWER TREATMENT PLANT:	HARRIMAN TREATMENT PLANT EXP.	SW102
AMBULANCE DISTRICT:	BLOOMING GROVE AMBULANCE	AM002
GARBAGE DISTRICT:	TOWN WIDE REFUSE	RG016

SUBDIVISION SITE PLAN

PREPARED FOR:
TAX LOTS
SECTION 216, BLOCK 2, LOT 2

4 SEARS 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 10955
Phone (845) 629-3743 mcjcaliseengineering.com

TAX LOTS:	216-2-2
TOTAL SITE AREA:	0.47± ACRES
	20,377± SQUARE-FOOT
JOB NUMBER:	2530
SCALE:	1"=20'
DATE:	JUNE 16, 2025
SHEET:	1 OF 6

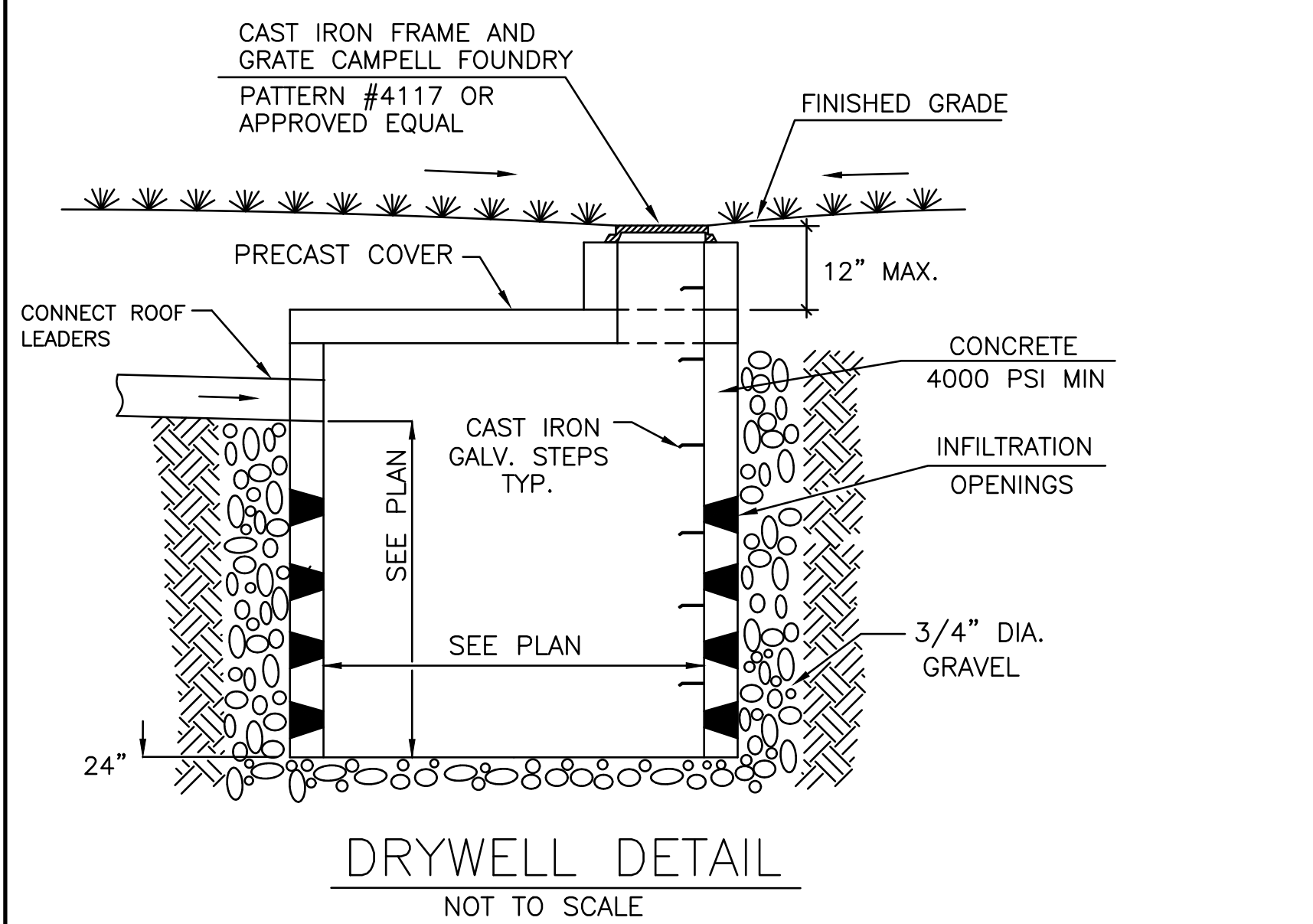
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+<XXX.XX'±> DENOTES PROPOSED SPOT GRADE		DENOTES #(SIZE)" FIRE SERVICE LINE	
-238 DENOTES EXISTING CONTOUR LINE		DENOTES PROPOSED CURB VALVE	
DENOTES PROPOSED CONTOUR		DENOTES PROPOSED SANITARY MANHOLE	
DENOTES EXISTING SANITARY MANHOLE		DENOTES PROPOSED SANITARY MANHOLE	
DENOTES EXISTING WETLANDS LIMIT LINE		DENOTES EXISTING WETLANDS LIMIT LINE	
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-FOOT. 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-FOOT)
 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.



DRAWING LIST:

DRAWING NAME	SHEET #
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EXISTING CONDITIONS PLAN	5 OF 8
SITE DEMOLITION PLAN	6 OF 8
DETAIL SHEET	7 OF 8
SUBDIVISION PLAT	8 OF 8

Know what's below.

 Call before you dig.

SEAL VALID FOR:
 MJC JOB# 2530
 SEAL DATE:
 NOVEMBER 18, 2025

THIS PLAN FOR BOARD REVIEW PURPOSES ONLY.

REVISIONS:		
#	DATE	COMMENTS

GRAPHIC SCALE
 0 10 20 30 40 50
 (IN FEET)
 1 inch = 20 Feet

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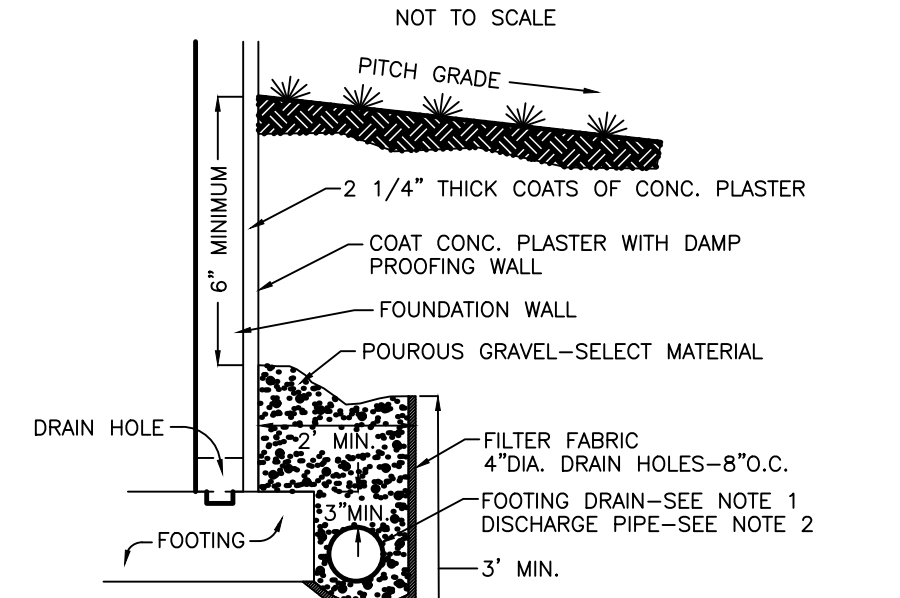
MICHAEL J. CALISE, P.E.
 NEW YORK STATE LIC. NO. 074611

SURVEY REFERENCE:	OWNERS:	APPLICANT:	STREET ADDRESS:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A SURVEY ENTITLED "SURVEY PREPARED FOR 4 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK," DATED JUNE 18, 2025 PREPARED BY EDWARD T. GANNON, L.S. (JOB NO. 25215).	ISAAC SCHWARTZ 97 TAFFE PLACE BROOKLYN, NEW YORK 11205	INDIGO DEVELOPERS 51 FOREST ROAD SUITE 16-79 MONROE, NEW YORK 10950	4 SEARS ROAD 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		

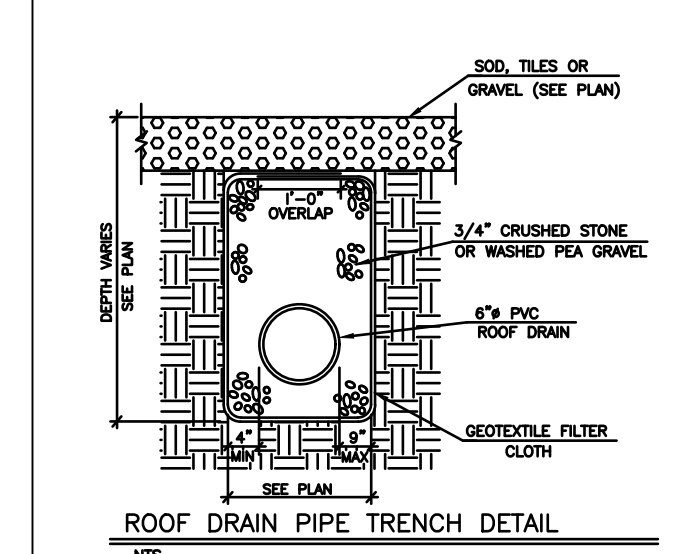
SITE SPECIFIC NOTES:

- THIS IS A PLAN PREPARED FOR OF TAX LOT NUMBER 216-2-2 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: ISAAC SCHWARTZ
97 TAFFE PLACE
BROOKLYN, NEW YORK 11205
- APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 16-79
MONROE, NEW YORK 10950
- SITE ADDRESSES: 4 SEAR DRIVE
MONROE, NEW YORK 10950
- DEED REFERENCE: DEED BOOK: 14055, DEED PAGE: 1602.
- TOTAL AREA OF PARCEL: 20,377± SQUARE-FOOT OR 0.47± ACRES.
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- FILED MAP REFERENCE: 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 2966.
- 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: ONE (1) TAX LOTS.
- PROPOSED NUMBER OF LOTS: TWO (2)
- GRID COORDINATES: GRID EAST: 580184, GRID NORTH 921906 (35 VIRGINIA AVENUE)
- 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.

FOOTING DRAIN DETAIL



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



GRADING PLAN
 PREPARED FOR:
 TAX LOTS
 SECTION 216, BLOCK 2, LOT 2

4 SEARS 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:	216-2-2
TOTAL SITE AREA:	0.47± ACRES
	20,377± SQUARE-FOOT
JOB NUMBER:	2530
SCALE:	1"=20'
DATE:	JUNE 16, 2025
SHEET:	2 OF 8

JOB# 2530 ©MICHAEL J. CALISE, P.E. & ASSOCIATES - ALL RIGHTS RESERVED

LEGEND

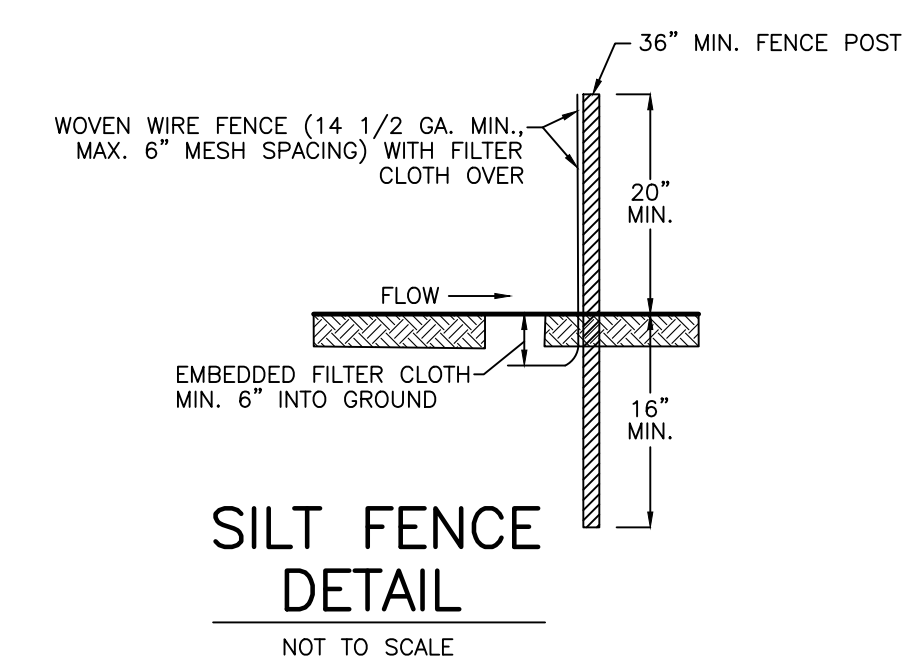
625.0(TC) DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE	
625.0(BC) DENOTES EXISTING "BOTTOM OF CURB" GRADE		DENOTES EXISTING CONCRETE SURFACE	
625.0(DC) DENOTES EXISTING "DROP CURB" GRADE		DENOTES PROPOSED ELECTRIC METERS	
625.0(BW) DENOTES EXISTING "BOTTOM OF WALL" GRADE		DENOTES 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	
---S14 DENOTES PROPOSED CONTOUR		DENOTES PROPOSED SANITARY SEWER MAIN	
---W1# DENOTES EXISTING SANITARY MANHOLE		DENOTES PROPOSED SANITARY SEWER MANHOLE	
---W1# DENOTES EXISTING WETLANDS LIMIT LINE		DENOTES PROPOSED SANITARY SEWER MANHOLE	
CO● DENOTES PROPOSED SEWER LATERAL CLEANOUT		DENOTES EXISTING WETLANDS LIMIT LINE	

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 SEEDING 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

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



DISTURBANCE: TABLE:

LOT No. 1 - DISTURBED AREA: 0.245± Acres (10,680.1± Square-feet)
LOT No. 2 - DISTURBED AREA: 0.234 Acres (10,228.7± square-feet)
TOTAL DISTURBED AREA: 0.48± Acres (20,968.2 ± square-feet)

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

SURVEY REFERENCE:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A SURVEY ENTITLED "SURVEY PREPARED FOR 4 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK," DATED JUNE 18, 2025 PREPARED BY EDWARD T. GANNON, L.S. (JOB NO. 25215).

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OWNERS:

ISAAC SCHWARTZ
97 TAFFE PLACE
BROOKLYN, NEW YORK 11205

APPLICANT:

INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 16-79
MONROE, NEW YORK 10950

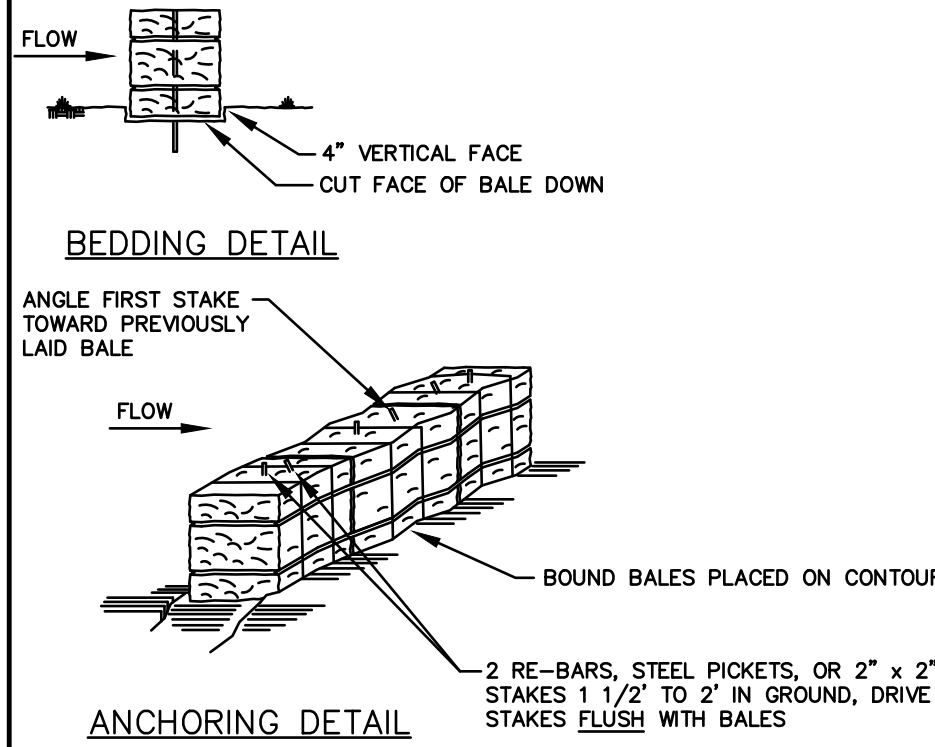
STREET ADDRESS:

4 SEARS ROAD
MONROE, NEW YORK 10950

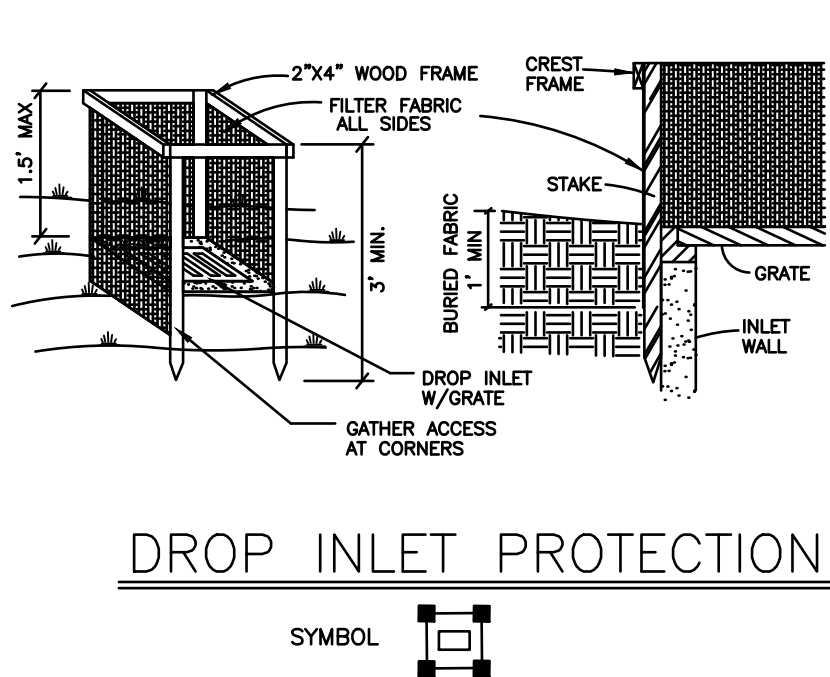
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CONSTRUCTION SPECIFICATIONS

- HAY BALE AREAS SHALL BE USED FOR DRAINAGE NO MORE THAN 1/4 AC. PER 100 FEET OF STRAW BALE DIKE AND FOR SLOPES LESS THAN 25%.
- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACED BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- BALES SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



HAY BALE DIKE DETAIL



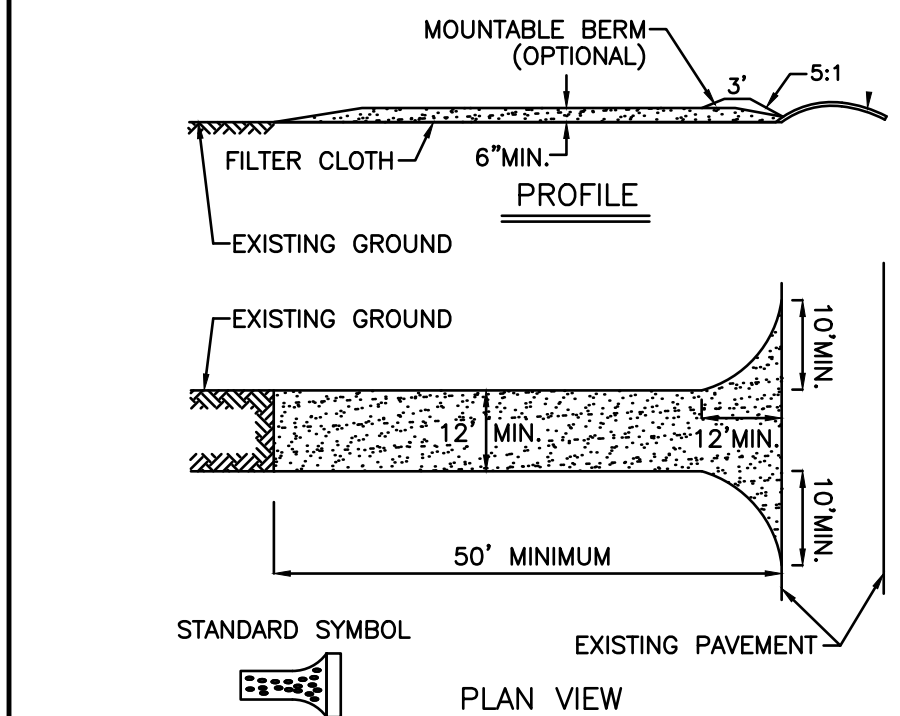
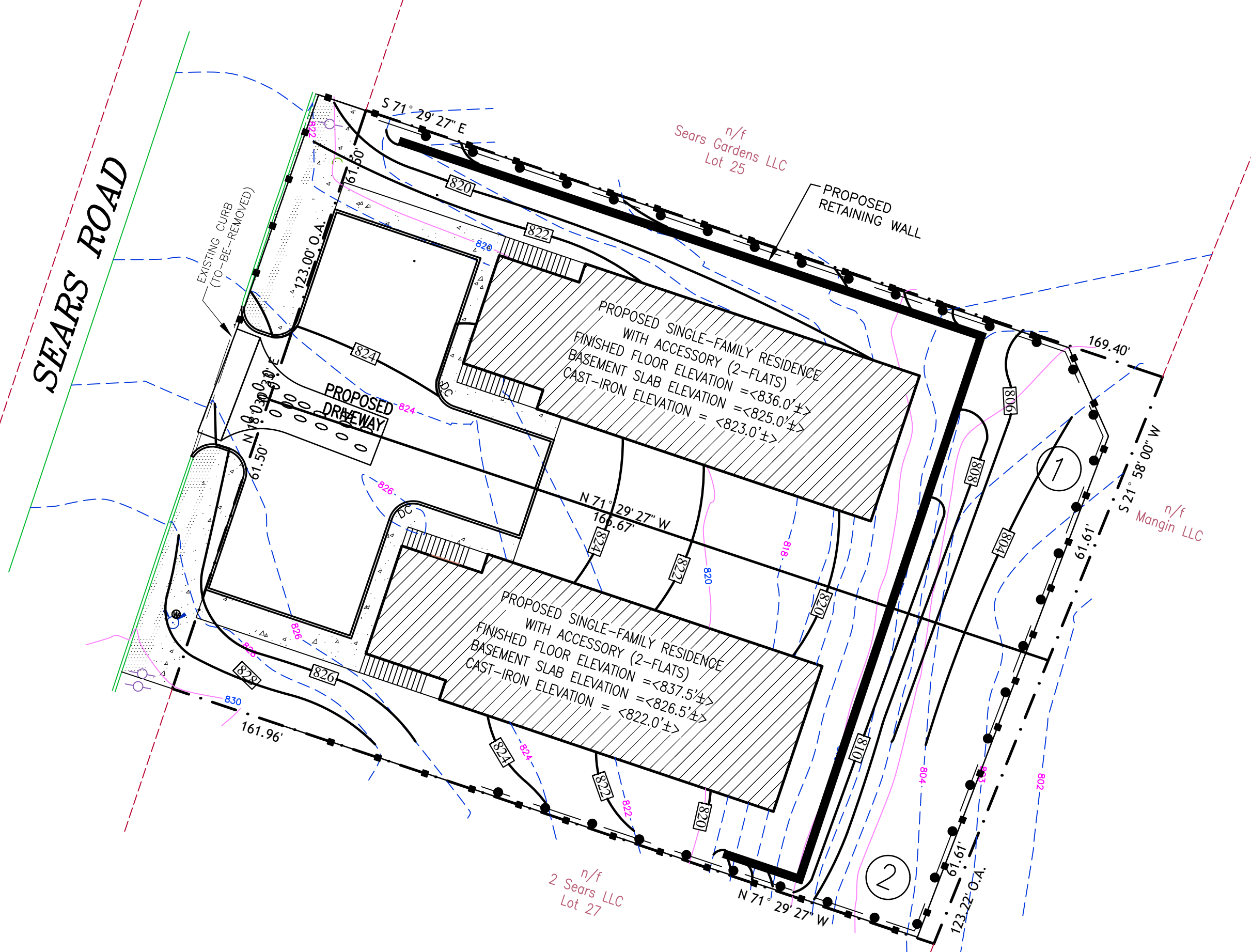
CONSTRUCTION SPECIFICATIONS

- FILTER FABRIC SHALL HAVE AN EDS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 - CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 - STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
 - SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 - FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW THE GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 - A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
- MAXIMUM DRAINAGE AREA: 1 ACRE

SITE SPECIFIC NOTES:

- THIS IS A PLAN PREPARED FOR OF TAX LOT NUMBER 216-2-2 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: ISAAC SCHWARTZ
97 TAFFE PLACE
BROOKLYN, NEW YORK 11205
- APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 16-79
MONROE, NEW YORK 10950
- SITE ADDRESSES: 4 SEAR DRIVE
MONROE, NEW YORK 10950
- DEED REFERENCE: DEED BOOK: 14055, DEED PAGE: 1602.
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- EXISTING USE: SINGLE-FAMILY RESIDENTIAL.
- PROPOSED USE: SINGLE-FAMILY WITH ACCESSORY.
- EXISTING NUMBER OF LOTS: ONE (1) TAX LOTS.
- PROPOSED NUMBER OF LOTS: TWO (2)
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- 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.

THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY.



CONSTRUCTION SPECIFICATIONS

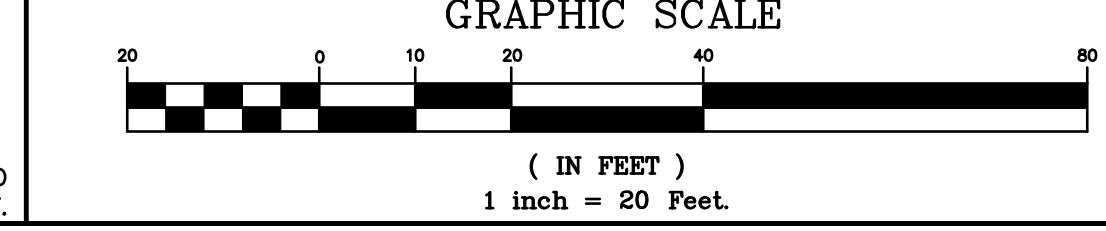
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
- THICKNESS - NOT LESS THAN (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NTS

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, P.E.
NEW YORK STATE LIC. NO. 074611



SEAL VALID FOR:
MJC JOB# 2530
SEAL DATE:
NOVEMBER 18, 2025

THIS PLAN FOR BOARD REVIEW PURPOSES ONLY.

EROSION CONTROL PLAN

216-2-2
PREPARED FOR:
TAX LOTS
SECTION 216, BLOCK 2, LOT 2

4 SEARS 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 10955
Phone (845) 629-3743 mcaliseengineering.com

TOTAL SITE AREA: 0.47± ACRES
20,377± SQUARE-Feet
JOB NUMBER: 2530
SCALE: 1"=20'
DATE: JUNE 16, 2025
SHEET: 3 OF 6

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LEGEND

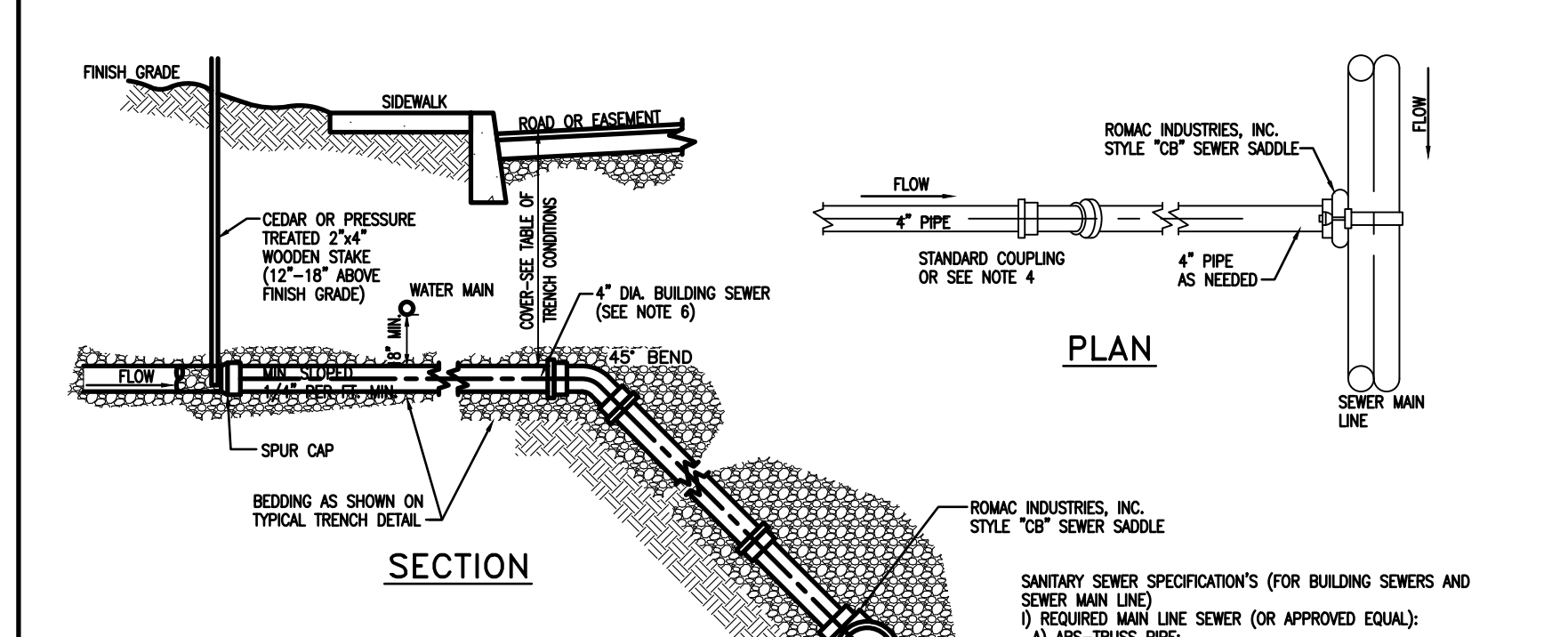
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	DENOTES EXISTING WETLANDS LIMIT LINE	DENOTES PROPOSED SANITARY MANHOLE	
	DENOTES PROPOSED SEWER LATERAL CLEANOUT	DENOTES EXISTING WETLANDS LIMIT LINE	

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 APPLICANT, IN WRITING, OF ANY 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 PIPE LINES OR APPURTENANCES SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE ENGINEER.
- ALL PIPES SHALL LAID IN CONFORMANCE WITH THE PLANS AND FIELD-CONDITIONS.
- PIPE SHALL BE SIX (6") INCH SDR-35 PVC PIPE (MINIMUM) INSTALLED A MINIMUM SLOPE OF ONE (1%) PERCENT PITCH.
- ALL TESTING AND DISINFECTION SHALL BE ACCORDING TO THE SEWER DEPARTMENT OF THE VILLAGE OF SOUTH BLOOMING GROVE REQUIREMENTS.

WATER SERVICE NOTES:

- CONTRACTOR SHALL VERIFY LOCATION AND OPERATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES, FEATURES, CONDITIONS, ELEVATION, INVERTS, PIPE SIZES, TYPES AND MATERIALS, ETC., AND SHALL NOTIFY THE ENGINEER AND APPLICANT, IN WRITING, OF ANY DISCREPANCIES.
- ALL WATER MAIN AND APPURTENANCES MATERIALS AND METHODS OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL OF THE REQUIREMENTS OF THE WATER DEPARTMENT OF THE VILLAGE OF SOUTH BLOOMING GROVE.
- NO INSTALLATION OF PIPE LINES OR APPURTENANCES SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE ENGINEER.
- ALL PIPES SHALL BE LAID WITH A MINIMUM COVER OF 4'-6" (4.5'). PIPE SHALL BE TYPE APPROVED BY THE LOCAL MUNICIPAL AUTHORITY.
- WORKMANSHIP AND METHODS FOR WATER SERVICE PIPE WILL CONFORM WITH THE AMERICAN WATER WORKS ASSOCIATION SPECIFICATIONS (LATEST EDITION).
- ALL TRENCHES SHALL BE BACKFILLED WITH SUCH OF THE EXCAVATED MATERIAL AS MAY BE DIRECTED. CARE SHALL BE TAKEN SO AS NOT TO DISTURB THE PIPE LINE 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 IN HIGHER LIFTS, AND COMPACTION SHALL BE SECURED BY SLUSHING, TAMPING, 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 AND BOULDERS SHALL NOT BE PLACED IN THE TRENCH.
- 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 "LOK TYTON" PIPE OR APPROVED ALTERNATE.
- ALL TESTING AND DISINFECTION SHALL BE ACCORDING TO THE WATER DEPARTMENT OF THE VILLAGE OF SOUTH BLOOMING GROVE REQUIREMENTS.
- PROPOSED WATER SERVICE LINE TO BE EITHER TWO (2") INCH CLASS 52 DUCTILE IRON PIPE OR TYPE "K" COPPPER, AS APPROVED BY THE LOCAL MUNICIPAL AUTHORITY.



SPECIAL CONDITIONS FOR SHALLOW TRENCH

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

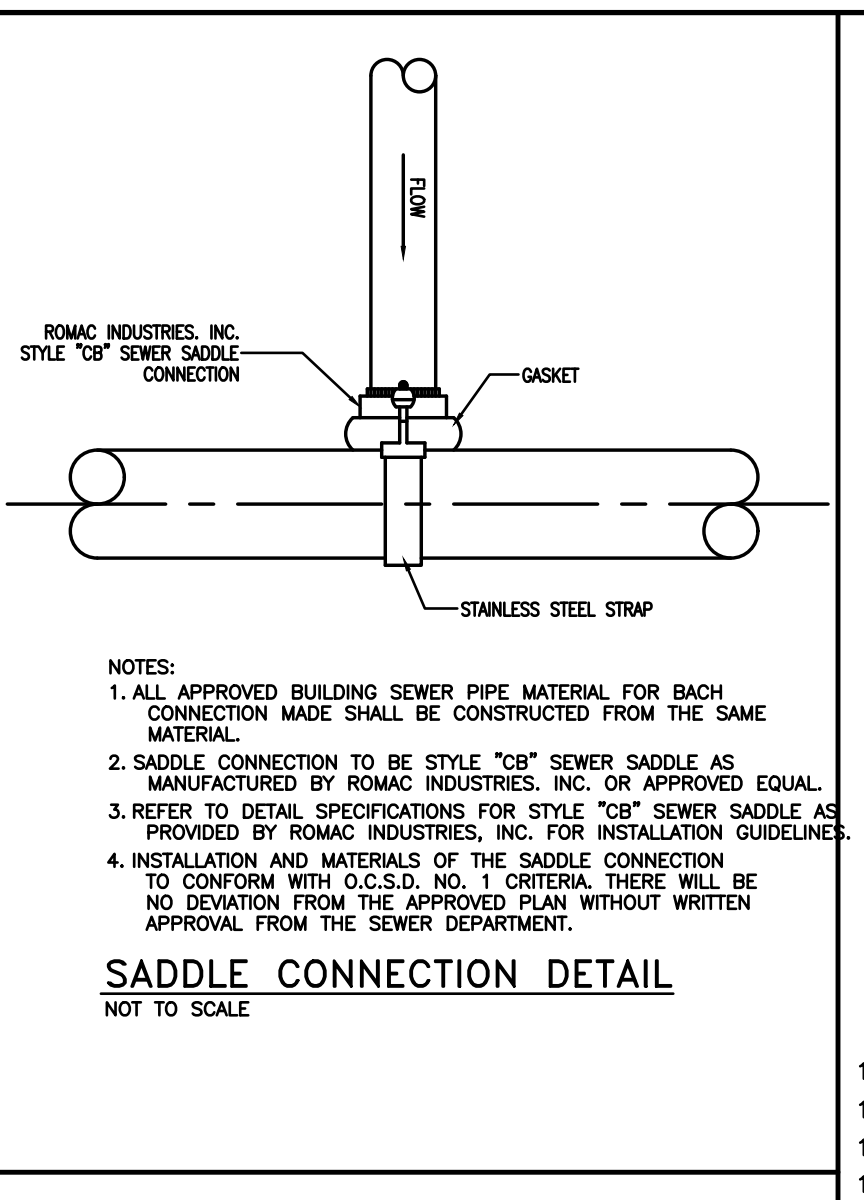
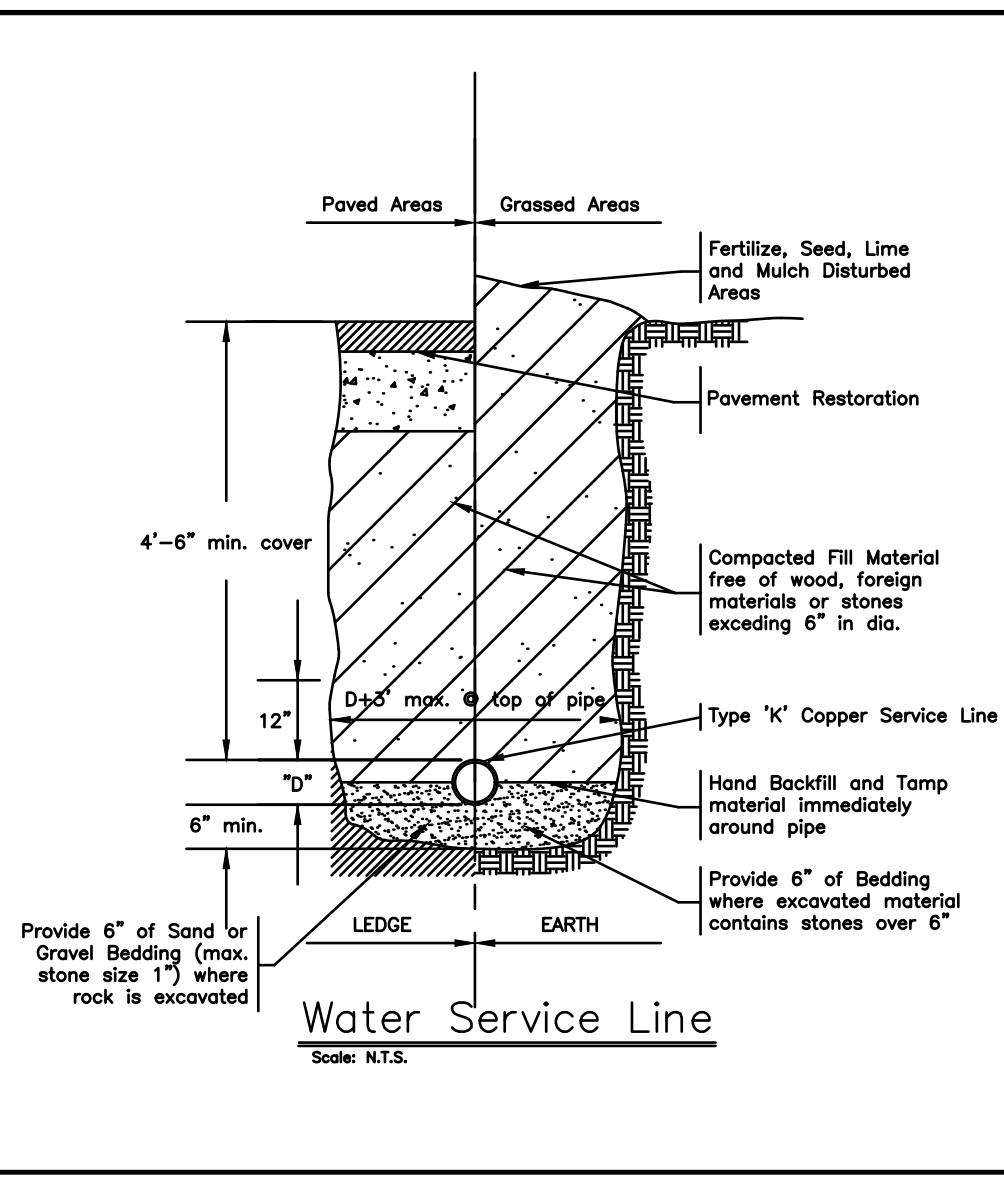
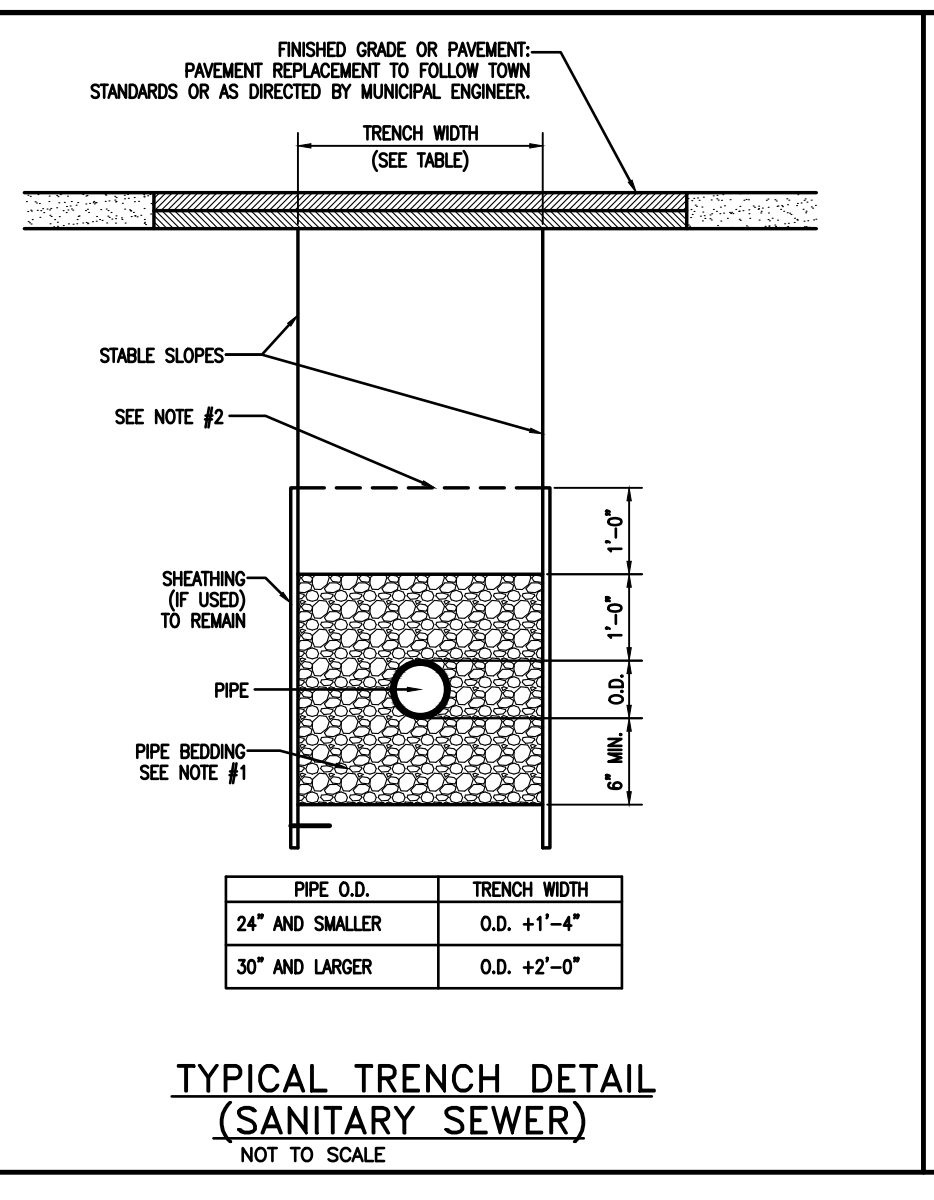
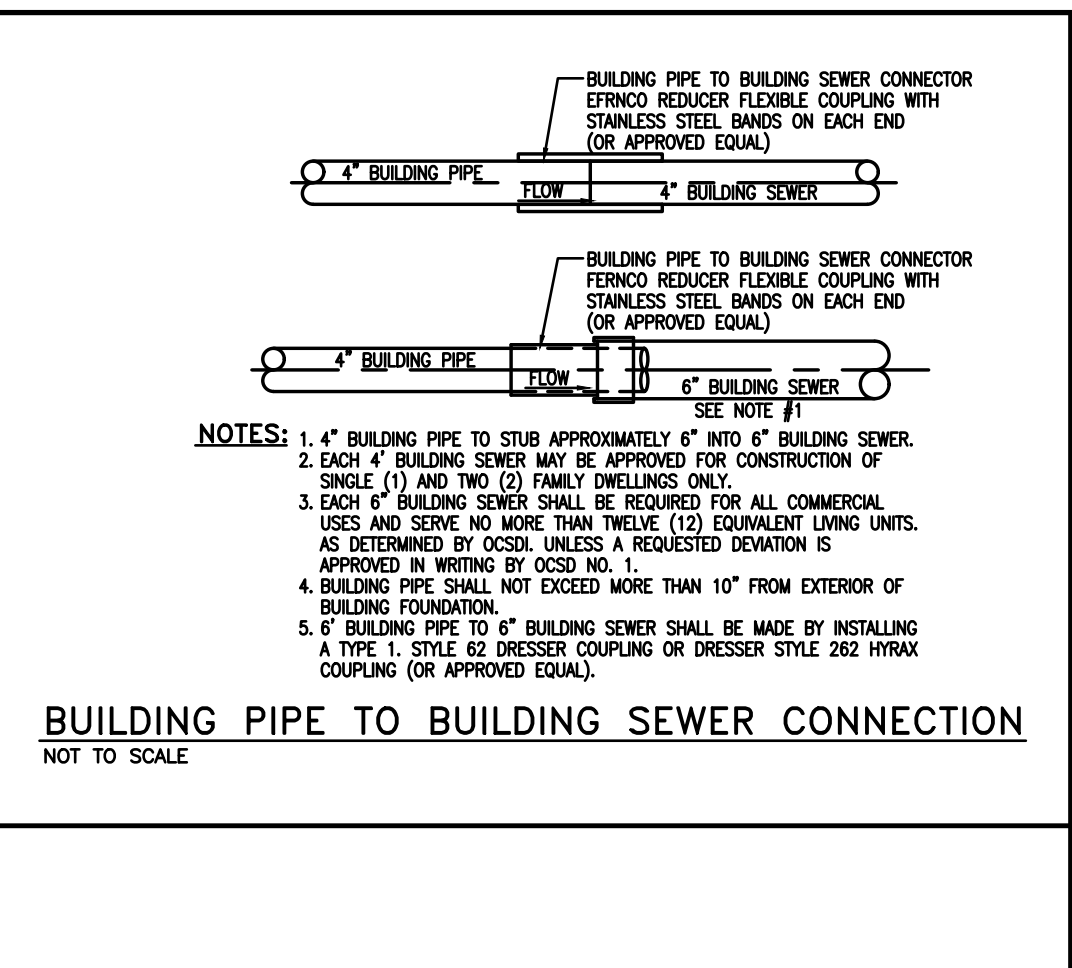
SEWER MAIN CONNECTION DETAIL

NOT TO SCALE

NOTES:

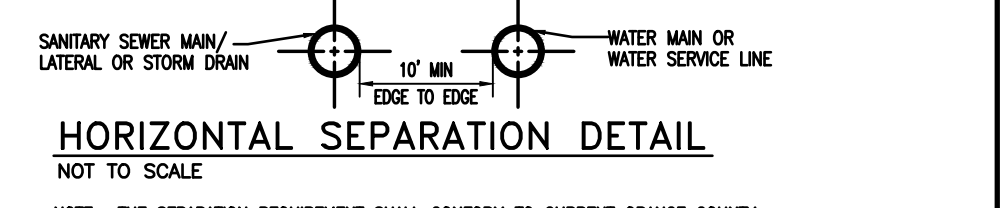
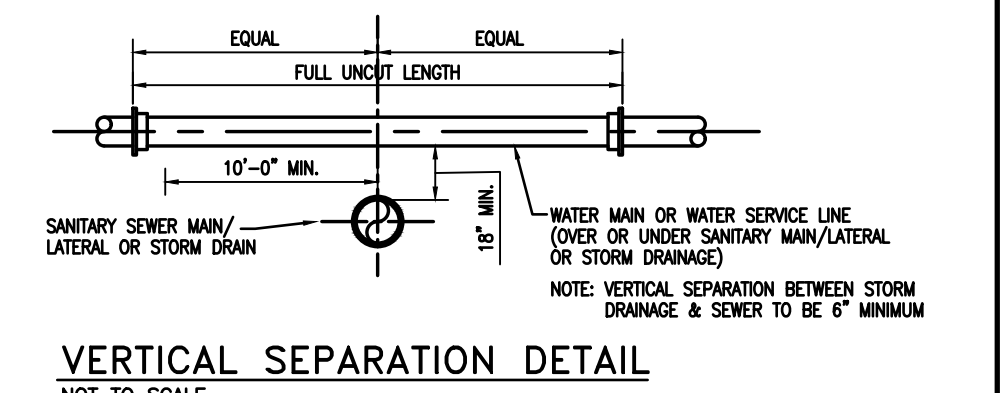
- EACH 6" BUILDING SEWER SHALL PROVIDE SERVICE FOR NO MORE THAN TWELVE (12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OCCS NO. 1 UNLESS A REQUESTED DEVIATION IS APPROVED BY THE SEWER DEPARTMENT.
- ALL APPROVED BUILDING SEWER PIPE MATERIAL FOR EACH CONNECTION MADE SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
- MINIMUM HORIZONTAL SEPARATION BETWEEN SPUR CAP AND SIDEWALK SHALL BE 2'-0". IN ALL CASES THE SPUR CAP LOCATION SHALL EXTEND A MINIMUM HORIZONTAL DISTANCE OF 2'-0" ONTO ALL BUILDING LOT PROPERTIES.
- TRANSITION BETWEEN DIFFERENT PIPE MATERIAL (AS APPROVED) SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 62 DRESSER COUPLING OR DRESSER STYLE 262 HYMAX COUPLING (OR APPROVED EQUAL).
- SADDLE CONNECTION SHALL BE A FITTING CONSTRUCTED SPECIFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS (OR APPROVED EQUAL).
- THE BUILDING SEWER SHOWN FROM THE MAIN LINE SOURCE SADDLE CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE SPECIFICATIONS SHOWN FOR IT (6" SEWER SERVICE LATERALS).
- 4" BUILDING SEWER LATERAL MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLINGS ONLY. ALL OTHER BUILDING LATERAL SENSORS (INCLUDING COMMERCIAL) SHALL BE 6" IN DIA.

SURVEY REFERENCE: BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED "SURVEY PREPARED FOR 4 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK," DATED JUNE 18, 2025 PREPARED BY EDWARD T. GANNON, L.S. (JOB NO. 25215).	OWNERS: ISAAC SCHWARTZ 97 TAFFA PLACE BROOKLYN, NEW YORK 11205	APPLICANT: INDIGO DEVELOPERS 51 FOREST ROAD SUITE 16-79 MONROE, NEW YORK 10950	STREET ADDRESS: 4 SEARS ROAD MONROE, NEW YORK 10950
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:

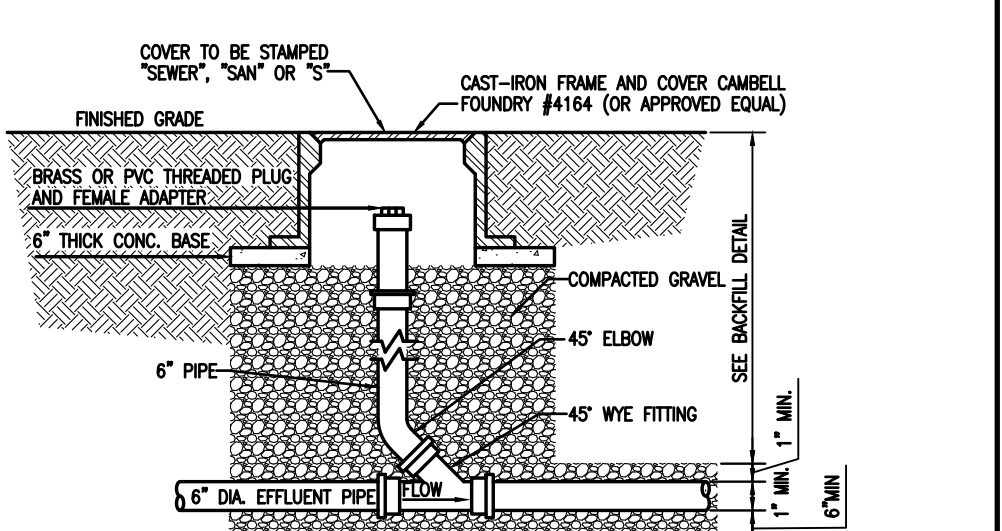
- THIS IS A PLAN PREPARED FOR OF TAX LOT NUMBER 216-2-2 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: ISAAC SCHWARTZ
97 TAFFA PLACE
BROOKLYN, NEW YORK 11205
- APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 16-79
MONROE, NEW YORK 10950
- SITE ADDRESSES: 4 SEAR DRIVE
MONROE, NEW YORK 10950
- DEED REFERENCE: DEED BOOK: 14055, DEED PAGE: 1602.
- TOTAL AREA OF PARCEL: 20,377± SQUARE-Feet or 0.47± ACRES.
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- FILED MAP REFERENCE: 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 2966.
- 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: ONE (1) TAX LOTS.
- PROPOSED NUMBER OF LOTS: TWO (2)
- GRID COORDINATES: GRID EAST: 580184, GRID NORTH 921906
- 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 DEPARTMENT.
- NO TREE CUTTING FROM APRIL TO OCTOBER REGARDING BAT HABIT.



WATER/SEWER SEPARATION REQUIREMENTS

NOT TO SCALE

NOTE: THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES AND 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.

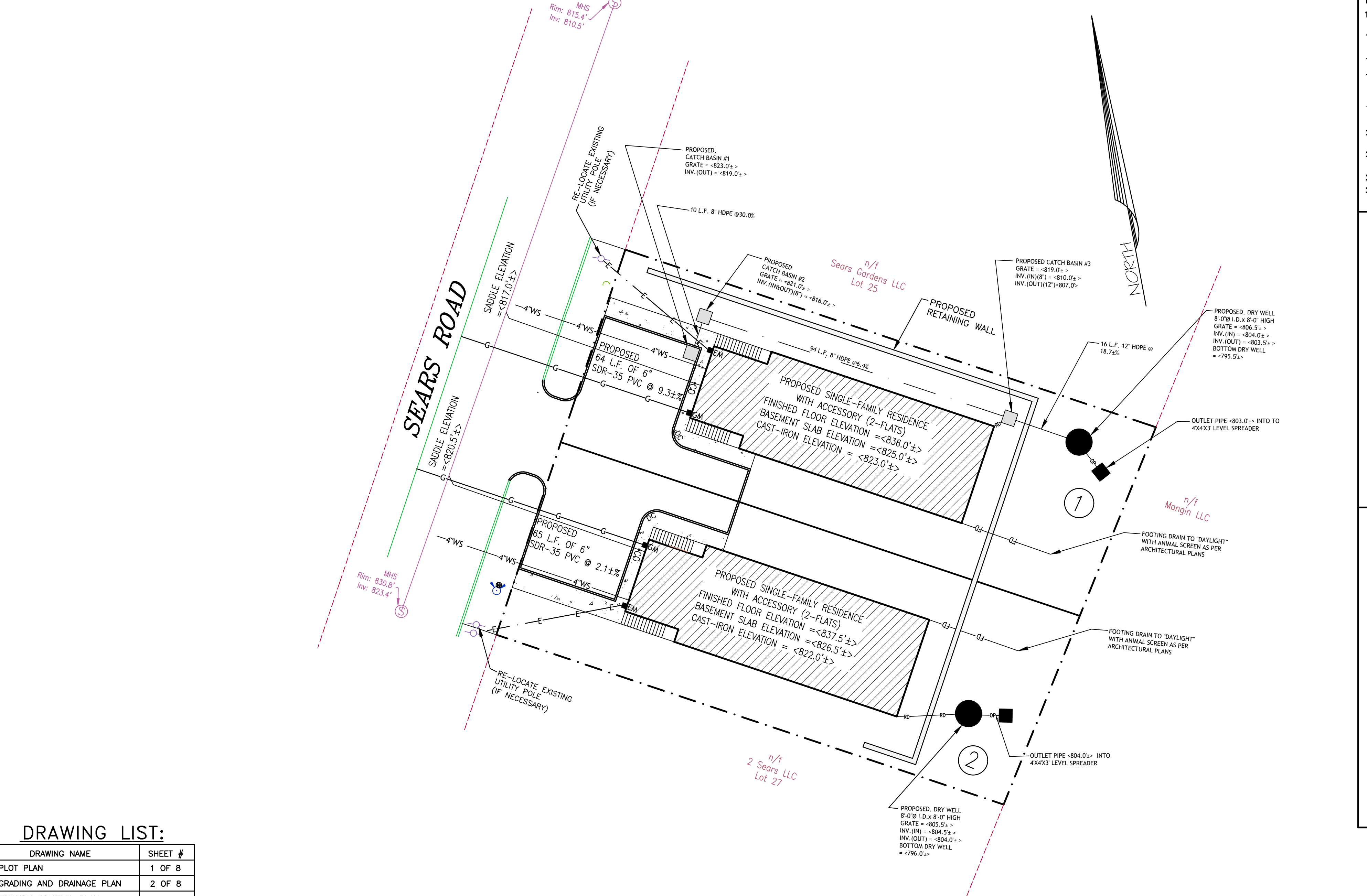


BUILDING SEWER CLEAN-OUT DETAIL

NOT TO SCALE

NOTES:

- EACH BUILDING SEWER SHALL HAVE A CLEANOUT INSTALLED APPROXIMATELY 2' DOWNSTREAM OF THE BUILDING PIPE TO BUILDING SEWER CONNECTION THEREAFTER. CLEANOUTS SHALL BE INSTALLED ALONG THE BUILDING SEWER APPROXIMATELY EVERY 100' (MAXIMUM), FOR THE PURPOSE OF CLEANOUT LOCATIONS. DISTANCE SHALL BE MEASURED FROM THE FIRST CLEANOUT LOCATED DOWNSTREAM OF THE HOSE PIPE TO BUILDING SEWER CONNECTION, HENCE DOWNSTREAM ALONG THE BUILDING SEWER TO THE CENTER OF THE SEWER MAIN LINE (GENERALLY LOCATED IN THE CENTER OF THE STREET).
- A CLEANOUT LOCATED IN A ROAD, DRIVEWAY OR PARKING AREA SHALL REQUIRE A CAMPBELL BOUNDARY #1414 CAST IRON FRAME AND COVER (OR APPROVED EQUAL).



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:

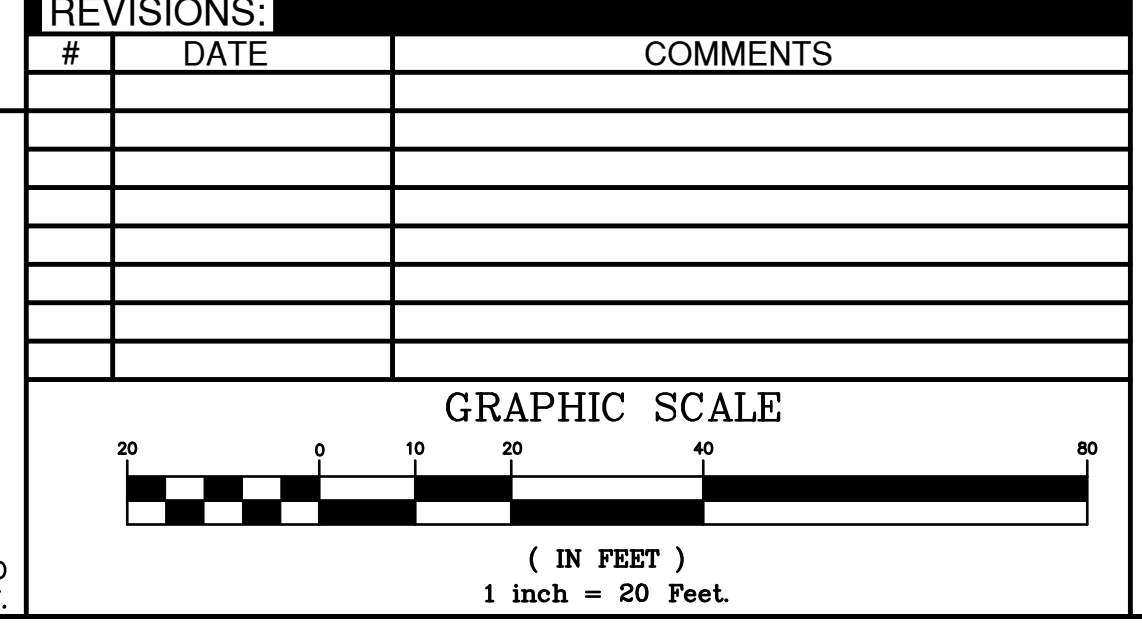
#	DATE	COMMENTS

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SEAL VALID FOR:
MJC JOB# 2530
SEAL DATED:
NOVEMBER 18, 2025

STATE OF NEW YORK
MICHAEL J. CALISE
REGISTERED PROFESSIONAL ENGINEER
NO. 10267

THIS PLAN FOR BOARD REVIEW PURPOSES ONLY.



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

UTILITY PLAN

PREPARED FOR:
TAX LOTS
SECTION 216, BLOCK 2, LOT 2

4 SEARS 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:	216-2-2
TOTAL SITE AREA:	0.47± ACRES
	20,377± SQUARE-Feet
JOB NUMBER:	2530
SCALE:	1"=20'
DATE:	JUNE 16, 2025
SHEET:	4 OF 6

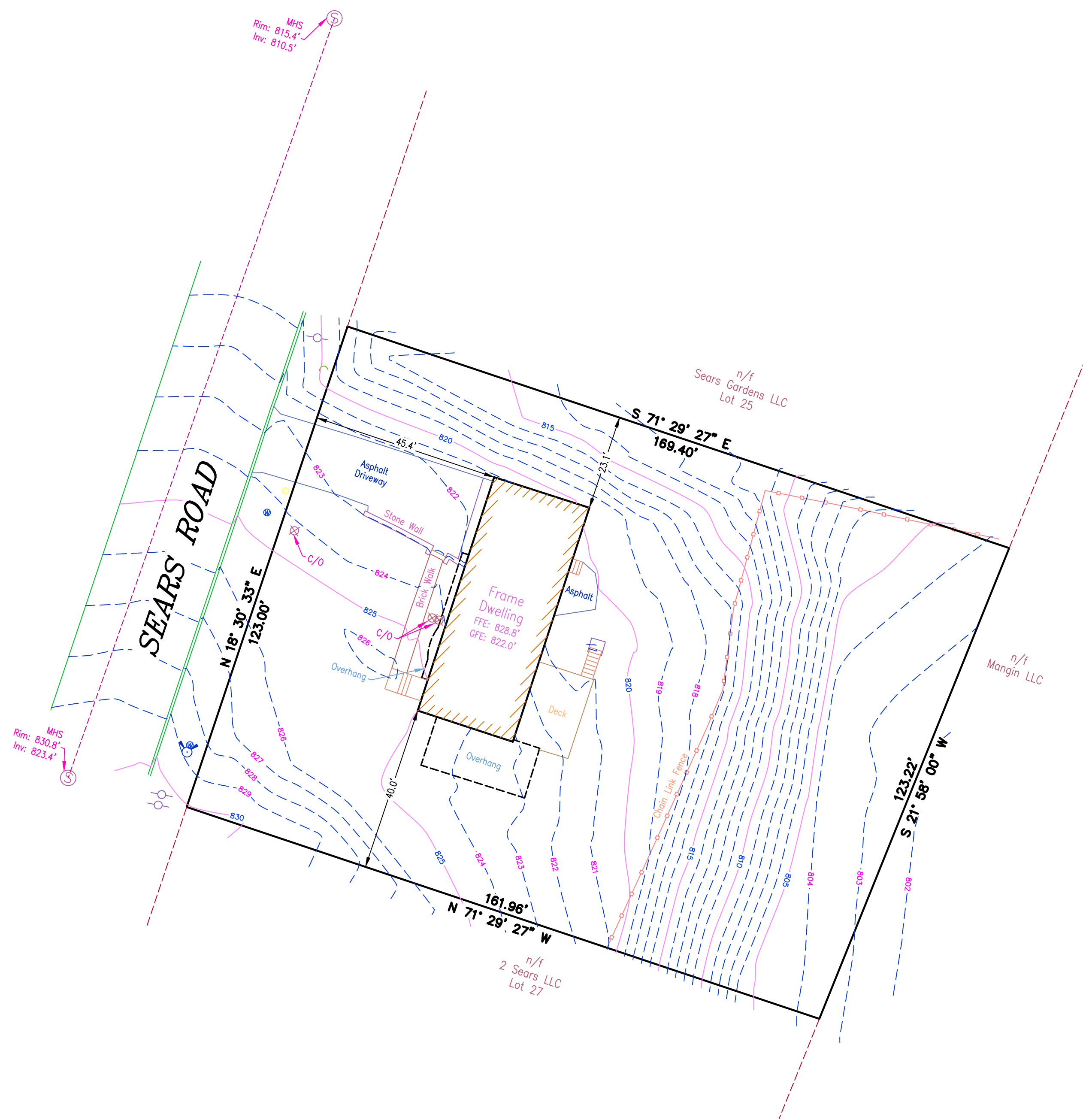
JOB# 2530 ©MICHAEL J. CALISE, P.E. & ASSOCIATES - ALL RIGHTS RESERVED

LEGEND

625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE
625.0(BG)	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 PROPOSED 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
	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		

SITE SPECIFIC NOTES:

- THIS IS A PLAN PREPARED FOR OF TAX LOT NUMBER 216-2-2 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: ISAAC SCHWARTZ
97 TAFFE PLACE
BROOKLYN, NEW YORK 11205
- APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 16-79
MONROE, NEW YORK 10950
- SITE ADDRESSES: 4 SEAR DRIVE
MONROE, NEW YORK 10950
- DEED REFERENCE: DEED BOOK: 14055, DEED PAGE: 1602.
- TOTAL AREA OF PARCEL: 20,377± SQUARE-Feet or 0.47± ACRES.
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- FILED MAP REFERENCE: 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 2966.
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- 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: ONE (1) TAX LOTS.
- PROPOSED NUMBER OF LOTS: TWO (2)
- GRID COORDINATES: GRID EAST: 580184, GRID NORTH 921906 (35 VIRGINIA AVENUE)
- 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 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

SURVEY REFERENCE:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A SURVEY ENTITLED "SURVEY PREPARED FOR 4 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK," DATED JUNE 18, 2025 PREPARED BY EDWARD T. GANNON, L.S. (JOB NO. 25215).

OWNERS:

ISAAC SCHWARTZ
97 TAFFE PLACE
BROOKLYN, NEW YORK 11205

APPLICANT:

INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 16-79
MONROE, NEW YORK 10950

STREET ADDRESS:

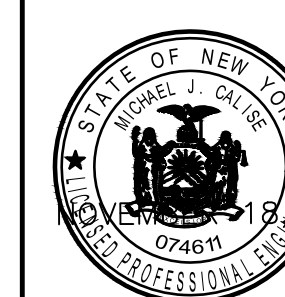
4 SEARS ROAD
MONROE, NEW YORK 10950

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

SEAL VALID FOR:
MJC JOB# 2530
SEAL DATE:
NOVEMBER 18, 2025



THIS PLAN FOR BOARD REVIEW 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
PREPARED FOR:
TAX LOTS
SECTION 216, BLOCK 2, LOT 2

4 SEARS 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

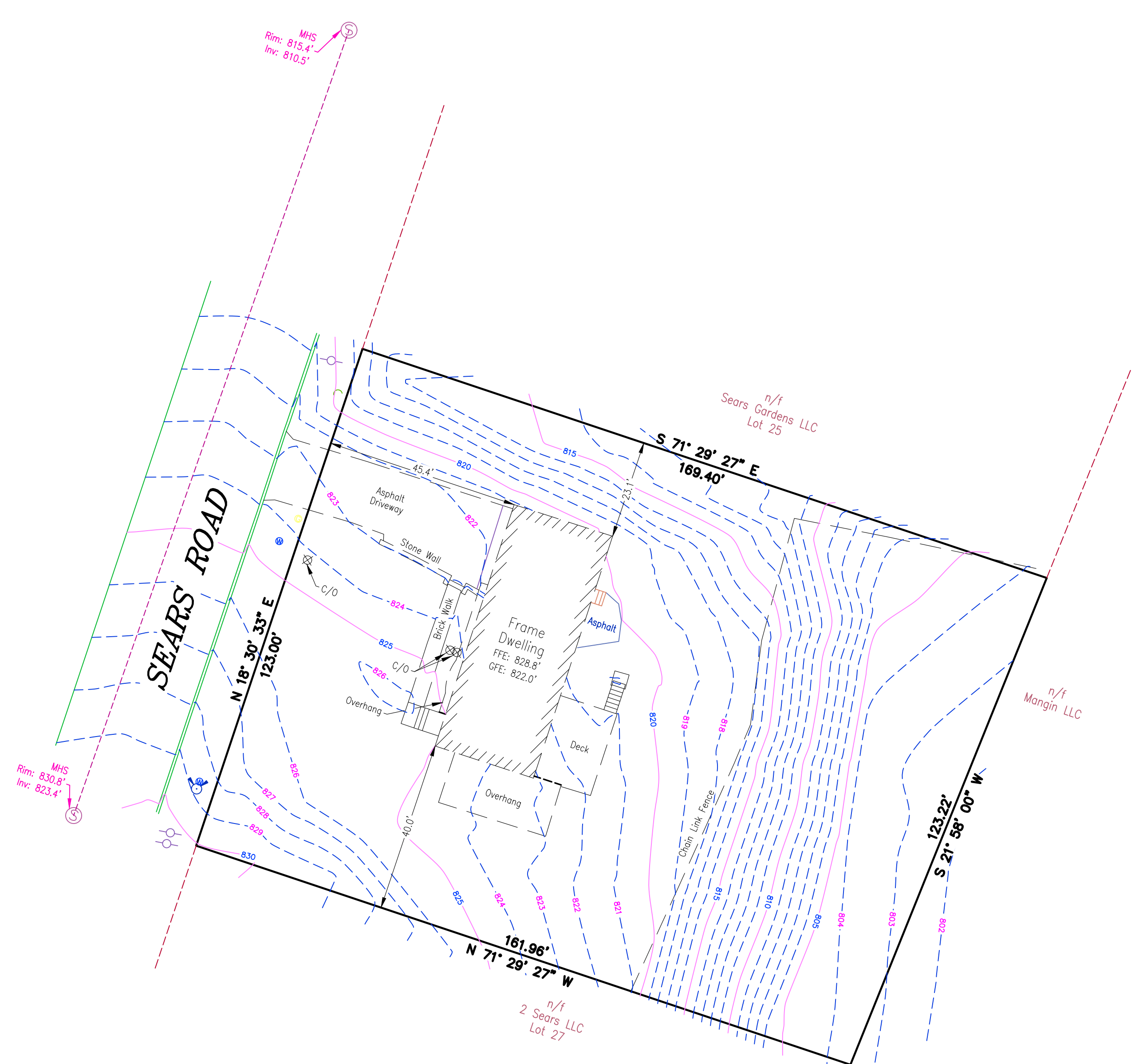
TAX LOTS:	216-2-2
TOTAL SITE AREA:	0.47± ACRES
	20,377± SQUARE-Feet
JOB NUMBER:	2530
SCALE:	1"=20'
DATE:	JUNE 16, 2025
SHEET:	5 OF 6

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	
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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	
+217.8 DENOTES EXISTING SPOT GRADE		DENOTES #(SIZE)" DOMESTIC & FIRE SERVICE LINE	
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-238 DENOTES EXISTING CONTOUR LINE		DENOTES PROPOSED CURB VALVE	
[5] DENOTES PROPOSED CONTOUR		DENOTES PROPOSED SANITARY SEWER MAIN	
SM 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			

DEMOLITION NOTES:

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



SITE SPECIFIC NOTES:

- THIS IS A PLAN PREPARED FOR OF TAX LOT NUMBER 216-2-2 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
- RECORD OWNER: ISAAC SCHWARTZ
97 TAFFE PLACE
BROOKLYN, NEW YORK 11205
- APPLICANT: INDIGO DEVELOPERS
51 FOREST ROAD
SUITE 16-79
MONROE, NEW YORK 10950
- SITE ADDRESSES: 4 SEAR DRIVE
MONROE, NEW YORK 10950
- DEED REFERENCE: DEED BOOK: 14055, DEED PAGE: 1602.
- TOTAL AREA OF PARCEL: 20,377± SQUARE-FEET or 0.47± ACRES.
- ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
- FILED MAP REFERENCE: 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 2966.
- 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: ONE (1) TAX LOTS.
- PROPOSED NUMBER OF LOTS: TWO (2)
- GRID COORDINATES: GRID EAST: 580184, GRID NORTH 921906 (35 VIRGINIA AVENUE)
- 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 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

SURVEY REFERENCE: BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A SURVEY ENTITLED "SURVEY PREPARED FOR 4 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK," DATED JUNE 18, 2025 PREPARED BY EDWARD T. GANNON, L.S. (JOB NO. 25215).	OWNERS: ISAAC SCHWARTZ 97 TAFFE PLACE BROOKLYN, NEW YORK 11205	APPLICANT: INDIGO DEVELOPERS 51 FOREST ROAD SUITE 16-79 MONROE, NEW YORK 10950	STREET ADDRESS: 4 SEARS ROAD 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			

Know what's below.

Call before you dig.

SEAL VALID FOR:
MJC JOB# 2530
SEAL DATE:
NOVEMBER 18, 2025

THIS PLAN FOR BOARD REVIEW PURPOSES ONLY.

REVISIONS:		COMMENTS
#	DATE	

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, P.E.
NEW YORK STATE LIC. NO. 074611

DEMOLITION PLAN
PREPARED FOR:
TAX LOTS
SECTION 216, BLOCK 2, LOT 2

4 SEARS 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 mcal@seeengineering.com

TAX LOTS:	216-2-2
TOTAL SITE AREA:	0.47± ACRES
	20,377± SQUARE-FEET
JOB NUMBER:	2530
SCALE:	1"=20'
DATE:	JUNE 16, 2025
SHEET:	5 OF 6

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