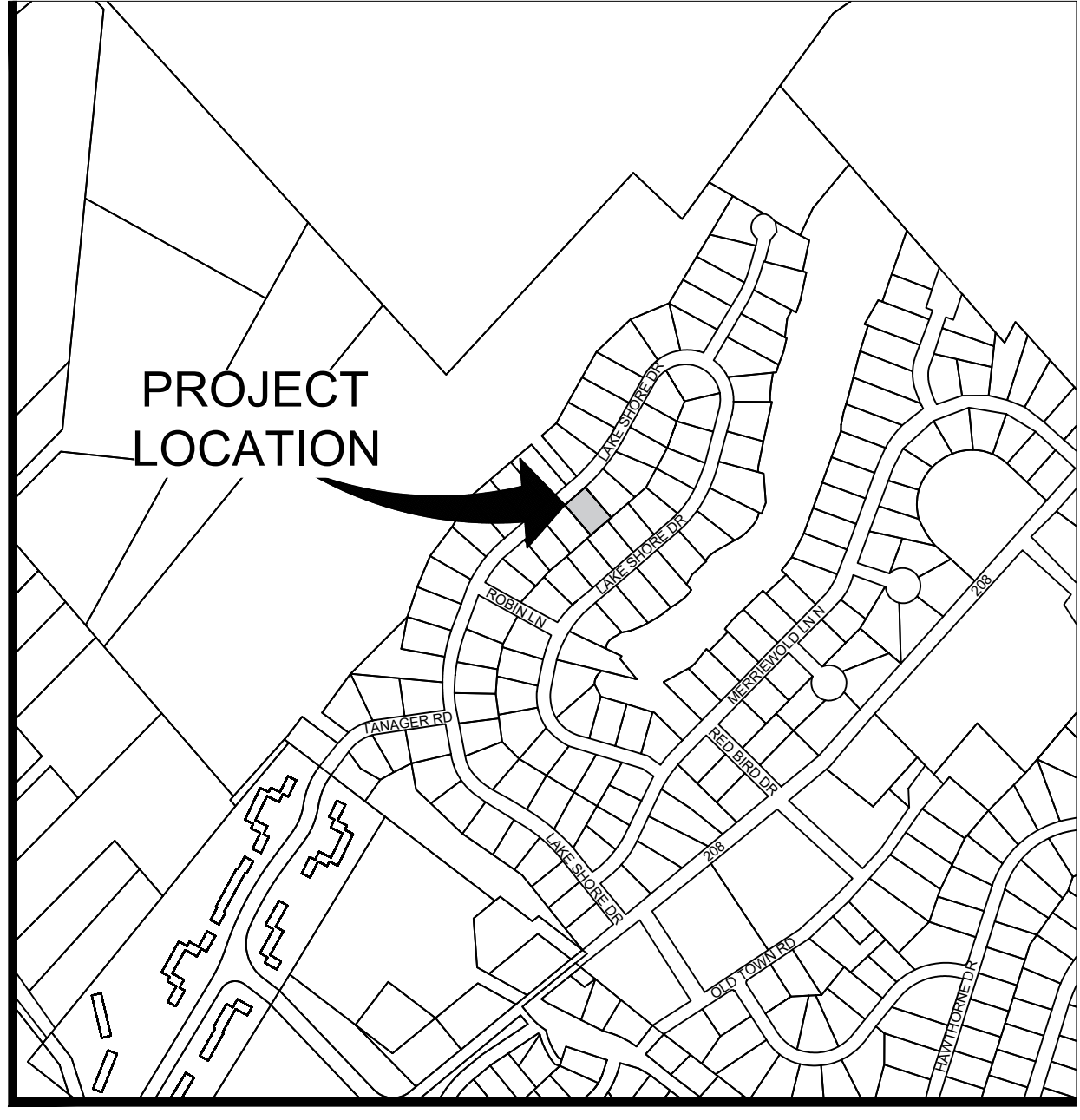
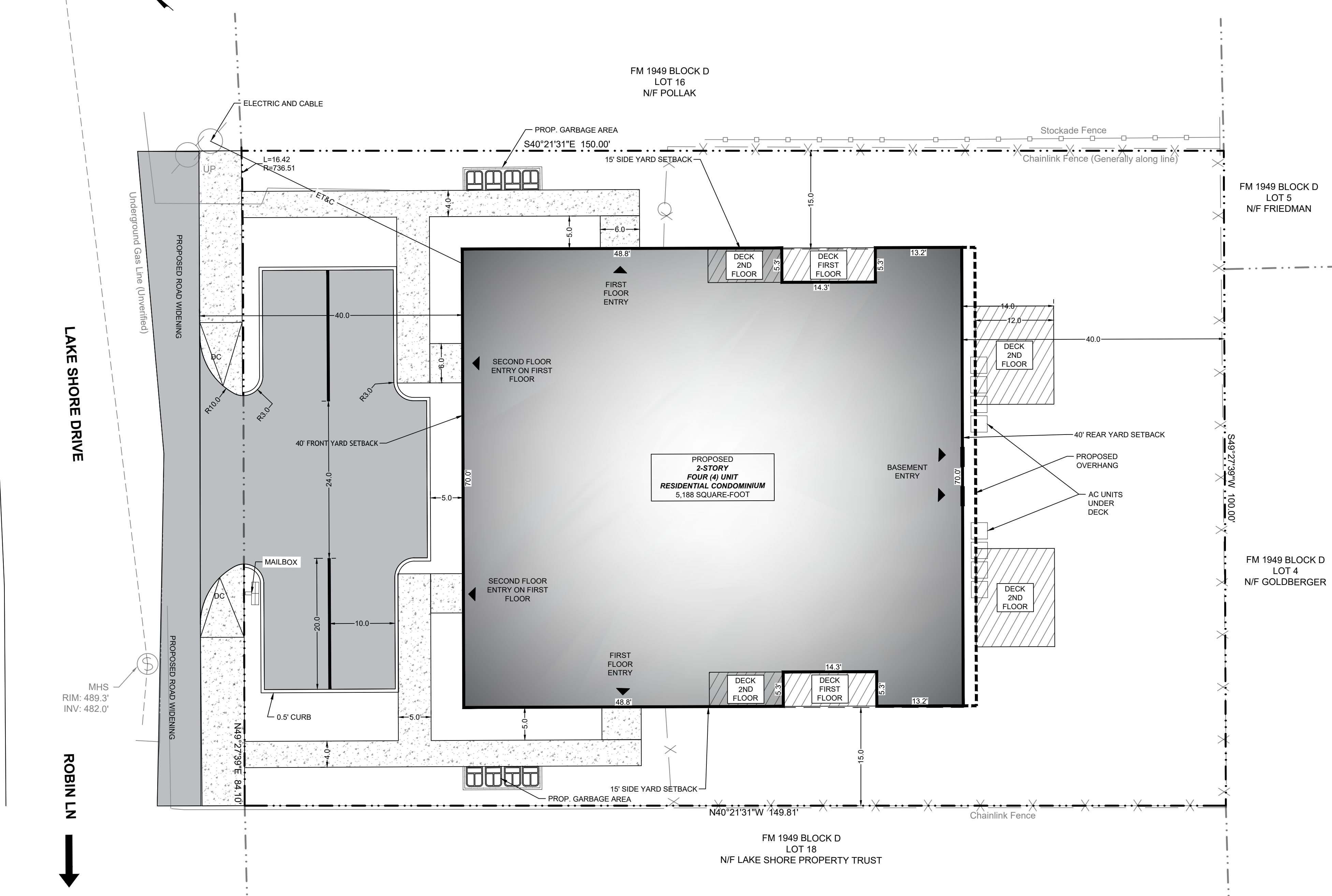


# SITE PLAN PREPARED FOR 336 LAKE SHORE MULTI FAMILY RESIDENCE

- 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 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 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, THE 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. 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 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.
  - 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.



**VICINITY MAP**  
SCALE - 1" = 250'

- SITE SPECIFIC NOTES:**
- THIS IS A PLOT PLAN PREPARED FOR TAX LOT #205-5 SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAP.
  - RECORD OWNER:  
336 LAKE SHORE LLC,  
336 LAKE SHORE DR  
MONROE NY, 10950  
DEED BOOK 14346, PAGE 231
  - APPLICANT:  
LEE AVE BUILDERS  
2 STONEGATE DR UNIT 420  
MONROE NY, 10950
  - SITE ADDRESS:  
336 LAKE SHORE DR  
MONROE NY 10950
  - AREA OF PARCEL: 0.344 ACRES 14,982 SQ. FT.
  - ZONING DISTRICT: R-B.
  - DISTRICTS:  
FIRE DISTRICT: SOUTH BLOOMING GROVE FIRE DISTRICT  
ELECTRIC DISTRICT: OAR ORANGE AND ROCKLAND  
SCHOOL DISTRICT: WASHINGTONVILLE CENTRAL SCHOOL DISTRICT
  - SANITARY SEWAGE SYSTEM: MUNICIPAL
  - WATER SUPPLY SYSTEM: MUNICIPAL
  - EXISTING USE: SINGLE FAMILY
  - PROPOSED USE: FOUR (4) UNIT RESIDENTIAL CONDOMINIUM

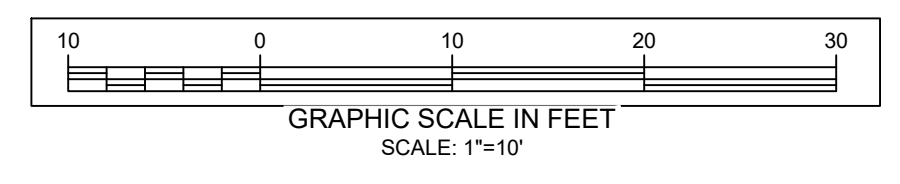
**SURVEY REFERENCE:**  
SURVEY OF PROPERTY PREPARED FOR 336 LAKE SHORE DRIVE  
VILLAGE OF SOUTH BLOOMING GROVE COUNTY OF ORANGE  
STATE OF NEW YORK SECTION 205 BLOCK 5 LOT 5  
PREPARED BY: EDWARD T. GANNON, P.L.S. LICENSE #25315 DATED: SEPTEMBER 3, 2025

**TREE CLEARING NOTE**  
TREE CLEARING SHOULD BE RESTRICTED TO THE TIME PERIOD BETWEEN NOVEMBER 1ST TO MARCH 31ST.

- LEGEND:**
- EX. PROPERTY LINE
  - o- EX. UTILITY POLE
  - EX. WIRE OVERHEAD
  - EX. CHAIN LINK FENCE
  - EX. CONTOUR, MAJOR
  - EX. CONTOUR, MINOR
  - PR CURB
  - PR SIDEWALK
  - PR DRIVEWAY
  - PR BUILDING
  - PR DECK
  - PR. BLDG ENTRANCE
  - PR. STAIRS
  - PR. RAILING
  - PR. CONTOUR
  - X=000.00'> PR. SPOT ELEVATION
  - PR. SETBACKS
  - EX. TREE
  - PR. WELL
  - PR. OVERHANG

PROJECT SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	C01	SITE PLAN
02	C02	GRADING PLAN
03	C03	EROSION CONTROL PLAN
04	C04	CONSTRUCTION DETAILS
05	C05	EXISTING & DEMOLITION PLAN

**SITE PLAN**  
SCALE - 1" = 10'



BULK TABLE			
ZONING: R-B			
MINIMUM:	REQUIRED:	PROPOSED:	
LOT AREA	10,000 S.F.	14,982±SQ.FT.	OK
FRONTAGE	50'	100'	OK
FRONT YARD	40'	40'>	OK
REAR YARD	40'	40'>	OK
ONE SIDE YARD	15'	15'>	OK
BOTH SIDE YARDS	30'	30'>	OK
<b>MAXIMUM:</b>			
BUILDING COVERAGE	50%	33.45%	OK
BUILDING HEIGHT	2.5 STORIES/30'	<2.5 STORIES/30'	OK
<b>PARKING:</b>			
PARKING	2/UNIT - 2(UNITS) X 2 (REQ) = 4	4	OK



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

#	DATE	REVISION
1	01/05/2026	
2	01/28/2026	

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THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY.  
SEAL VALID FOR:  
C&J JOB# 25-105  
SEAL DATE:  
JANUARY 29, 2026



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

**C&J Consulting  
Engineers, D.P.C.**

Michael J. Calise, P.E., Principal

Office Location:  
35 Goshen TPK, Bloomingburg, NY 12721  
845-458-1565  
cjconsultingengineers35@gmail.com

CLIENT-APPLICANT:  
LEE AVE BUILDERS  
2 STONEGATE DR UNIT 420, MONROE, NY, 10950

OWNER:  
336 LAKE SHORE LLC,  
366 LAKE SHORE DR  
MONROE NY 10950

SHEET TITLE:  
**SITE PLAN**

PROJECT TITLE:  
**336 LAKE SHORE MULTI  
FAMILY RESIDENCE**

LANDS OF:  
**336 LAKE SHORE, LLC**

LOCATION:  
**336 LAKE SHORE DR,  
MONROE, NY 10950**

JURISDICTION:  
**VILLAGE OF SOUTH BLOOMING GROVE  
TOWN OF BLOOMING GROVE  
COUNTY OF ORANGE  
STATE OF NEW YORK**

TAX LOT:  
**SECTION 205 BLOCK 5 LOT 5**

LOT AREA:  
**0.344 ACRES 14,982 SQ.FT**

DRAWN BY: SCALE: PROJECT NO.:  
NY: 1"-10' 25-105

CHECKED BY: ORIGINAL DATE SHEET:  
JJ: 12/09/2025

APPROVED BY: LAST REVISED: SHEET:  
MJC: 01/28/2026 PAGE 01 OF 05

C01



Know what's below. Call before you dig.

GRADING NOTES:

- 1. CONTRACTOR SHALL VERIFY LOCATION AND OPERATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES... 2. TREE CLEARING TO BE LIMITED TO THAT NECESSARY FOR PROP. CONSTRUCTION AND REQUIRED GRADING... 3. PROVIDE EROSION CONTROL AS SHOWN ON "EROSION CONTROL PLAN"...

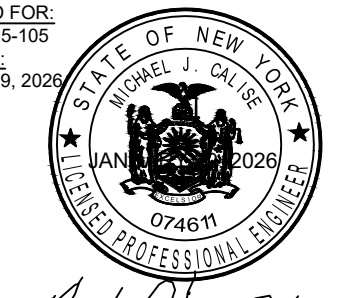
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THIS PLAN FOR BUILDING PERMIT PURPOSES ONLY. SEAL VALID FOR: CAJ JOB# 205-105. SEAL DATE: JANUARY 29, 2026.



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

C&J Consulting Engineers, D.P.C.

Michael J. Calise, P.E., Principal

Office Location: 35 Goshen TPK, Bloomingburg, NY 12721 845-458-1565 cjcconsultingengineers35@gmail.com

CLIENT-APPLICANT: LEE AVE BUILDERS 2 STONEGATE DR UNIT 420, MONROE, NY, 10950 MONROE NY 10950

OWNER: 336 LAKE SHORE LLC, 366 LAKE SHORE DR MONROE NY 10950

SHEET TITLE: GRADING PLAN

PROJECT TITLE: 336 LAKE SHORE MULTI FAMILY RESIDENCE

LANDS OF: 336 LAKE SHORE, LLC

LOCATION: 336 LAKE SHORE DR, MONROE, NY 10950

JURISDICTION: VILLAGE OF SOUTH BLOOMING GROVE TOWN OF BLOOMING GROVE COUNTY OF ORANGE STATE OF NEW YORK

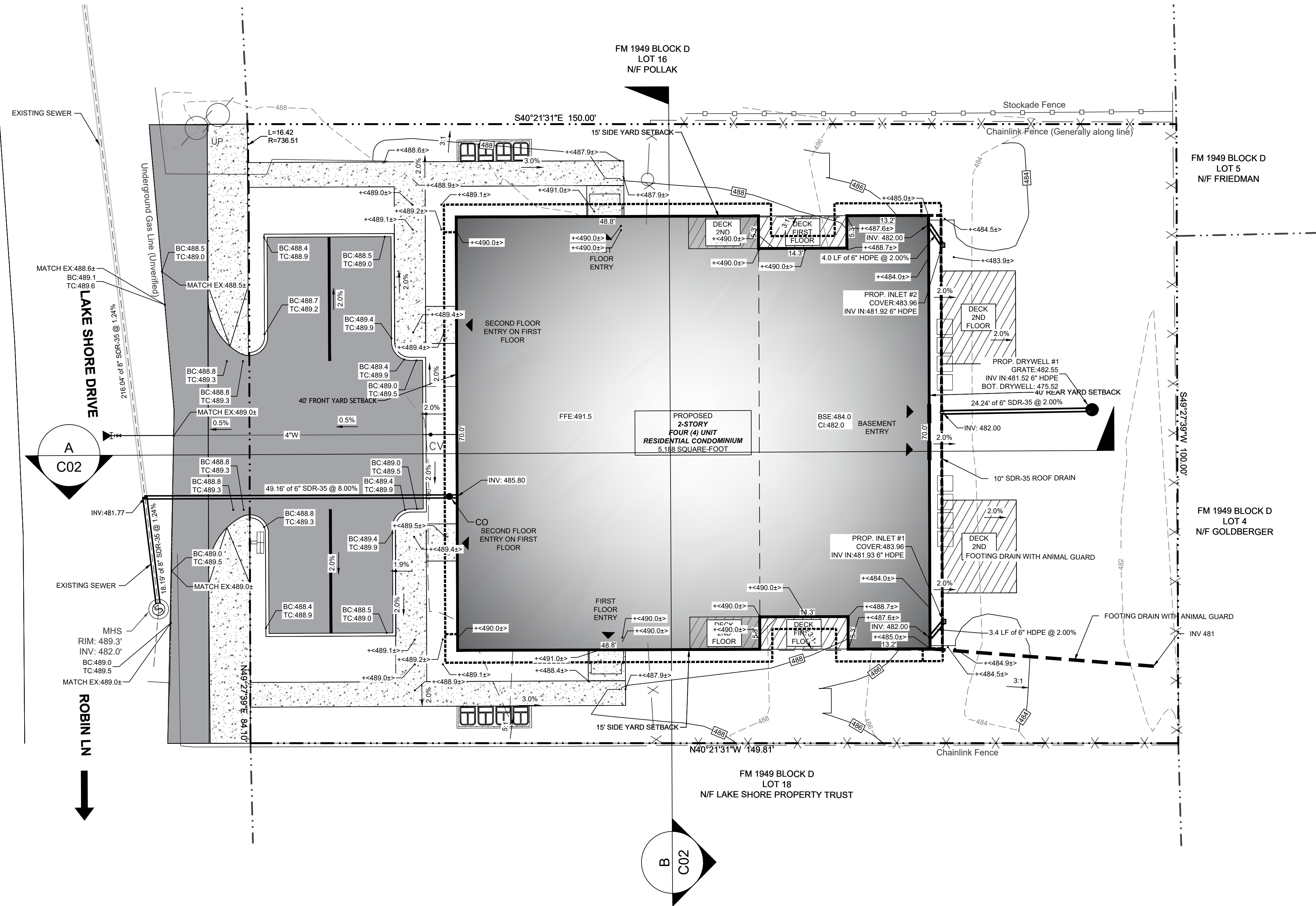
TAX LOT: SECTION 205 BLOCK 5 LOT 5

LOT AREA: 0.344 ACRES 14,982 SQ.FT

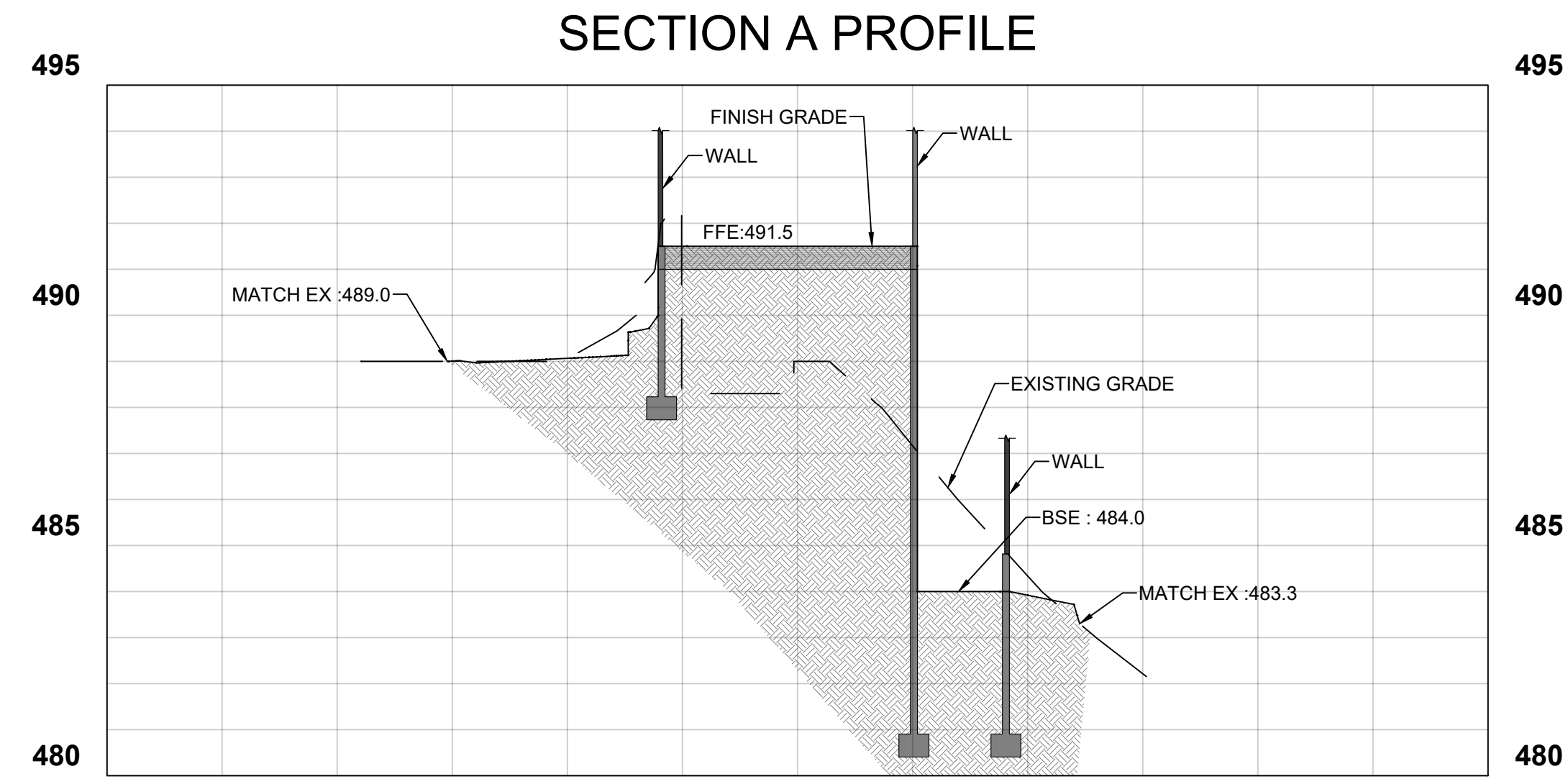
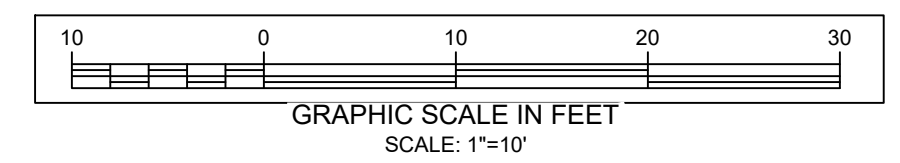
DRAWN BY: MJC SCALE: 1"=10' PROJECT NO.: 25-105

CHECKED BY: JJ ORIGINAL DATE: 12/09/2025 SHEET: C02

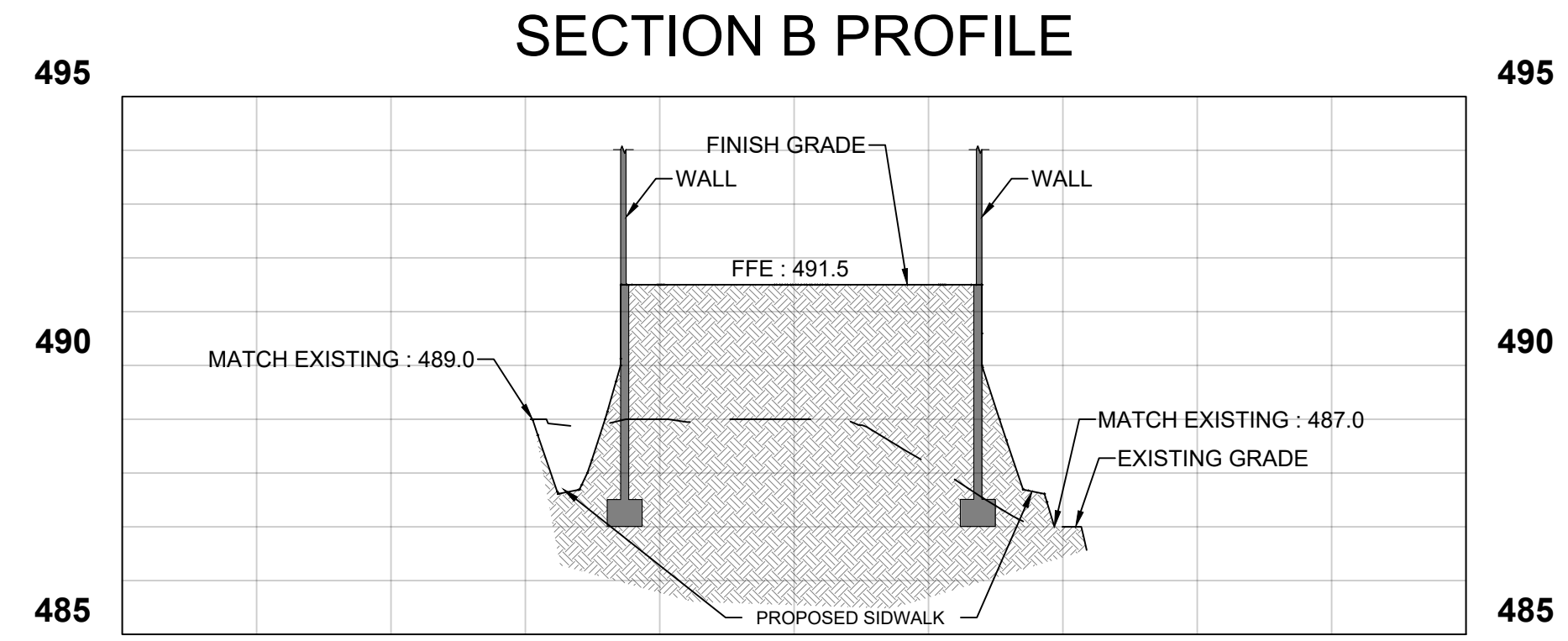
APPROVED BY: MJC LAST REVISED: 01/28/2026 PAGE 02 OF 05



GRADING PLAN SCALE - 1" = 10'



PROFILE VIEW HORIZONTAL SCALE - 1" = 30' VERTICAL SCALE - 1"=3'



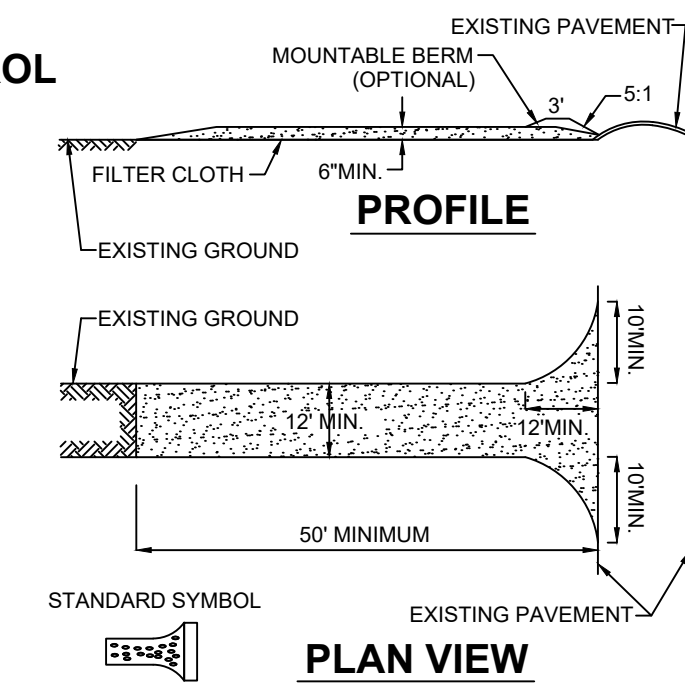
SECTION B PROFILE



Know what's below. Call before you dig.

### SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL

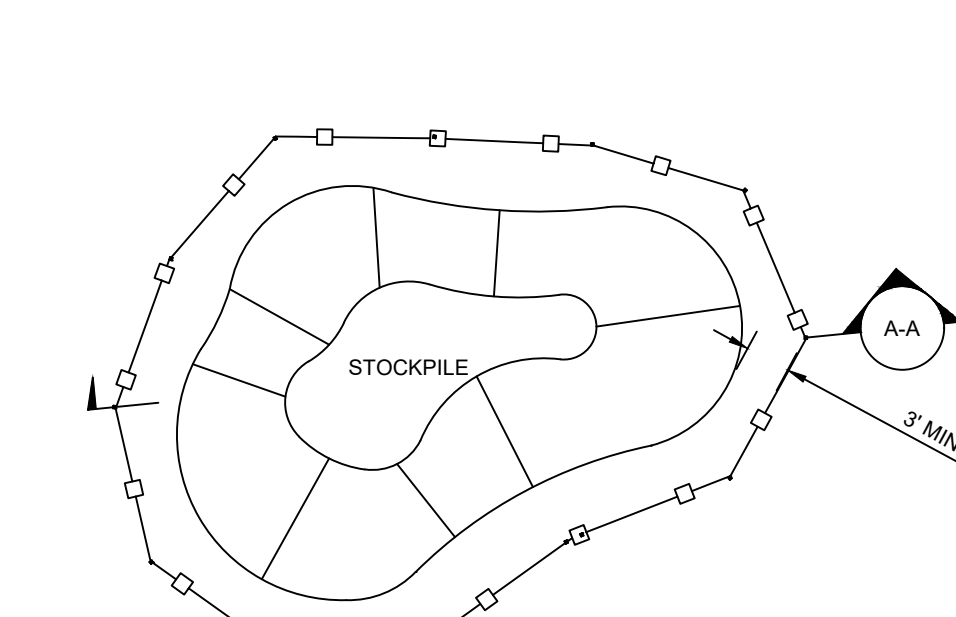
- A. CONSTRUCT AND MAINTAIN CONSTRUCTION ENTRANCE.
- B. INSTALL ALL EROSION CONTROL DEVICES AS SHOWN ON THIS PLAN AND NOTED IN THE "LEGEND FOR EROSION CONTROL DURING CONSTRUCTION". ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- C. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED. STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
- D. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE AS SHOWN ON THE PLAN.
- E. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNFINISHED FOR A PERIOD OF 15 DAYS, OR MORE, AS PER NOTE 4 OF "GRADING NOTES".
- F. 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".
- G. AFTER LOT STABILIZATION HAS TAKEN PLACE:
  - PAVE (BASE COURSE) DRIVEWAYS.
  - CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED.
  - REMOVE ALL EROSION CONTROL DEVICES.
  - MAINTAIN ALL SEEDING AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
- H. SILT THAT HAS BEEN ACCUMULATED IN SILT RETENTION BASINS TO BE REMOVED WHEN BASIN IS FILLED IN TO 50% OF PROVIDED DEPTH.
- I. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.



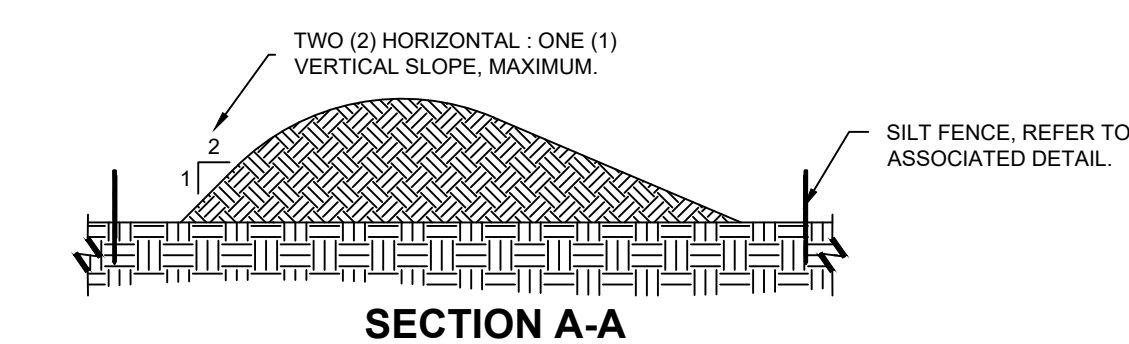
### CONSTRUCTION SPECIFICATIONS

- 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 WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 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

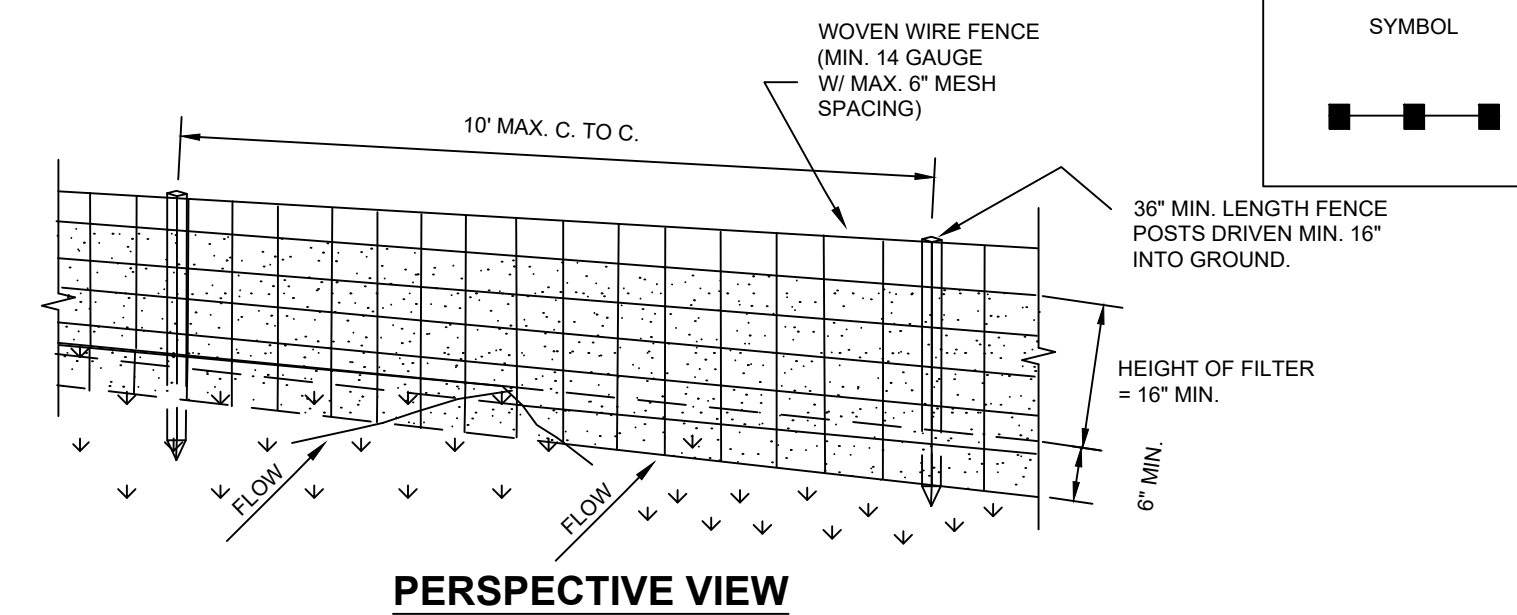


### SECTION A-A

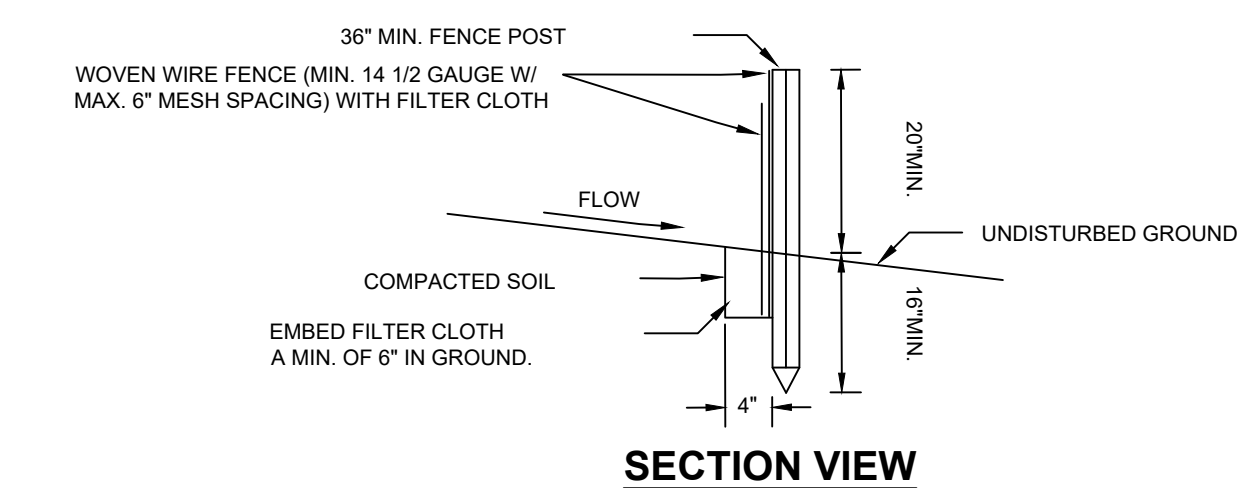


- DETAIL NOTES
1. SOIL STOCKPILES MUST BE PROTECTED BY THE USE OF ESTABLISHED VEGETATION, ANCHORED STRAW MULCH, ROLLED STABILIZATION MATTING, OR OTHER DURABLE COVERING.

### SOIL STOCKPILE DETAIL



### SECTION VIEW

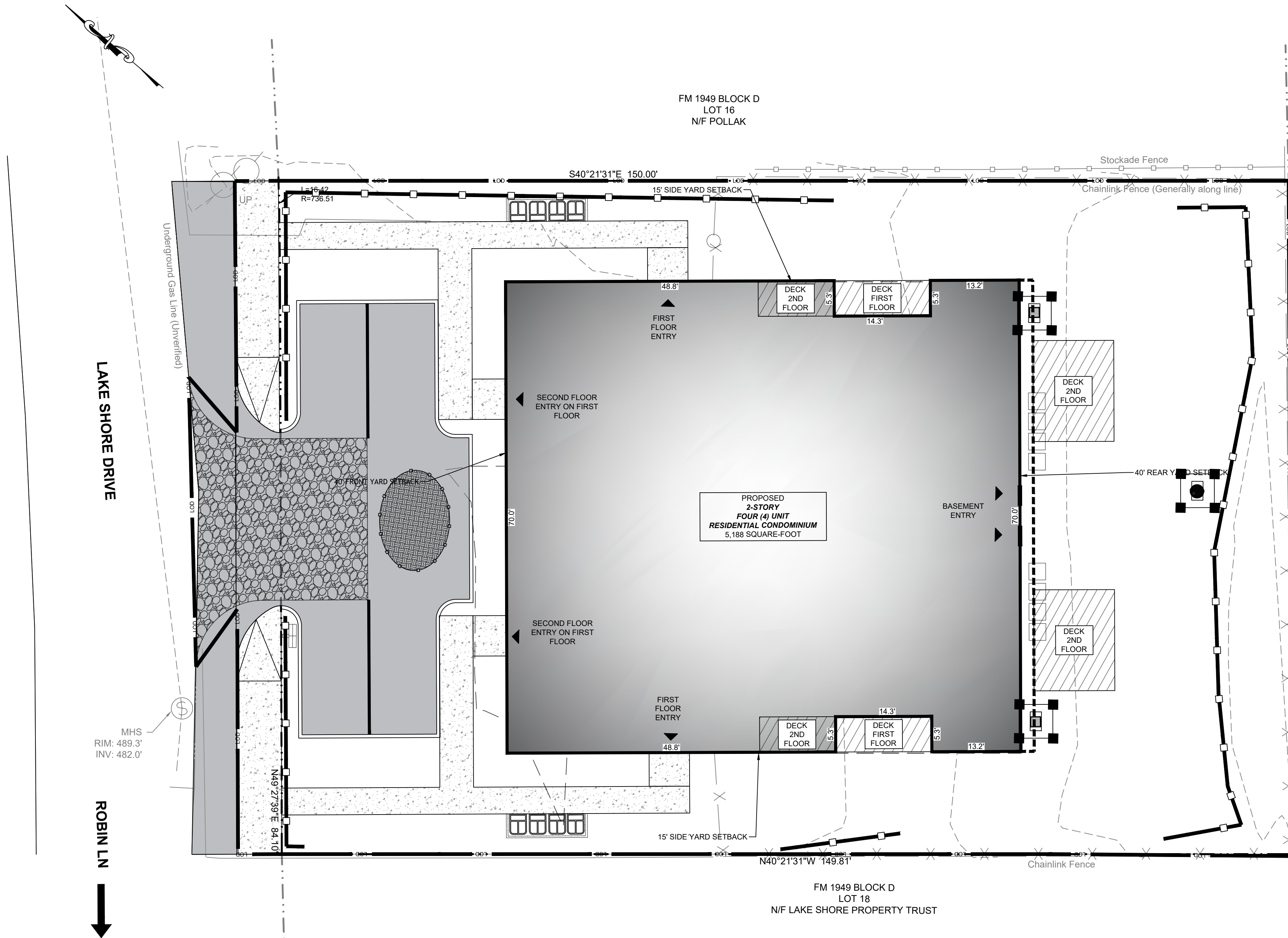


### CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

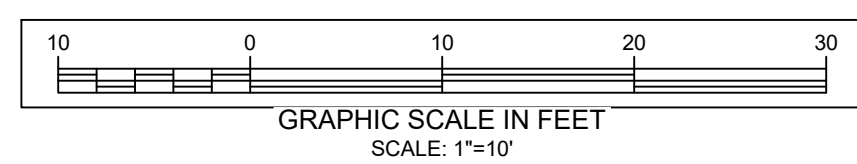
### SILT FENCE DETAIL

N.T.S.



### EROSION CONTROL PLAN

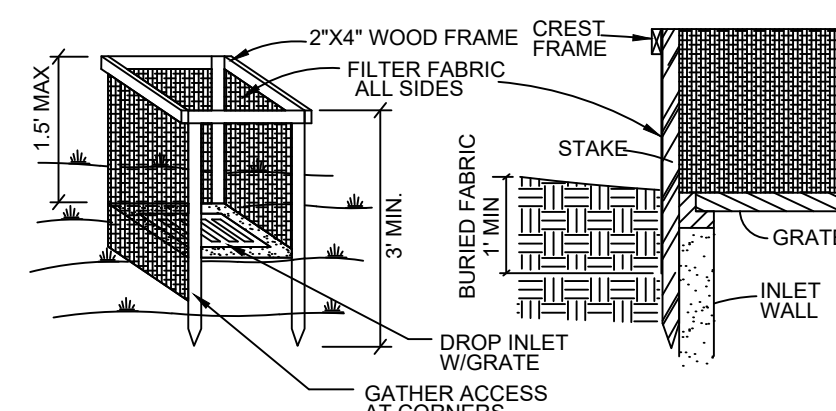
SCALE - 1" = 10'



### LEGEND:

- EROSION CONTROL MEASURES
- LOC. LIMITS OF DISTURBANCE
- SILT FENCE
- DROP INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

TOTAL DISTURBED AREA	11,866 SF (0.273 AC)
----------------------	----------------------



### DROP INLET PROTECTION



### CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. 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.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW THE GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA: 1 ACRE

### # DATE REVISION

1	01/05/2026
2	01/28/2026

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CALL JOB 25-105  
SEAL DATE:  
JANUARY 29, 2026



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

**C&J Consulting Engineers, D.P.C.**

Michael J. Calise, P.E., Principal

Office Location:  
35 Goshen TPK, Bloomingburg, NY 12721  
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cjconsultingengineers35@gmail.com

CLIENT-APPLICANT:  
LEE AVE BUILDERS  
2 STONEGATE DR UNIT 420, MONROE, NY, 10950  
MONROE NY 10950

OWNER:  
336 LAKE SHORE LLC,  
366 LAKE SHORE DR  
MONROE NY 10950

SHEET TITLE:  
**EROSION CONTROL PLAN**

PROJECT TITLE:  
**336 LAKE SHORE MULTI FAMILY RESIDENCE**

LANDS OF:  
**336 LAKE SHORE, LLC**

LOCATION:  
**336 LAKE SHORE DR,  
MONROE, NY 10950**

JURISDICTION:  
**VILLAGE OF SOUTH BLOOMING GROVE  
TOWN OF BLOOMING GROVE  
COUNTY OF ORANGE  
STATE OF NEW YORK**

TAX LOT:  
**SECTION 205 BLOCK 5 LOT 5**

LOT AREA:  
**0.344 ACRES 14,982 SQ.FT**

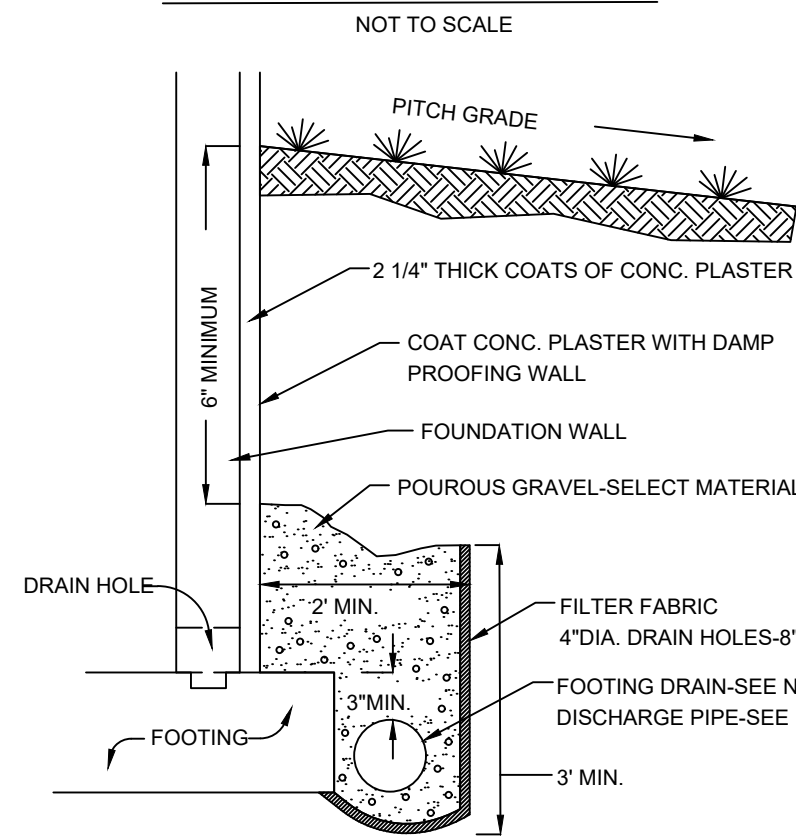
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SCALE: 1"=10'  
PROJECT NO.: 25-105

CHECKED BY: JJ  
ORIGINAL DATE: 12/09/2025  
SHEET: 25-105

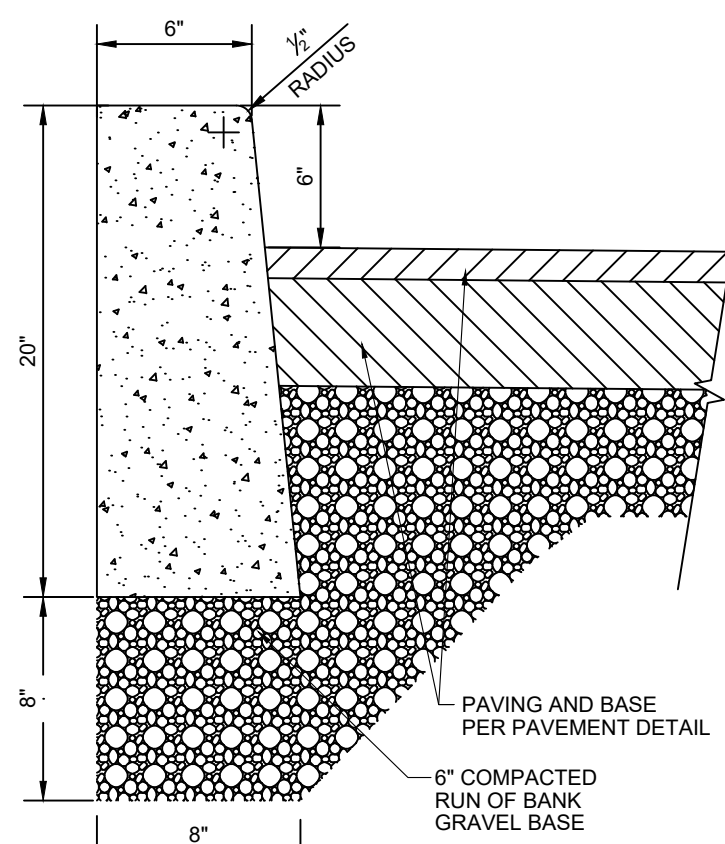
APPROVED BY: MJC  
LAST REVISED: 01/28/2026  
PAGE 03 OF 05

**C03**

**FOOTING DRAIN DETAIL**



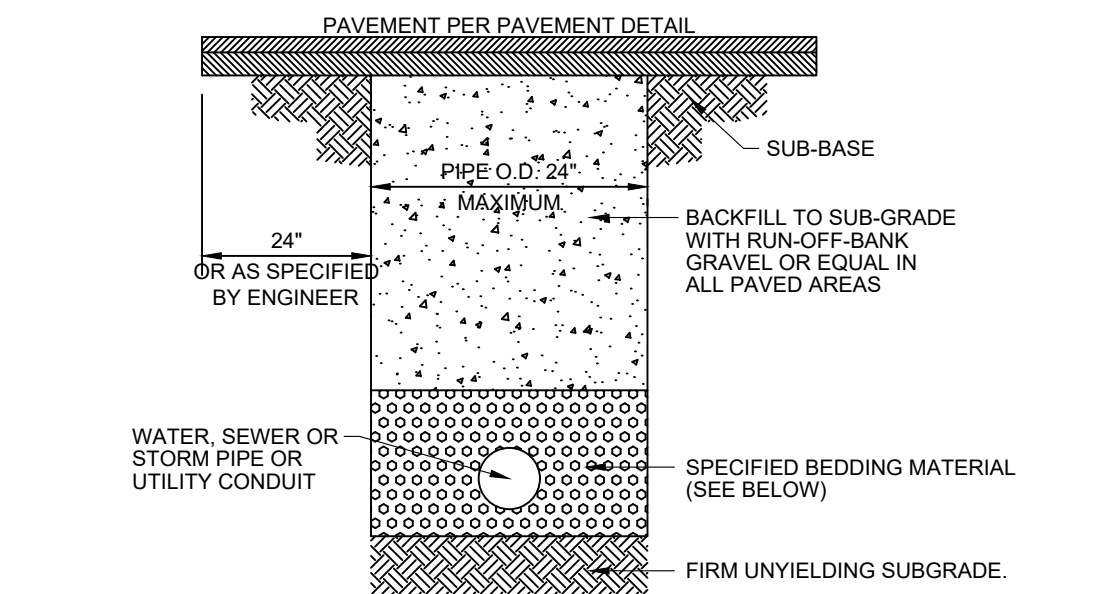
- FOOTING DRAIN NOTES:
1. FOOTING DRAIN: MIN. SLOPE 0.5%; PERFORATED 4" DIA. P.V.C.; TOP OF PIPE NOT LESS THAN 3" BELOW TOP OF FOOTING, CONNECT TO DISCHARGE PIPE.
  2. DISCHARGE PIPE: MIN. SLOPE 1.0%; 4" DIA. P.V.C. TO STORM DRAIN, CATCH BASIN OR TO GRADE (POSITIVE OUTFALL).
  3. SEE ARCHITECTURAL PLANS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



- NOTES:
1. CURB SHALL BE CAST IN PLACE CONCRETE WITH CELLULOSE, OR EQUIVALENT, EXPANSION JOINTS INSTALLED AT TEN (10) FOOT INTERVALS.
  2. MIX DESIGN SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE GUIDELINES FOR CONCRETE EXPOSED TO FREEZING, THAWING AND DE-ICING CHEMICALS. CONCRETE SHALL HAVE A WATER-CEMENTITIOUS RATIO OF 0.45 AND AIR ENTRAINMENT OF 4.12% FOR A 1" NOMINAL AGGREGATE SIZE CONCRETE TO TEST 4000 PSI AT 28 DAYS.

**CONCRETE CURB DETAIL (WITHIN SITE)**

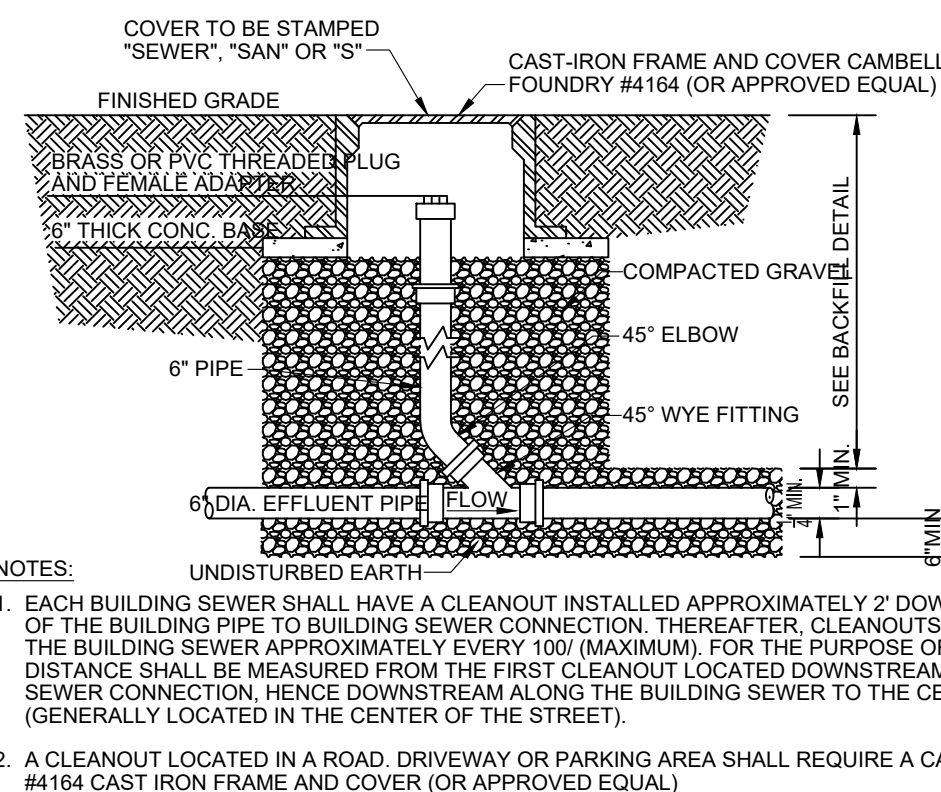
NOT TO SCALE



**PIPE BEDDING AND BACKFILL DETAIL**

NOT TO SCALE

PIPE ZONE BEDDING MATERIAL:  
1. WATER MAINS: SAND OR RUN-OF-BANK GRAVEL, AS APPROVED BY SOILS ENGINEER.  
PIPE ZONE BACKFILL MATERIAL:  
1. WATER MAINS: ON SITE MATERIAL FREE OF STONE, CLAY FOREIGN MATERIAL OR FROZEN EARTH AS APPROVED BY SOILS ENGINEER.



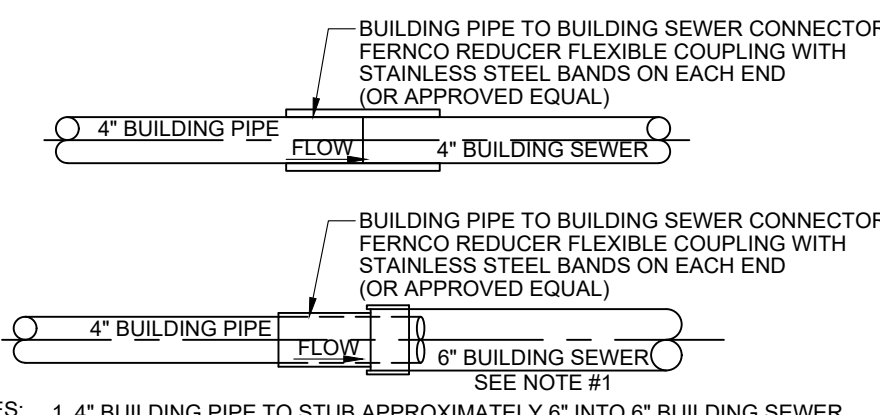
**BUILDING SEWER CLEAN-OUT DETAIL**

NOT TO SCALE

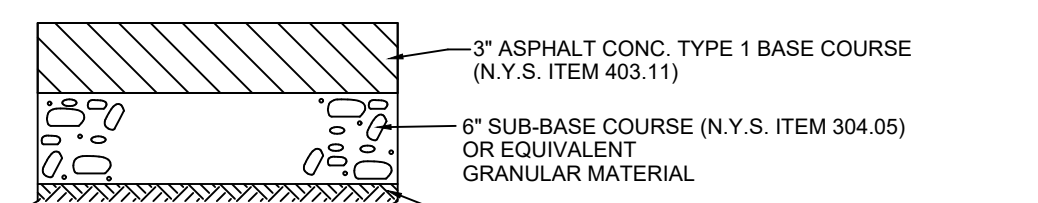
- NOTES:
1. EACH BUILDING SEWER SHALL HAVE A CLEANOUT INSTALLED APPROXIMATELY 2' DOWNSTREAM OF THE BUILDING PIPE TO BUILDING SEWER CONNECTION. THEREAFTER, CLEANOUTS SHALL BE INSTALLED ALONG THE BUILDING SEWER APPROXIMATELY EVERY 100' (MAXIMUM), FOR THE PURPOSE OF CLEANOUT LOCATIONS. DISTANCE SHALL BE 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).
  2. A CLEANOUT LOCATED IN A ROAD, DRIVEWAY OR PARKING AREA SHALL REQUIRE A CAMPBELL FOUNDRY #4184 CAST IRON FRAME AND COVER (OR APPROVED EQUAL).

**BUILDING PIPE TO BUILDING SEWER CONNECTION**

NOT TO SCALE

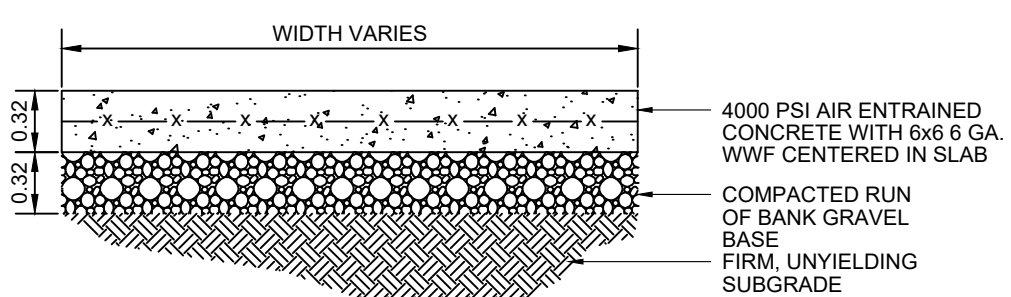


- NOTES:
1. 4" BUILDING PIPE TO STUB APPROXIMATELY 6" INTO 6" BUILDING SEWER.
  2. EACH 4" BUILDING SEWER MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLINGS ONLY.
  3. EACH 6" BUILDING SEWER SHALL BE REQUIRED FOR ALL COMMERCIAL USES AND SERVE NO MORE THAN TWELVE (12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OCSD, UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY OCSD NO. 1.
  4. BUILDING PIPE SHALL NOT EXCEED MORE THAN 10" FROM EXTERIOR OF BUILDING FOUNDATION.
  5. 6" BUILDING PIPE TO 6" BUILDING SEWER SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 82 DRESSER COUPLING OR DRESSER STYLE 262 HYMAX COUPLING (OR APPROVED EQUAL).



**ASPHALT DRIVEWAY DETAIL**

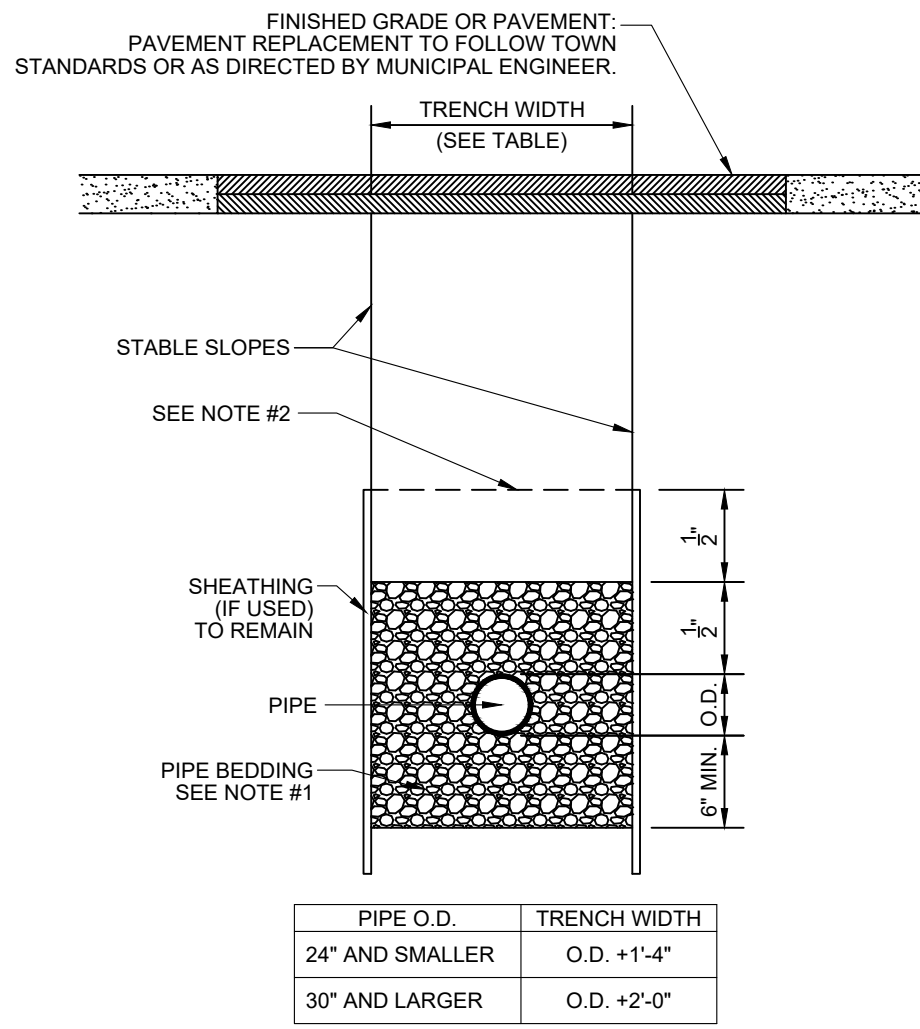
NOT TO SCALE



- NOTES:
1. SIDEWALKS SHALL BE CAST IN PLACE CONCRETE WITH 1" DEEP JOINTS INSTALLED AT SPACING EQUAL TO THE SIDEWALK WIDTH.
  2. CELLULOSE, OR EQUIVALENT, EXPANSION JOINTS SHALL BE INSTALLED 20 FOOT ON CENTER, IF THE SIDEWALK IS POURED AGAINST CONCRETE CURBS, BUILDINGS OR OTHER STRUCTURES, AN EXPANSION JOINT SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF CONTACT. SIDEWALKS SHALL SLOPE AWAY FROM BUILDINGS TO PROVIDE POSITIVE DRAINAGE AND CONFORM TO THE LATEST REVISION OF A.I.I. APPLICABLE REGULATORY STANDARDS INCLUDING THE AMERICANS WITH DISABILITIES ACT.
  3. MIX DESIGN SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE GUIDELINES FOR CONCRETE EXPOSED TO FREEZING, THAWING AND DE-ICING CHEMICALS. CONCRETE SHALL HAVE A WATER-CEMENTITIOUS RATIO OF 0.45 AND AIR ENTRAINMENT OF 4.12% FOR A 1" NOMINAL AGGREGATE SIZE CONCRETE TO TEST 4000 PSI AT 28 DAYS.
  4. SIDEWALK SURFACE TO BE A BROOM FINISH WITH GROOVES RUNNING PERPENDICULAR TO THE LENGTH OF SIDEWALK.

**CONCRETE SIDEWALK DETAIL**

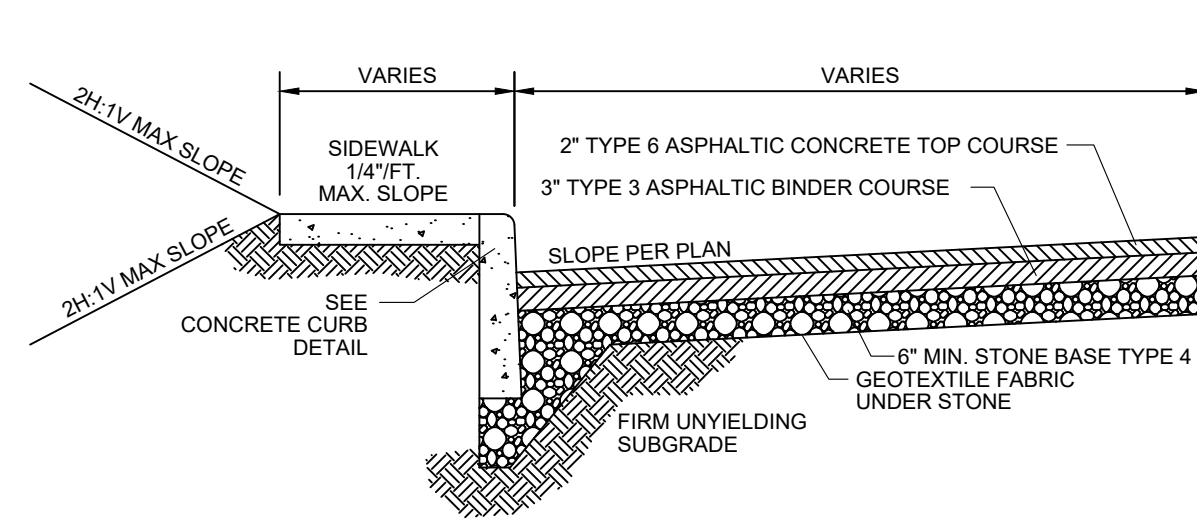
NOT TO SCALE



**TYPICAL TRENCH DETAIL (SANITARY SEWER)**

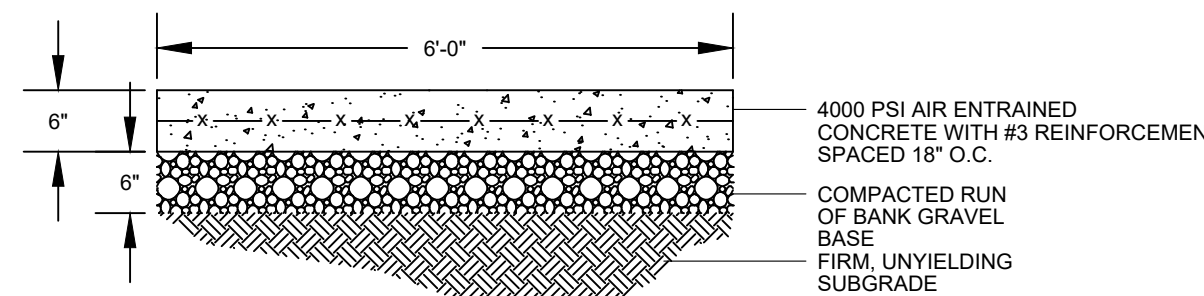
NOT TO SCALE

PIPE O.D.	TRENCH WIDTH
24" AND SMALLER	O.D. +1'-4"
30" AND LARGER	O.D. +2'-0"



**TYPICAL PAVEMENT SECTION PARKING LOTS & DRIVEWAYS**

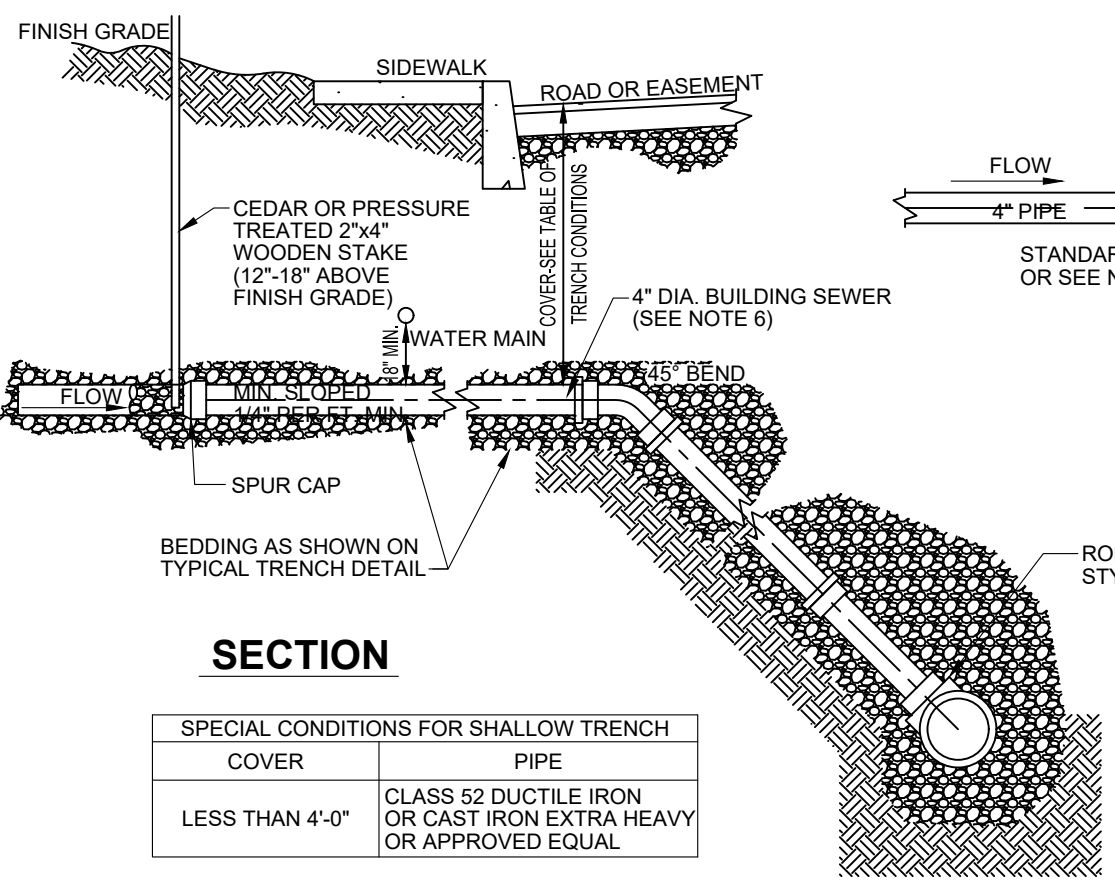
NOT TO SCALE



- NOTES:
1. SIDEWALKS SHALL BE CAST IN PLACE CONCRETE WITH 1" DEEP JOINTS INSTALLED AT SPACING EQUAL TO THE SIDEWALK WIDTH.
  2. CELLULOSE, OR EQUIVALENT, EXPANSION JOINTS SHALL BE INSTALLED 20 FOOT ON CENTER, IF THE SIDEWALK IS POURED AGAINST CONCRETE CURBS, BUILDINGS OR OTHER STRUCTURES, AN EXPANSION JOINT SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF CONTACT. SIDEWALK SHALL SLOPE AWAY FROM BUILDINGS TO PROVIDE POSITIVE DRAINAGE AND CONFORM TO THE LATEST REVISION OF A.I.I. APPLICABLE REGULATORY STANDARDS INCLUDING THE AMERICANS WITH DISABILITIES ACT.
  3. MIX DESIGN SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE GUIDELINES FOR CONCRETE EXPOSED TO FREEZING, THAWING AND DE-ICING CHEMICALS. CONCRETE SHALL HAVE A WATER-CEMENTITIOUS RATIO OF 0.45 AND AIR ENTRAINMENT OF 4.12% FOR A 1" NOMINAL AGGREGATE SIZE CONCRETE TO TEST 4000 PSI AT 28 DAYS.
  4. SIDEWALK SURFACE TO BE A BROOM FINISH WITH GROOVES RUNNING PERPENDICULAR TO THE LENGTH OF SIDEWALK.

**CONCRETE SIDEWALK AT PARKING LOT ENTRANCE DETAIL**

NOT TO SCALE



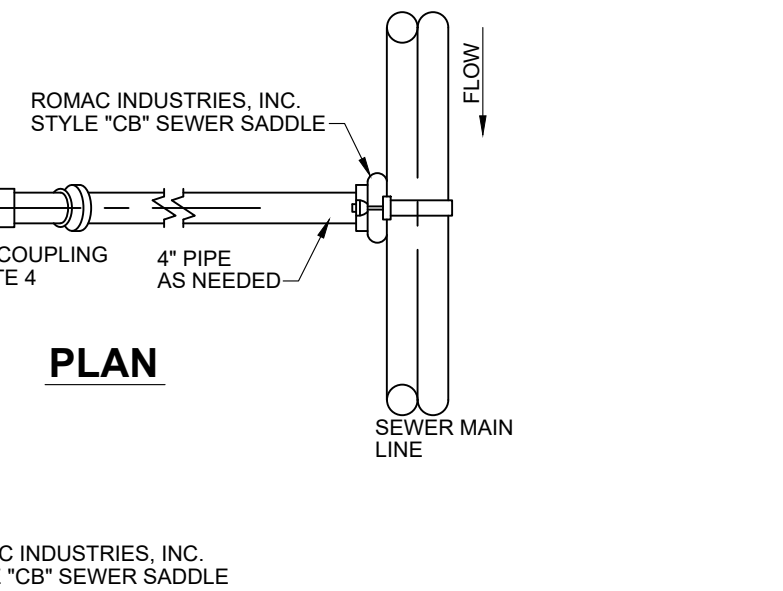
**SPECIAL CONDITIONS FOR SHALLOW TRENCH COVER**

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

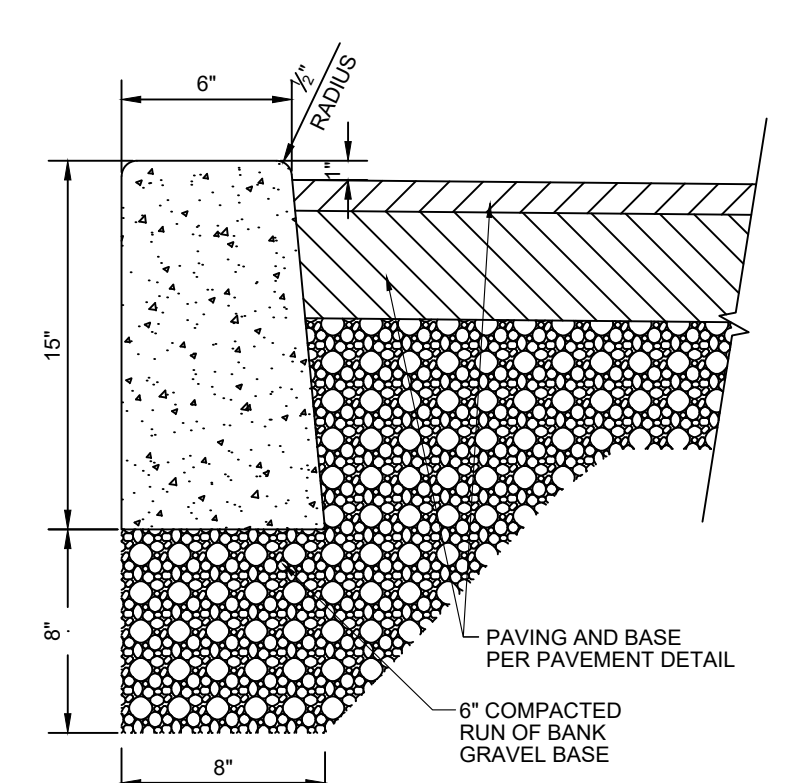
- NOTES:
1. EACH 6" BUILDING SEWER SHALL PROVIDE SERVICE FOR NO MORE THAN TWELVE (12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OCSD NO. 1 UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY SEWER DEPARTMENT.
  2. ALL APPROVED BUILDING SEWER PIPE MATERIAL FOR EACH CONNECTION MADE SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
  3. 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.
  4. TRANSITION BETWEEN DIFFERENT PIPE MATERIAL (AS APPROVED) SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 82 DRESSER COUPLING OR DRESSER STYLE 262 HYMAX COUPLING (OR APPROVED EQUAL).
  5. SADDLE CONNECTION SHALL BE A FITTING CONSTRUCTED SPECIFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS (OR APPROVED EQUAL).
  6. THE BUILDINGS SEWER SHOWN FROM THE MAIN LINE SOURCE SADDLE CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE SPECIFICATIONS SHOWN FOR I) 6" SEWER SERVICE LATERALS.
  7. 4" BUILDING SEWER LATERAL MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLINGS ONLY. ALL OTHER BUILDING LATERAL SEWERS (INCLUDING COMMERCIAL) SHALL BE 6" IN DIA.

**SEWER MAIN CONNECTION DETAIL**

NOT TO SCALE



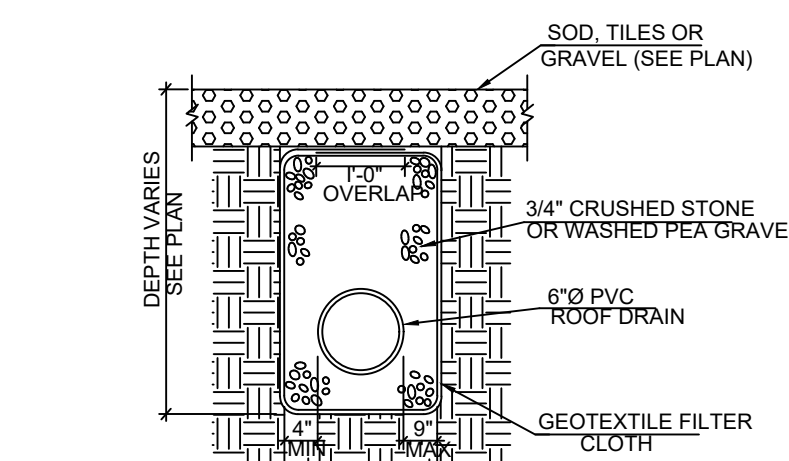
- SANITARY SEWER SPECIFICATIONS (FOR BUILDING SEWERS AND SEWER MAIN LINE)**
- I) REQUIRED MAIN LINE SEWER (OR APPROVED EQUAL):
    - A) ABS-TRUSS PIPE:
      - I) PIPE: STAMPED ASTM D2680.
      - II) JOINTS: SOLVENT WELD. ASTM D2233.
    - B) PVC-TRUSS PIPE:
      - I) PIPE: STAMPED ASTM D2680.
      - II) FITTINGS: STAMPED ASTM D2680.
      - III) JOINTS: SOLVENT WELD. ASTM D2564 OR ELASTOMERIC (GASKET).
    - C) PVC-SDR 26 HEAVY WALL PIPE:
      - I) PIPE (18" DIAMETER): STAMPED ASTM 3034. PIPE (18" OR GREATER DIAMETER): STAMPED ASTM F679.
      - II) FITTINGS: STAMPED ASTM 3034 OR F679.
      - III) JOINTS: SOLVENT WELD ASTM 2964 OR ELASTOMERIC (GASKET).
    - D) PVC-SDR 35 SOLID WALL PIPE:
      - I) PIPE (18" DIAMETER): STAMPED ASTM D3034. PIPE (18" OR GREATER DIAMETER): STAMPED ASTM F769.
      - II) FITTINGS: STAMPED ASTM 3034 OR F679.
      - III) JOINTS: BELL & SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564.
  - II) REQUIRED 6" BUILDING LATERAL SEWER (OR APPROVED EQUAL):
    - A) PVC-SDR 33 SOLID WALL PIPE:
      - I) PIPE STAMPED ASTM D3034 AND SDR 35.
      - II) FITTINGS: STAMPED SDR 35 AND ASTM 3034.
      - III) JOINTS: BELL & SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564.
    - B) PVC-SDR 26 HEAVY WALL PIPE:
      - I) PIPE STAMPED ASTM D3034 AND SDR 26.
      - II) FITTINGS: STAMPED D3034 AND SDR 26.
      - III) JOINTS: BELL & SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564.
    - C) PVC-SDR 235 ABS SOLID WALL PIPE:
      - I) PIPE STAMPED ASTM D2751 AND SDR 23.5.
      - II) FITTINGS: STAMPED SDR 23.5 AND ASTM D2751.
      - III) JOINTS: SOLVENT WELD ASTM D2680.
  - III) OTHER REQUIRED PIPE MATERIALS FOR 6" LATERAL AND SEWER MAIN LINE (OR APPROVED EQUAL):
    - A) CAST IRON: EXTRA HEAVY COATED, HUB & PLAIN END. ASTM C-74 WITH ELASTOMERIC COMPRESSION GASKET (ASTM C-694).
    - B) DUCTILE IRON PIPE: CLASS 52, CEMENT LINED AND TAR COATED INSIDE AND OUT.



- NOTES:
1. CURB SHALL BE CAST IN PLACE CONCRETE WITH CELLULOSE, OR EQUIVALENT, EXPANSION JOINTS INSTALLED AT TEN (10) FOOT INTERVALS.
  2. MIX DESIGN SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE GUIDELINES FOR CONCRETE EXPOSED TO FREEZING, THAWING AND DE-ICING CHEMICALS. CONCRETE SHALL HAVE A WATER-CEMENTITIOUS RATIO OF 0.45 AND AIR ENTRAINMENT OF 4.12% FOR A 1" NOMINAL AGGREGATE SIZE CONCRETE TO TEST 4000 PSI AT 28 DAYS.

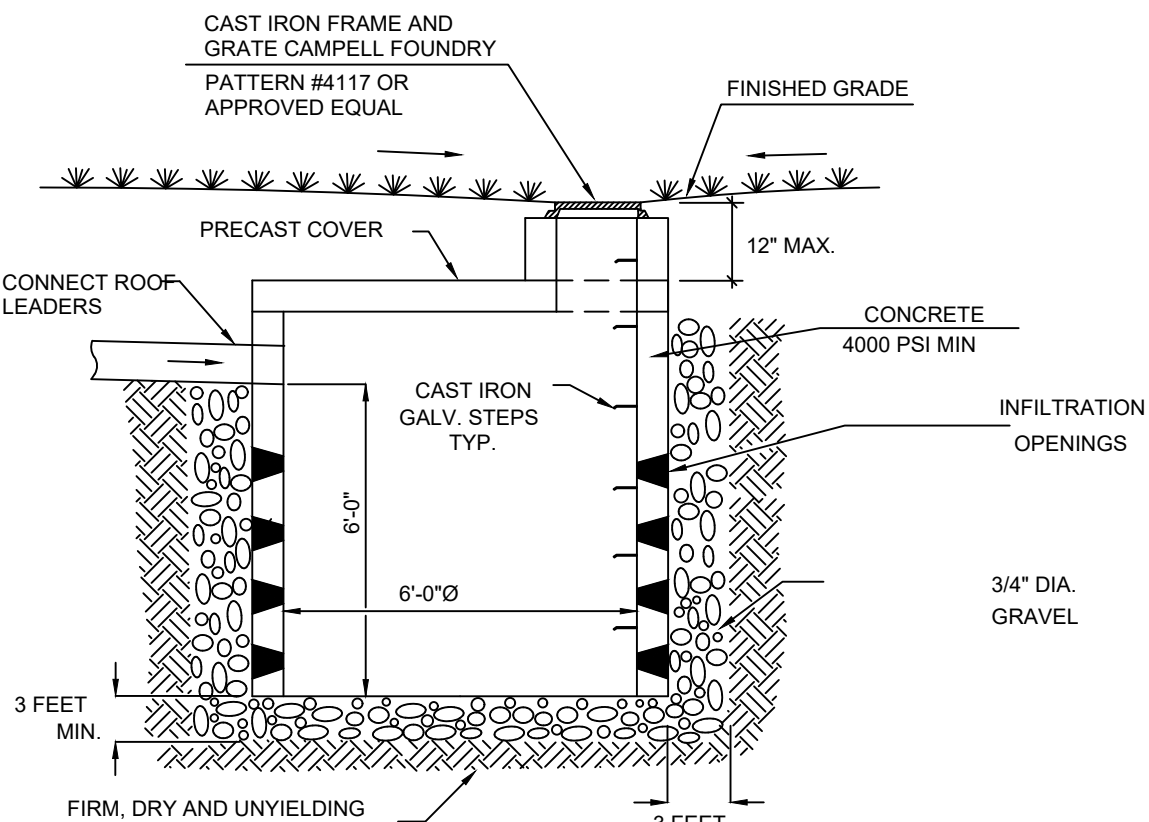
**CONCRETE DROP CURB DETAIL**

NOT TO SCALE



**ROOF DRAIN PIPE TRENCH DETAIL**

NOT TO SCALE



**PRECAST CONCRETE DRYWELL**

NOT-TO-SCALE

USE H20 LOAD FOR PARKING AREAS



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1	01/05/2026
2	01/28/2026

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

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OWNER:  
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SHEET TITLE:  
**CONSTRUCTION DETAILS**

PROJECT TITLE:  
**336 LAKE SHORE MULTI FAMILY RESIDENCE**

LANDS OF:  
**336 LAKE SHORE, LLC**

LOCATION:  
**336 LAKE SHORE DR,  
MONROE, NY 10950**

JURISDICTION:  
**VILLAGE OF SOUTH BLOOMING GROVE  
TOWN OF BLOOMING GROVE  
COUNTY OF ORANGE  
STATE OF NEW YORK**

TAX LOT:  
**SECTION 205 BLOCK 5 LOT 5**

LOT AREA:  
**0.341 ACRES 14,982 SQ.FT**

DRAWN BY:  
SCALE:  
MJC  
NTS

CHECKED BY:  
ORIGINAL DATE:  
JJ  
12/09/2025

APPROVED BY:  
LAST REVISION:  
MJC  
01/28/2026

PROJECT NO.:  
25-105

SHEET:  
**C04**

PAGE 04 OF 05



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OWNER:  
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366 LAKE SHORE DR  
MONROE NY 10950

SHEET TITLE:  
**EXISTING & DEMOLITION PLAN**

PROJECT TITLE:  
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LANDS OF:  
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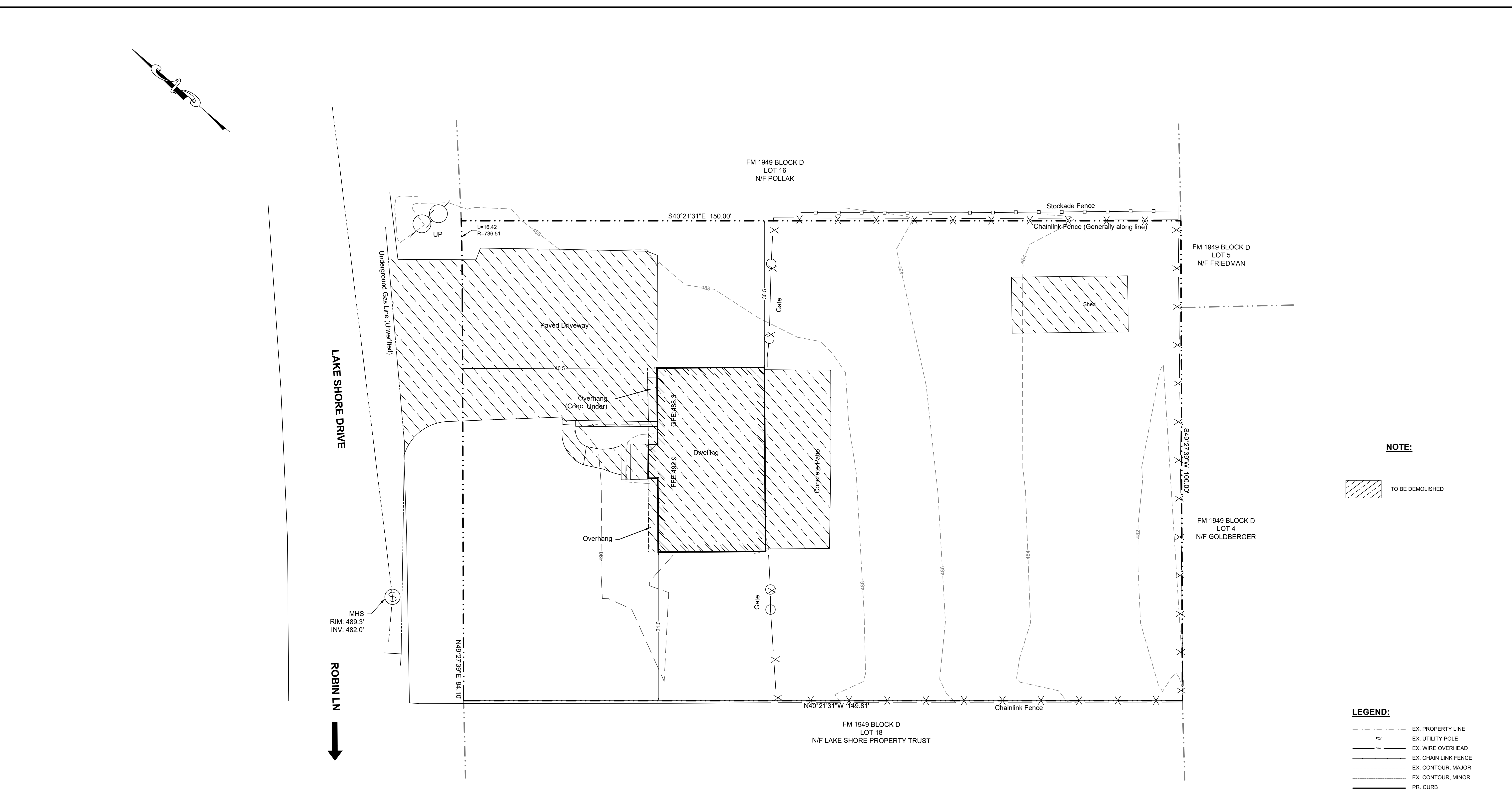
LOCATION:  
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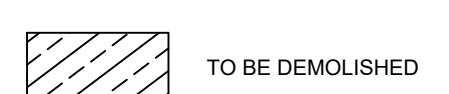
TAX LOT:  
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LOT AREA:  
**0.344 ACRES 14,982 SQ.FT**

DRAWN BY: SCALE: PROJECT NO.:  
MJC 1"=10' 25-105  
CHECKED BY: ORIGINAL DATE SHEET:  
JJ 12/09/2025  
APPROVED BY: LAST REVISED: SHEET:  
MJC 01/28/2026 PAGE 05 OF 05



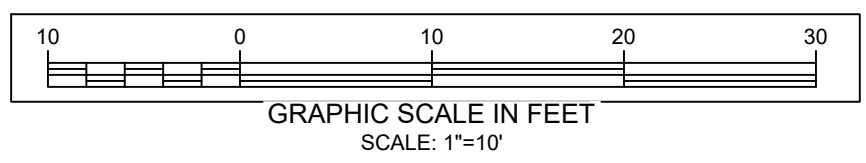
NOTE:



LEGEND:

- EX. PROPERTY LINE
- EX. UTILITY POLE
- EX. WIRE OVERHEAD
- EX. CHAIN LINK FENCE
- EX. CONTOUR, MAJOR
- EX. CONTOUR, MINOR
- PR. CURB
- PR. DRIVEWAY
- PR. SIDEWALK
- PR. BUILDING
- PR. DECK
- PR. BLDG ENTRANCE
- PR. STAIRS
- PR. RAILING
- PR. CONTOUR
- PR. SPOT ELEVATION
- PR. SETBACKS
- EX. TREE
- PR. WELL

**EXISTING & DEMOLITION PLAN**  
SCALE - 1" = 10'



- SURVEY NOTES:**
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND.
  - PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
  - NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.Y. AS TIDELANDS.
  - NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.
  - ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED OR PRINTED SEAL SHALL BE CONSIDERED VALID COPIES.
  - SIGNATURE AND EMBOSSED SEAL OR PRINTED SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
  - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
  - OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.E. BUILDINGS, SHEDS, FENCES, ETC.
  - SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD, IF ANY.
  - THE HORIZONTAL DATUM IS NAD83, NY-EAST AND THE VERTICAL DATUM IS NAVD88.
  - THE SURVEY SHOWN HEREIN, AND/OR TOPOGRAPHY WAS MAPPED UTILIZING TRADITIONAL SURVEY METHODS, ROBOTICS, RECTIFIED ORTHO PHOTOGRAPHY, PHOTOGRAMMETRY MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS WERE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY ACCORDING TO CURRENT ALTA/NSPS STANDARDS.