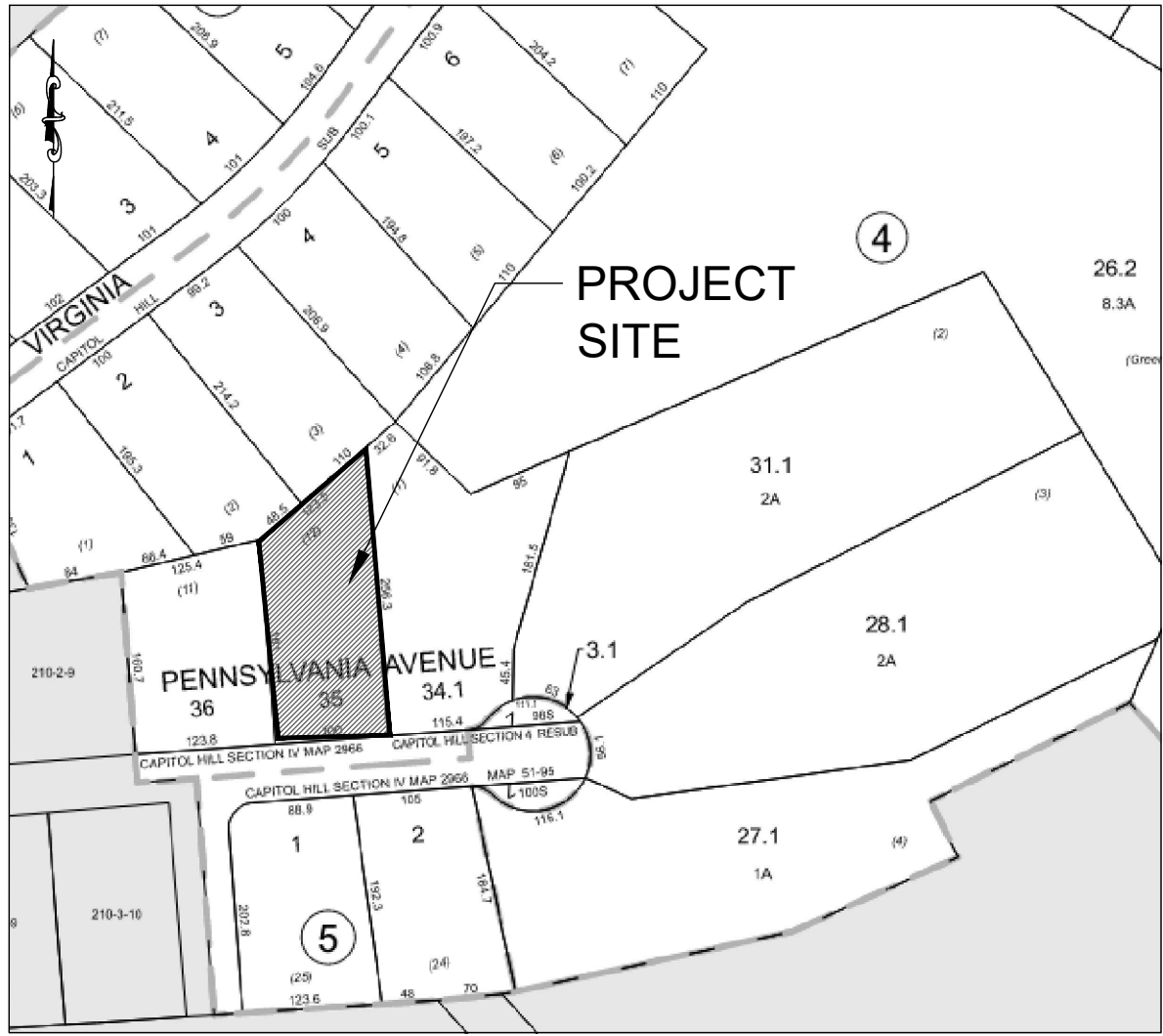
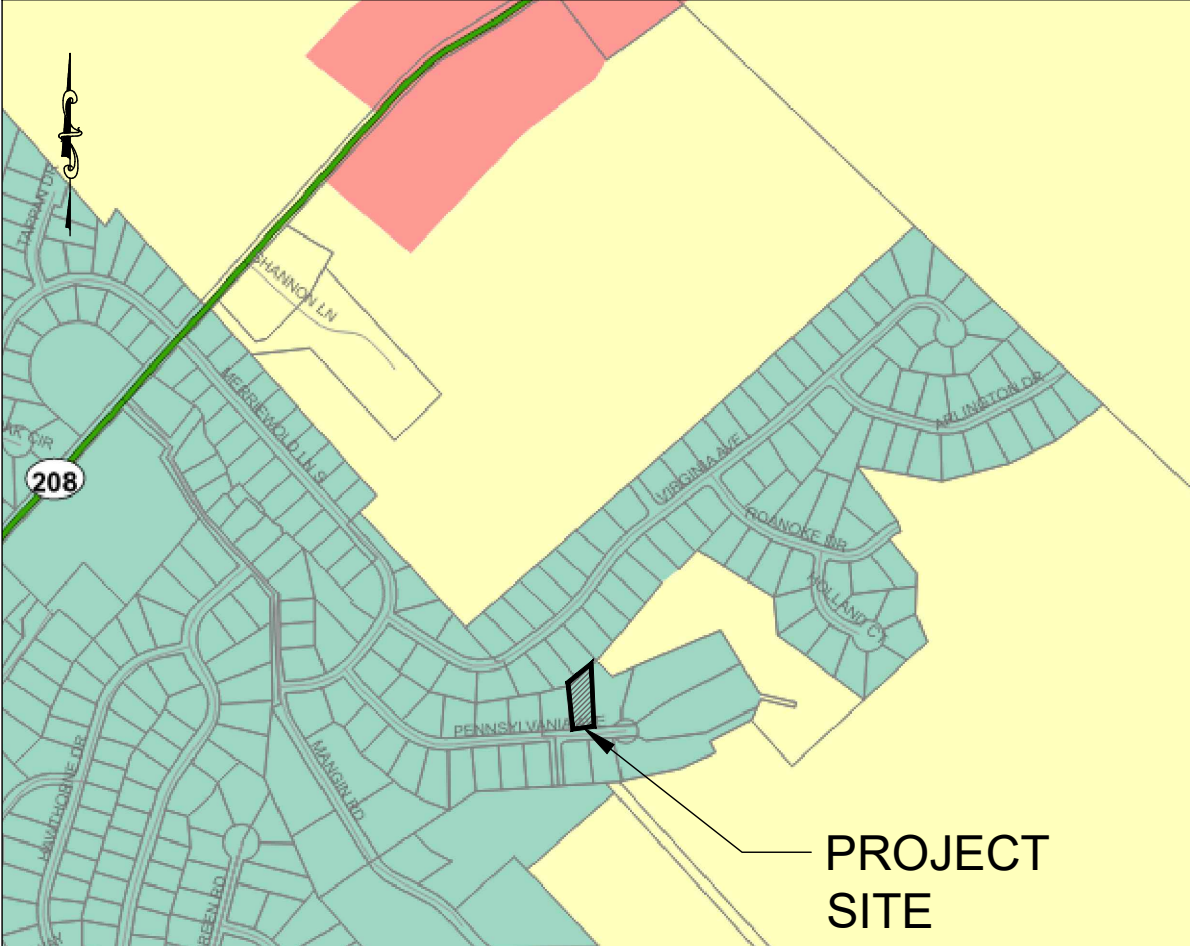
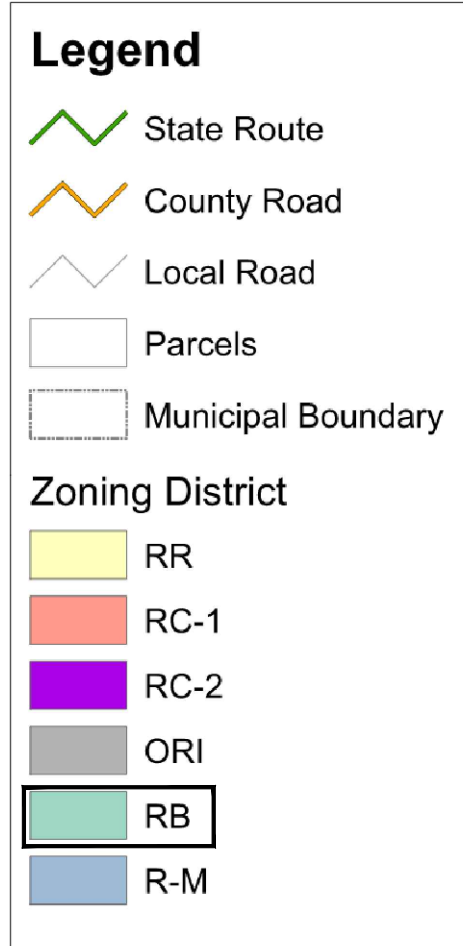


**OVERLAY DISTRICT MAP
NTS**



**VICINITY MAP
NTS**



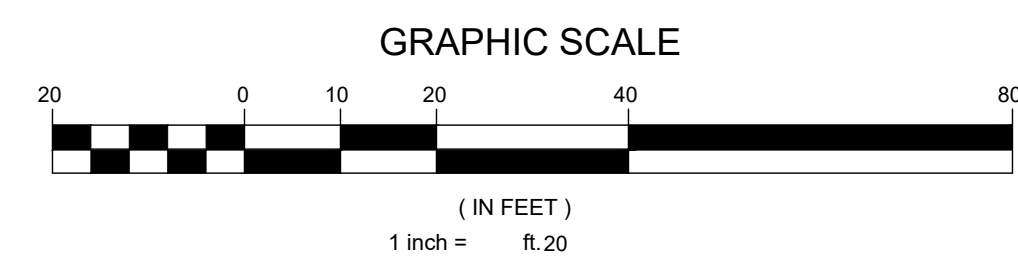
**ZONE MAP
NTS**

**BULK REQUIREMENTS
(ZONE RB) RESIDENCE B DISTRICT**

MINIMUM:	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF)	10000	21700.42	21700.42
FRONTAGE (FEET)	50	100.0	100.00
FRONT YARD TO LOT LINE (FEET)	33.5	41.2	41.51
FRONT YARD TO SIDEWALK EDGE (FEET)	40	-	48.01
REAR YARD (FEET)	40	142.0	79.18
SIDE YARD (FEET)	15	14.0	15.00
TOTAL SIDE YARDS (FEET)	30	48.3	30.32
MAXIMUM:	REQUIRED	EXISTING	PROPOSED
COVERAGE (%)	50	20.78	32.32
BUILDING HEIGHT/STORIES	2.5 STORIES	2	2

- NOTES:**
- BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY CLEARPOINT SURVEYING DPC. JOHN W. McCORD, Sr. LIC# 050904, DATED AUGUST 13, 2024.
 - EXISTING HOUSES AND FEATURES TO BE REMOVED.
 - THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA PROVIDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION THAT ARE TO REMAIN IN SERVICE. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - THE EXISTING GAS AND ELECTRIC UTILITIES MUST BE LOCATED AND MARKED BEFORE CONSTRUCTION CAN START.
 - IT IS RECOMMENDED TO USE LEAF GUARD OR A SIMILAR PRODUCT ON ALL GUTTERS.
 - FOR ALL UTILITY CONSTRUCTION & IMPROVEMENTS, THE APPLICANT SHALL RESTORE ALL PAVEMENT, CURB, SIDEWALK, ETC. TO MATCH THE EXISTING CONDITIONS.
 - NO TREE CUTTING BETWEEN APRIL 1ST AND OCTOBER 1ST.
 - MILL AND REPAIR THE ROAD AT THE FRONT OF THE UNIT WHEN EXCAVATION IN THE ROADS IS COMPLETE.
 - SPECIAL INSPECTION ON RETAINING WALLS IS REQUIRED AS WELL AS A WRITTEN SIGN OFF BY THE SPECIAL INSPECTOR WITH GEO STUDY.

- SHEET INDEX:**
- SITE PLAN
 - DEMOLITION PLAN
 - GRADING PLAN
 - DRAINAGE PLAN
 - UTILITY PLAN
 - SOIL EROSION & SEDIMENT CONTROL PLAN
 - TRAFFIC PLAN
 - DETAILS SHEET



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NO.	REVISION	DATE	DR/CK
3	GENERAL REVISIONS	12/26/2024	OAYB
2	GENERAL REVISIONS	11/28/2024	OAYB
1	GENERAL REVISIONS	11/17/2024	OAYB

JOSIP MEDIC, PE

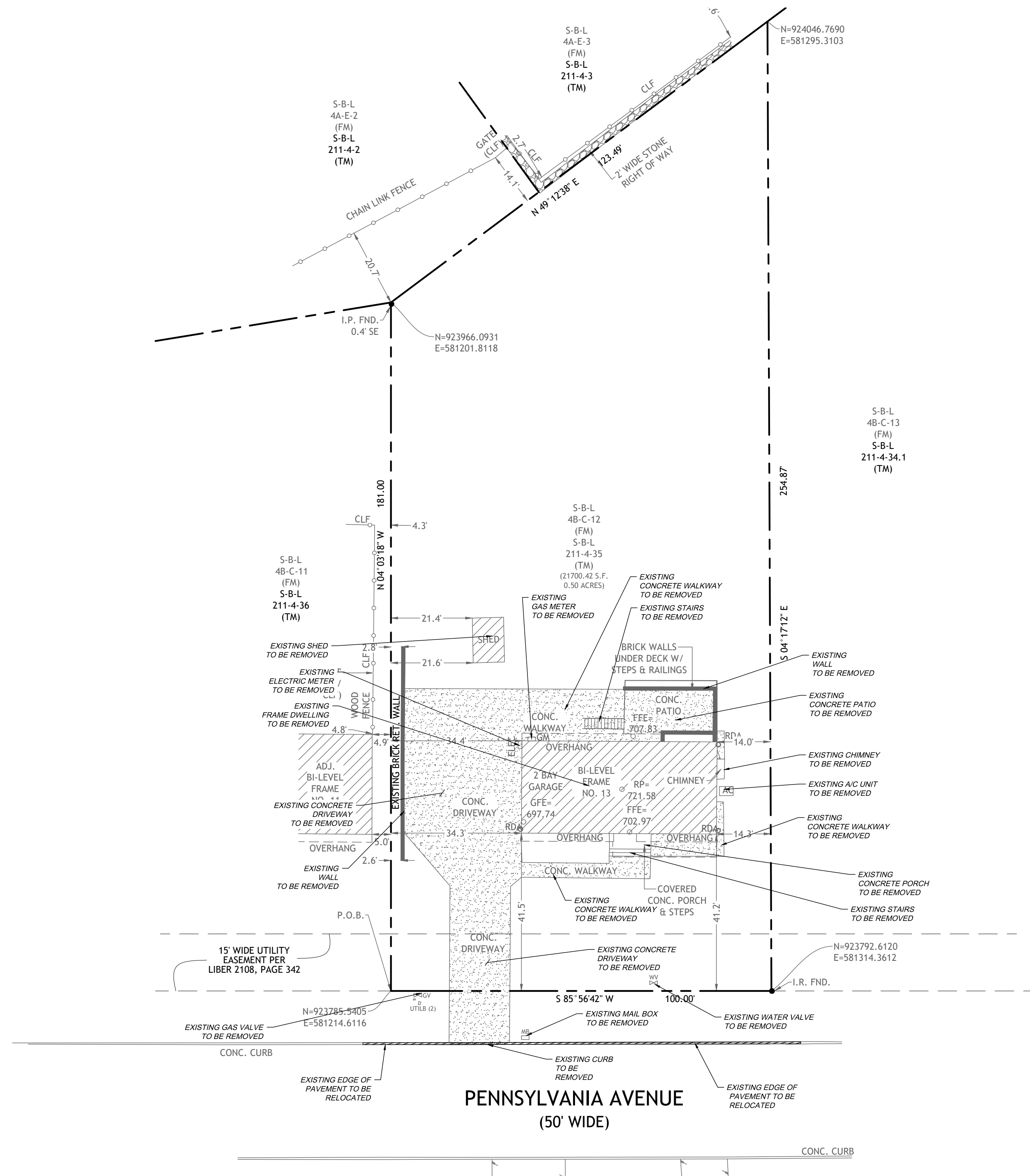
LIC. 103757 DATE 12/26/2025

SITE PLAN

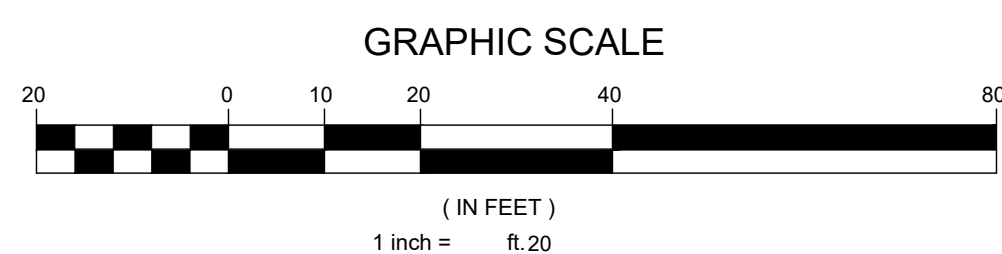
DESIGN BY: YB DRAWN BY: OA CHECKED BY: JM

13 PENNSYLVANIA AVE
13 PENNSYLVANIA AVE, VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NEW YORK 10950
SBL 211-4-35

DRAWING NUMBER: **01** OF **08** SCALE: 1"=20' FILE NO.: 24258 DATE: 07/02/2024



NOTES
 1. ALL EXISTING ELEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
 2. ASBESTOS TESTING AND A DEMOLITION PERMIT ARE REQUIRED. WATER AND SEWER SERVICES WILL BE REMOVED AT THE START OF CONSTRUCTION.



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NO.	REVISION	DATE	DR/CK
3	GENERAL REVISIONS	12/26/2025	OAYB
2	GENERAL REVISIONS	11/28/2025	OAYB
1	GENERAL REVISIONS	11/17/2025	OAYB

JOSIP MEDIC, PE

LIC. 103757 DATE 12/26/2025

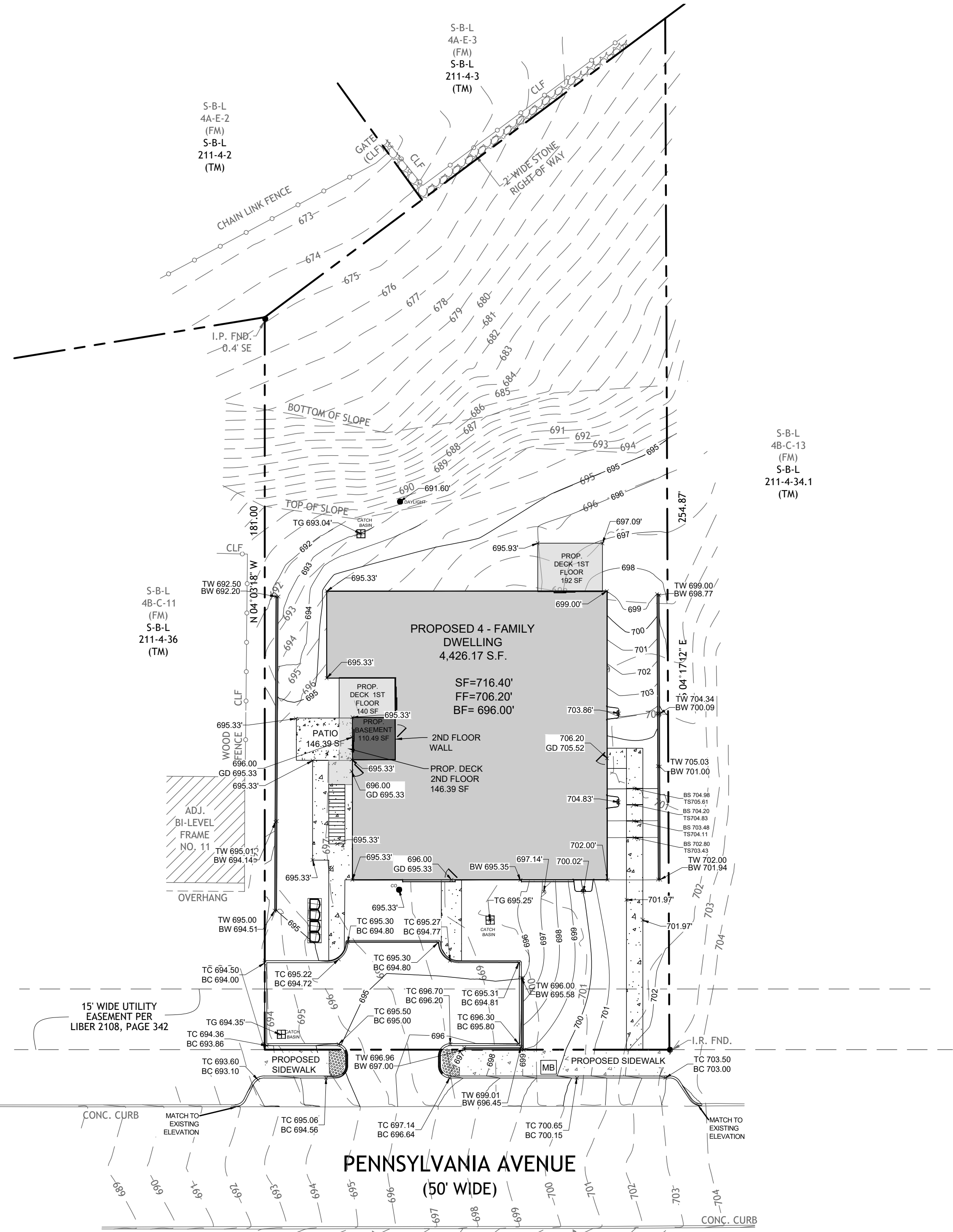
DEMOLITION PLAN

DESIGN BY: YB	DRAWN BY: OA	CHECKED BY: JM
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13 PENNSYLVANIA AVE
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DRAWING NUMBER: 02 OF 08	SCALE: 1"=20'	FILE NO.: 24258	DATE: 07/02/2024
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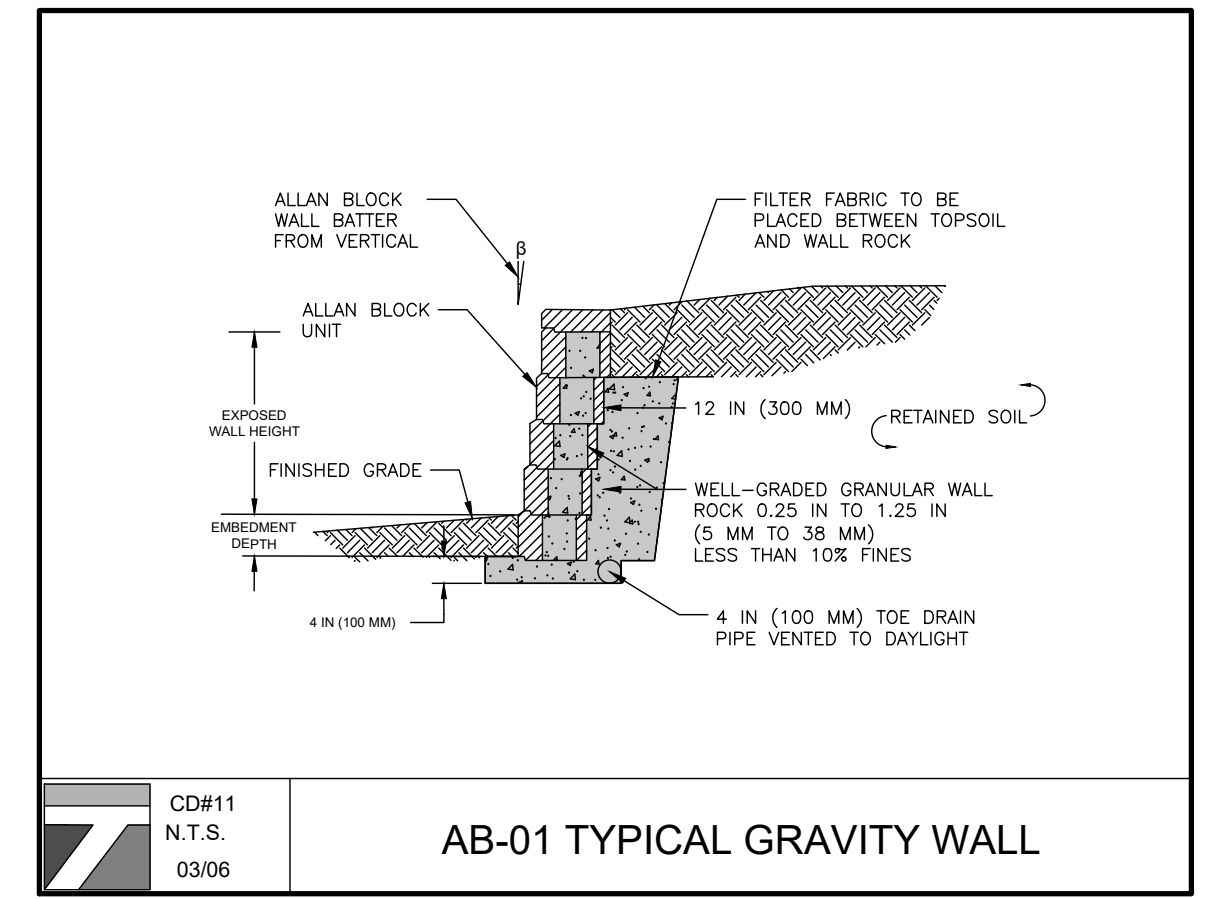


WALL NOTES

- BUILDING FOOTING AND FOUNDATIONS SHOULD NOT BE PLACED HIGHER THAN ANY NEARBY WALL.
- THE WALLS SHALL BE BUILT LAST AND NO CONSTRUCTION EQUIPMENT SHALL EVER BE PLACED ON TOP OF WALL.
- GLOBAL STABILITY ANALYSIS HAS NOT BEEN INCLUDED AS PART OF THIS DESIGN. THE NEED FOR FURTHER EVALUATION CAN BE DETERMINED DURING CONSTRUCTION AS DICTATED BY FIELD CONDITIONS.

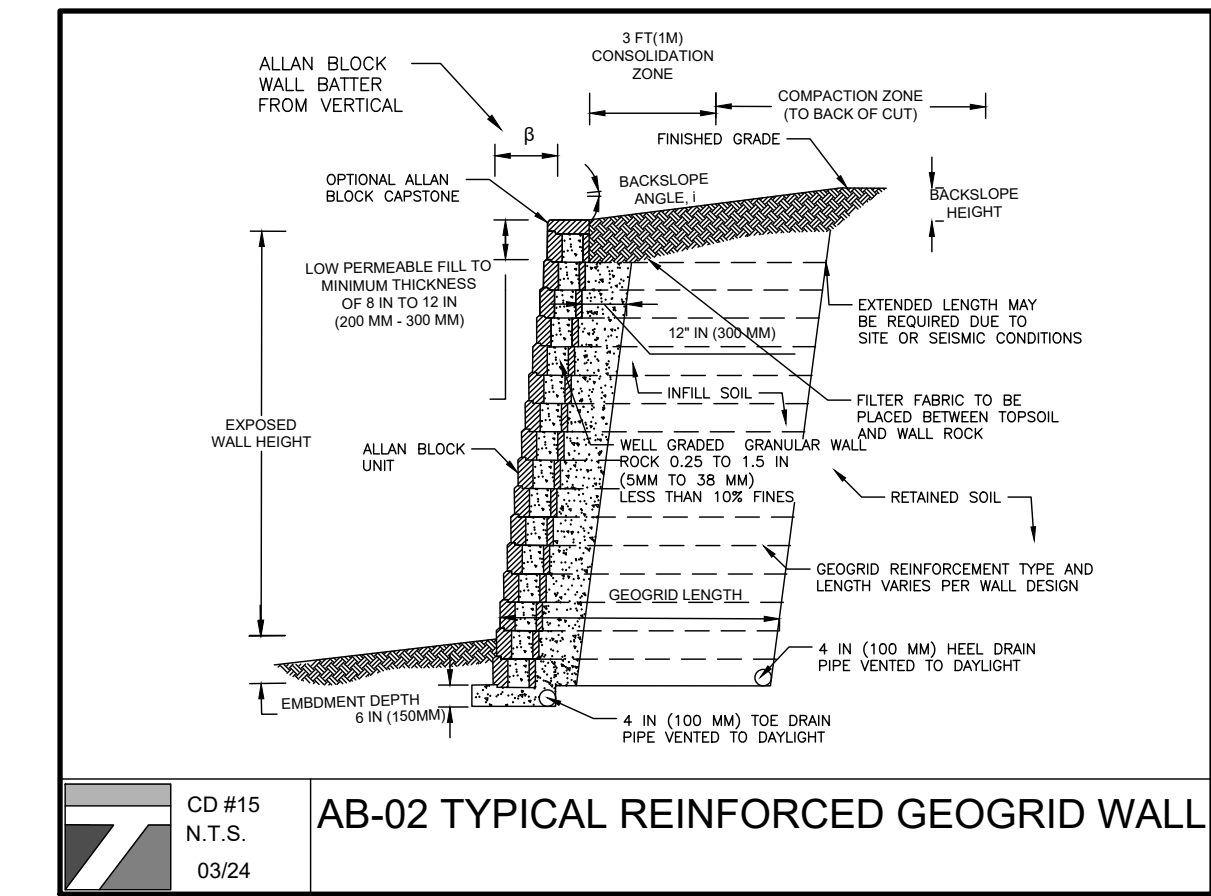
LEGEND:

- FF FIRST FLOOR ELEVATION
- TG TOP OF GRATE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TS TOP OF STEP
- BS BOTTOM OF STEP
- GD GRADE



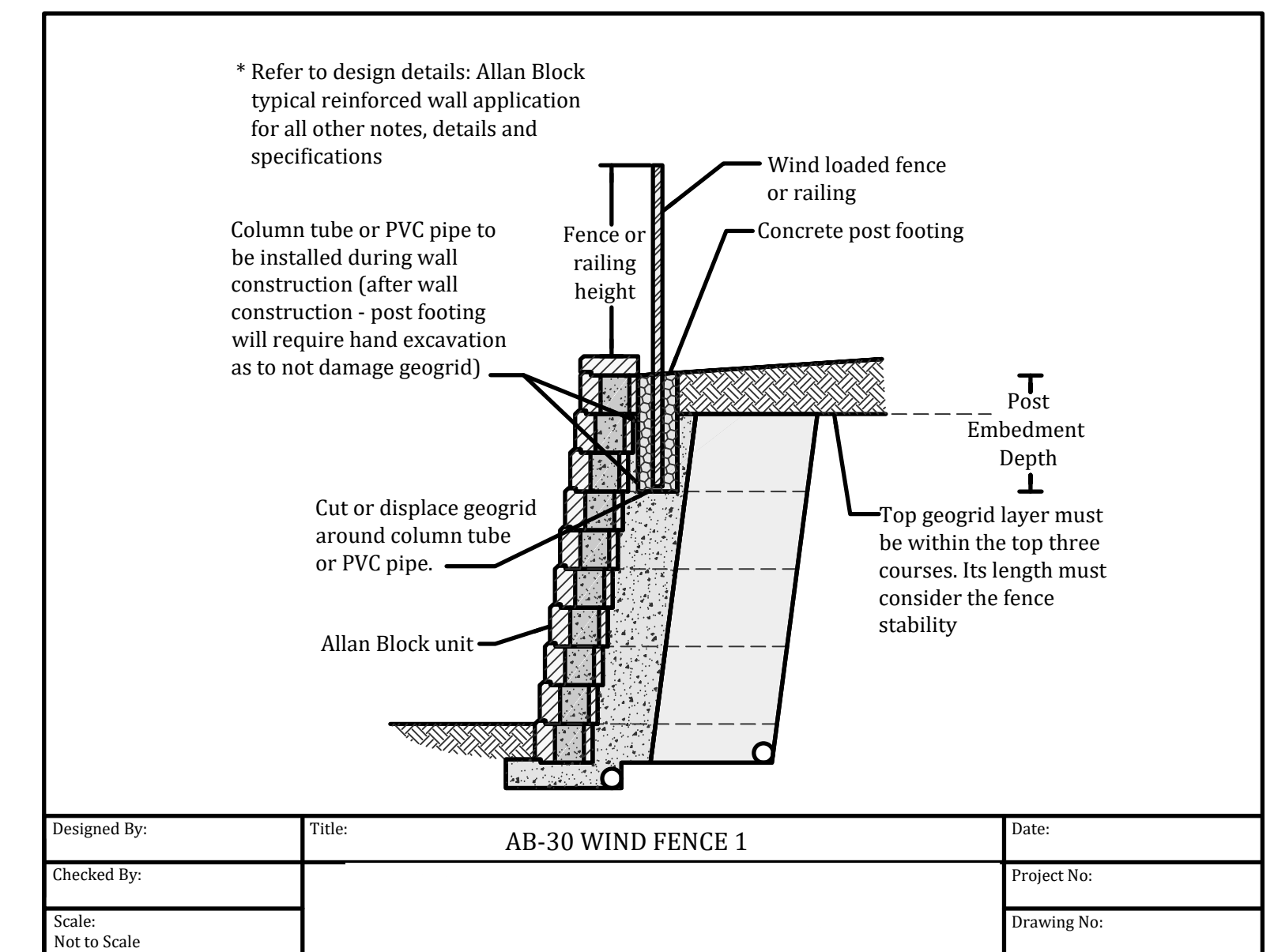
CD#11
N.T.S.
03/06

AB-01 TYPICAL GRAVITY WALL




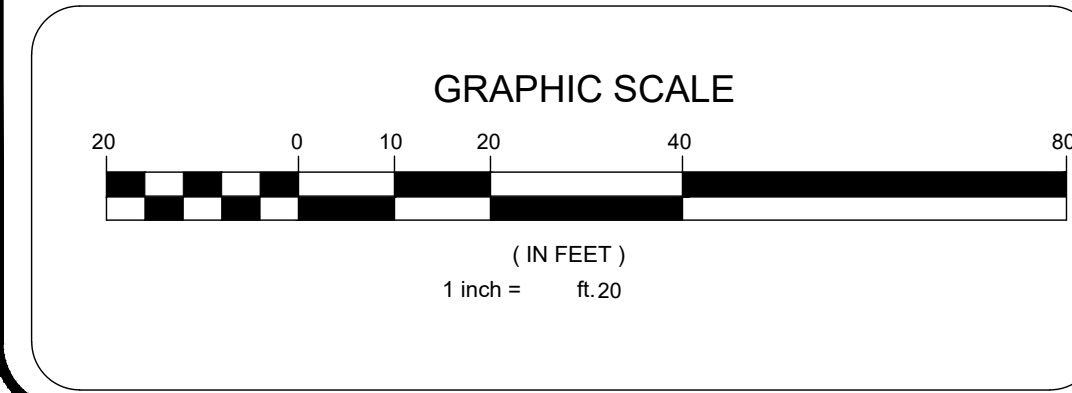
CD #15
N.T.S.
03/24

AB-02 TYPICAL REINFORCED GEOGRID WALL



Designed By:	Title: AB-30 WIND FENCE 1	Date:
Checked By:		Project No:
Scale: Not to Scale		Drawing No:

	6°	1 sq ft. approx. 11 blk per m²	75 lbs 35 kg	8 in. H x 12 in. D x 18 in. L 200mm H x 300mm D x 460mm L
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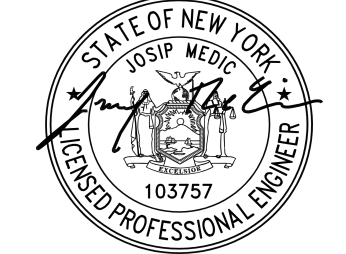


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3	GENERAL REVISIONS	12/26/2025	OAYB
2	GENERAL REVISIONS	11/26/2025	OAYB
1	GENERAL REVISIONS	11/17/2025	OAYB

JOSIP MEDIC, PE



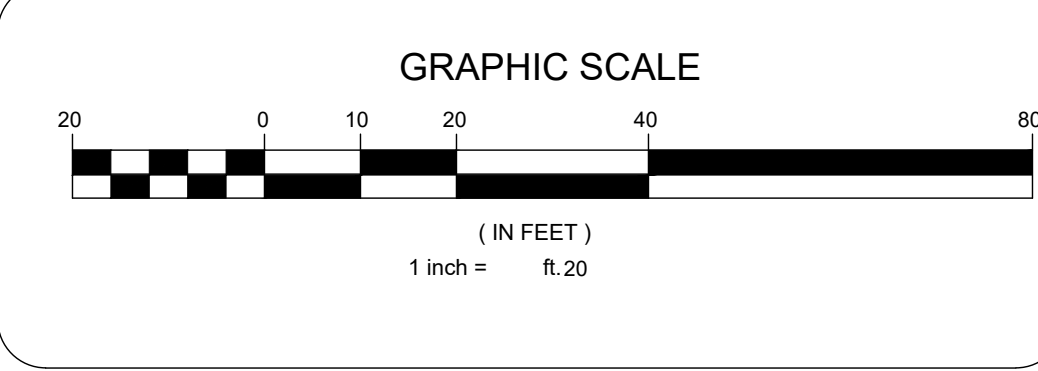
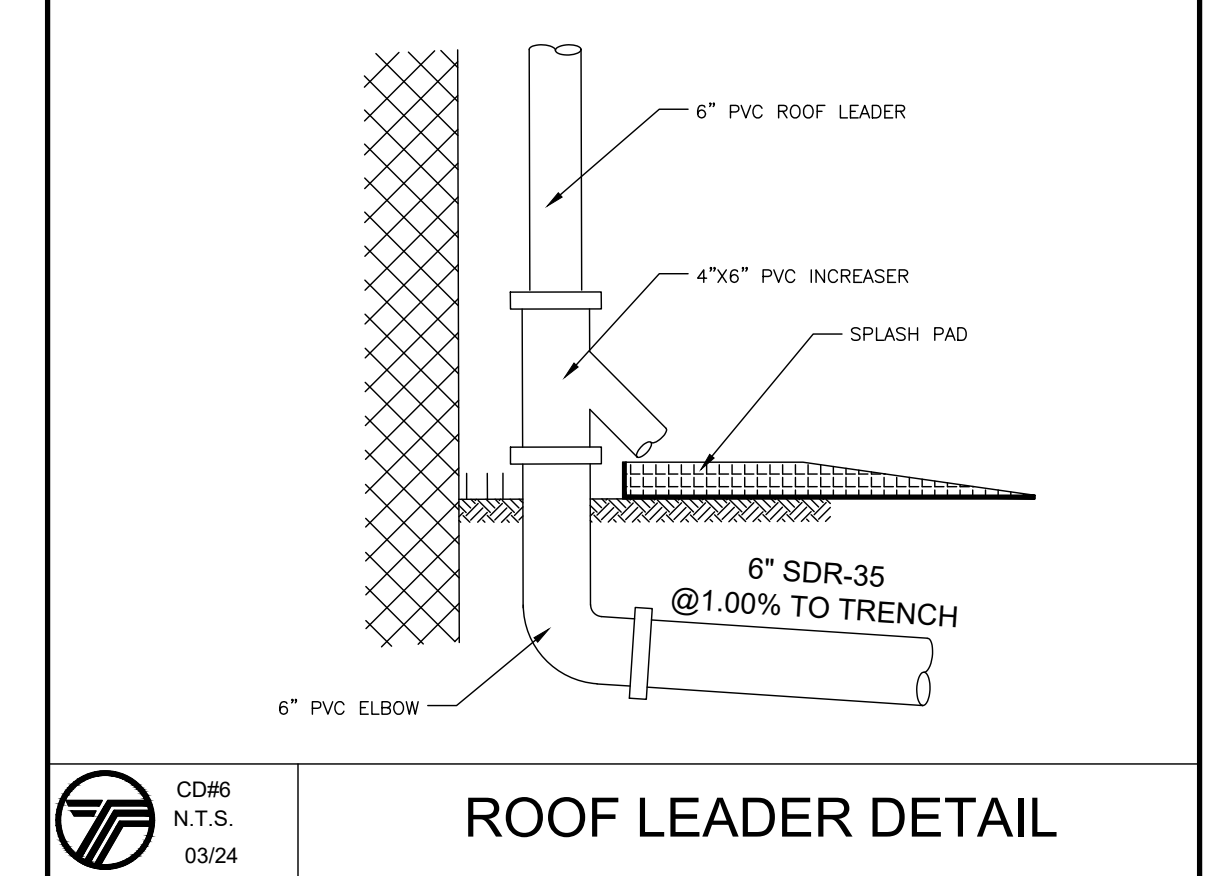
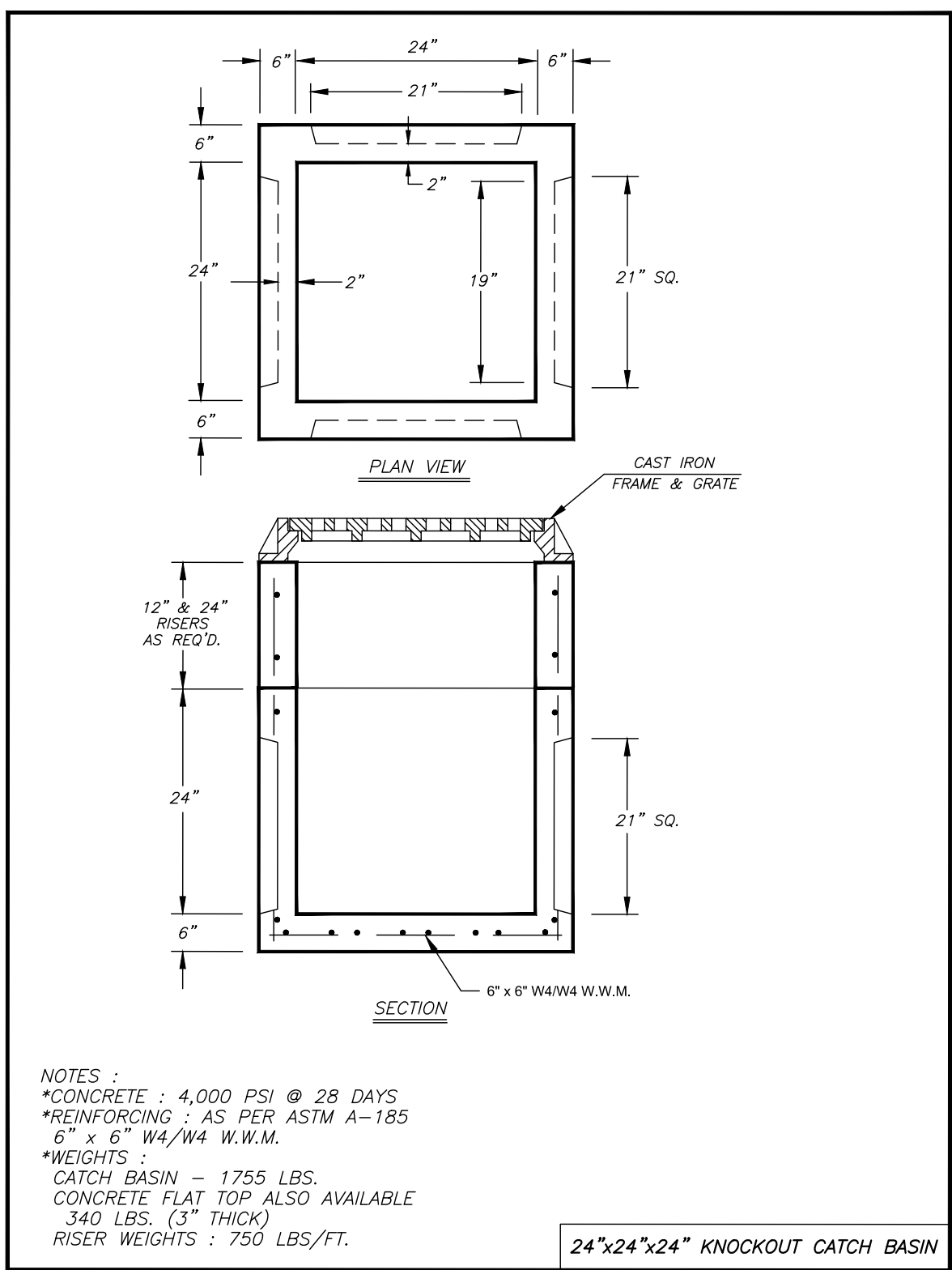
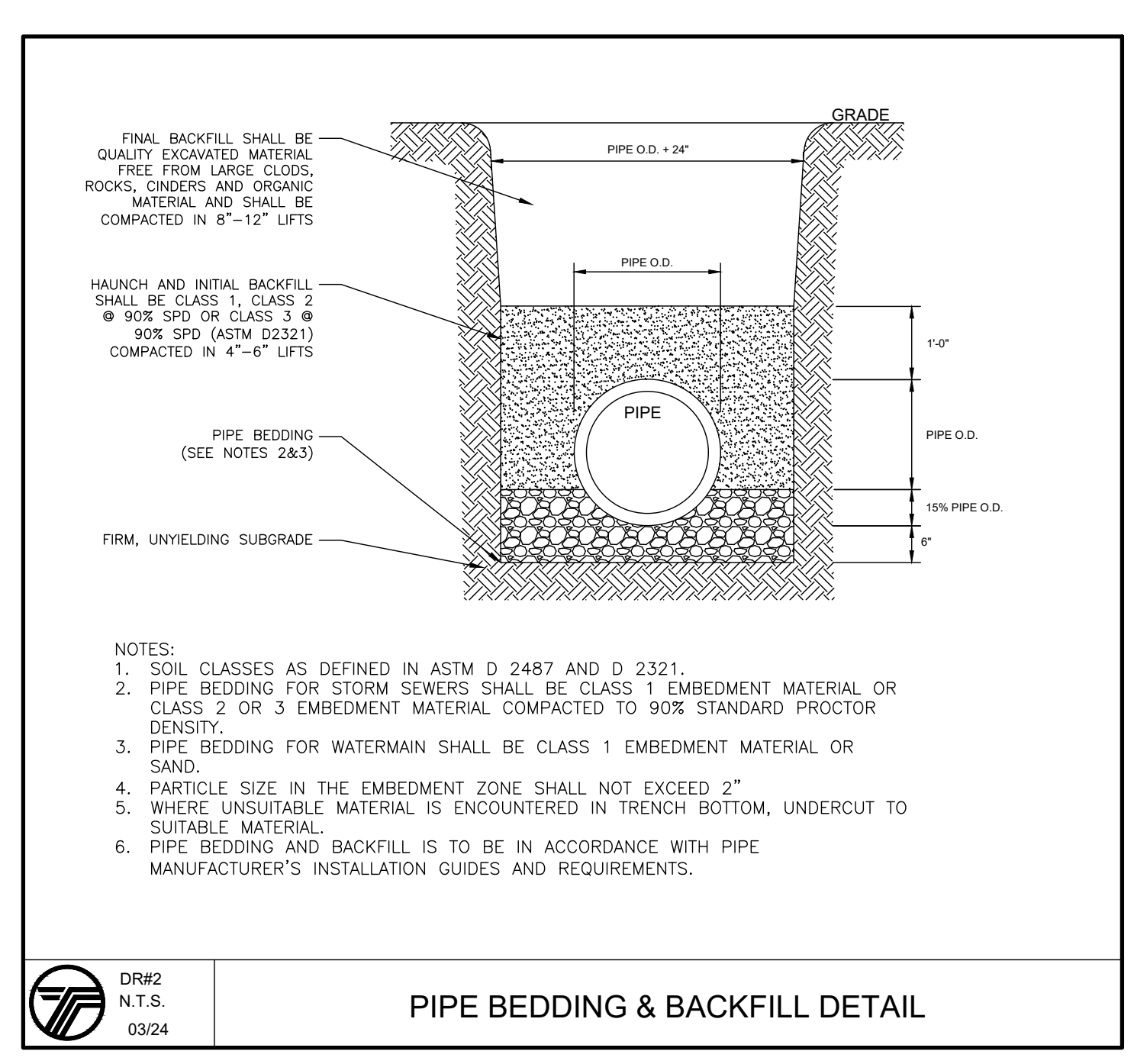
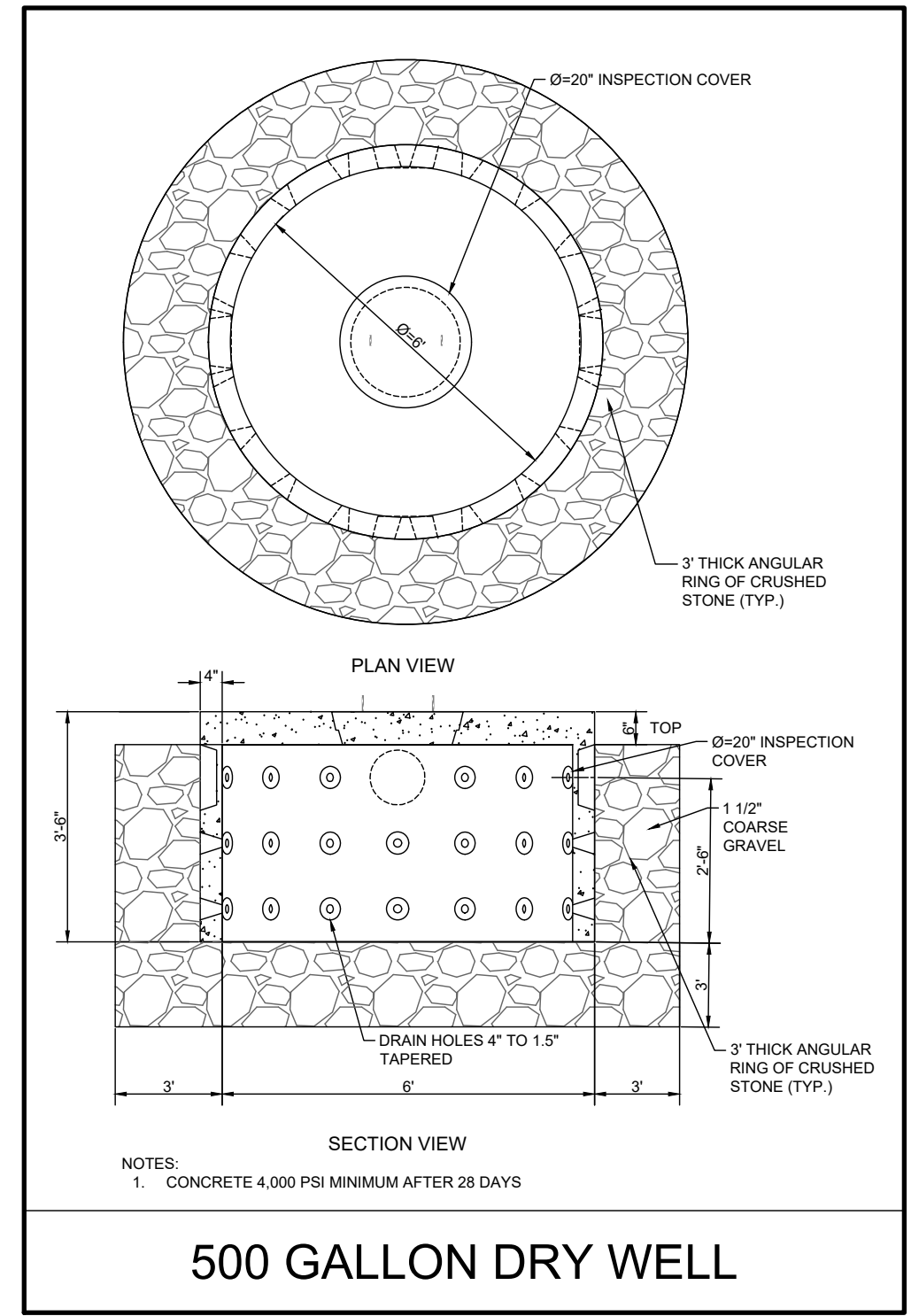
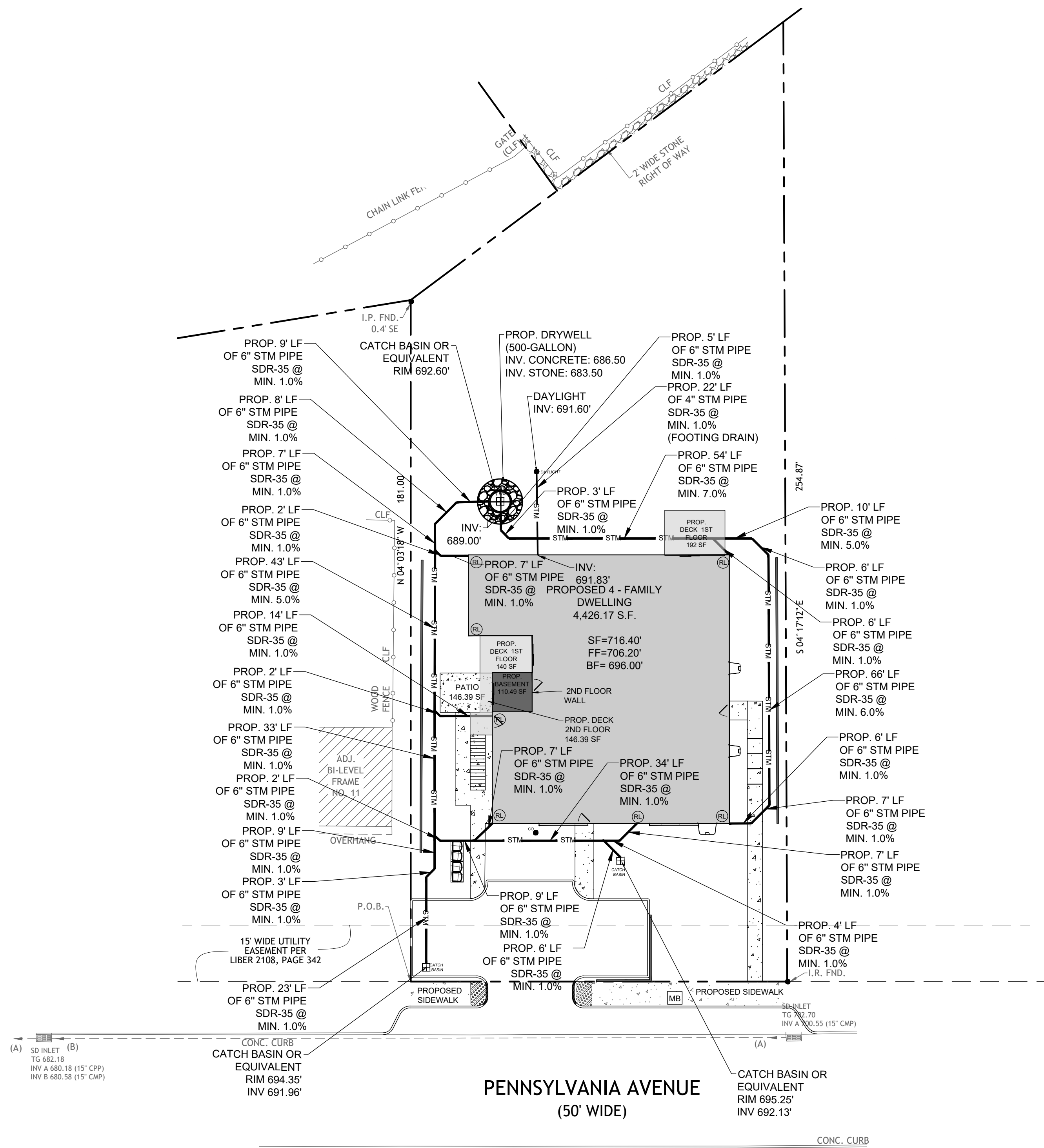
LIC. 103757 DATE 12/26/2025

GRADING PLAN

DESIGN BY: YB	DRAWN BY: OA	CHECKED BY: JM
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13 PENNSYLVANIA AVE
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SBL 211-4-35

DRAWING NUMBER: 03 OF 08	SCALE: 1"=20'	FILE NO.: 24258	DATE: 07/02/2024
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1	GENERAL REVISIONS	11/17/2024	OAYB

JOSIP MEDIC, PE

STATE OF NEW YORK
 103757
 LICENSED PROFESSIONAL ENGINEER

LIC. 103757 DATE 12/26/2025

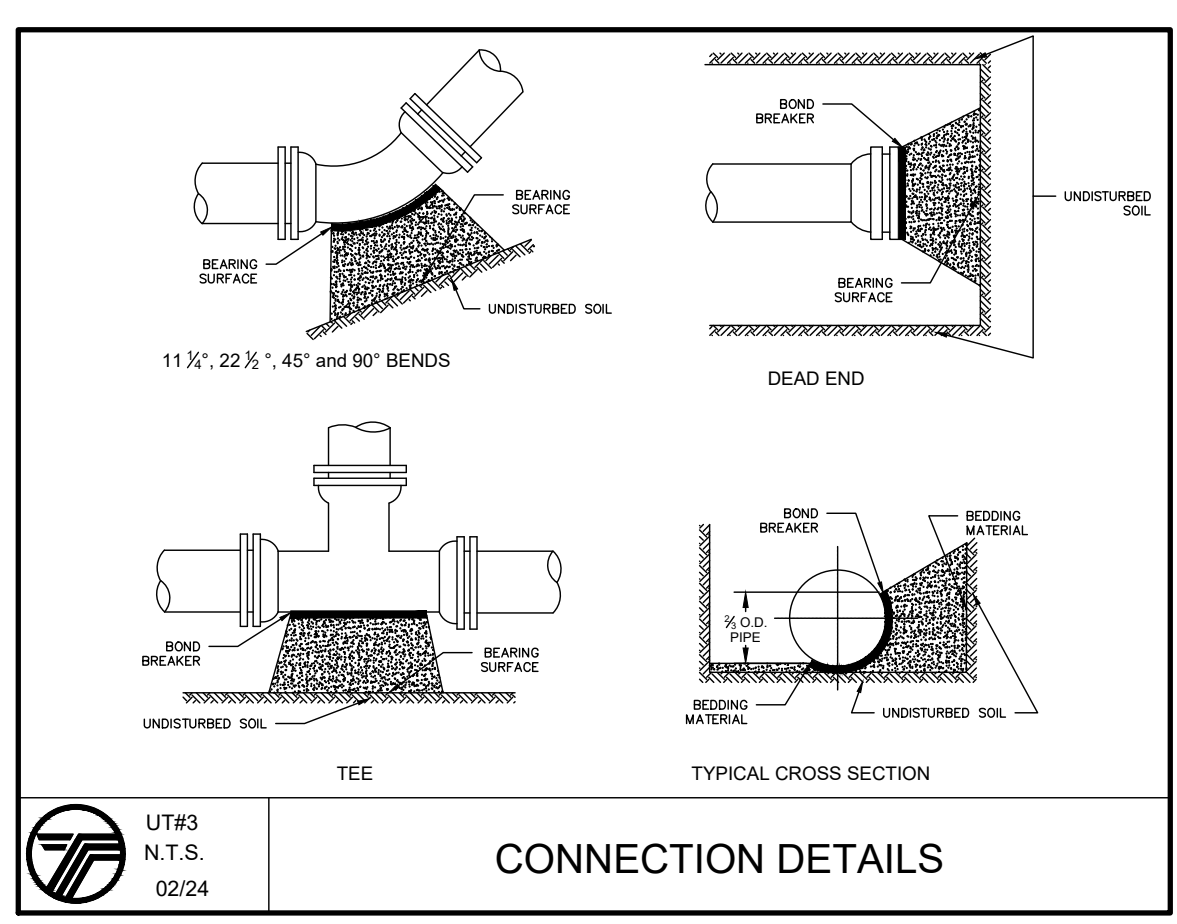
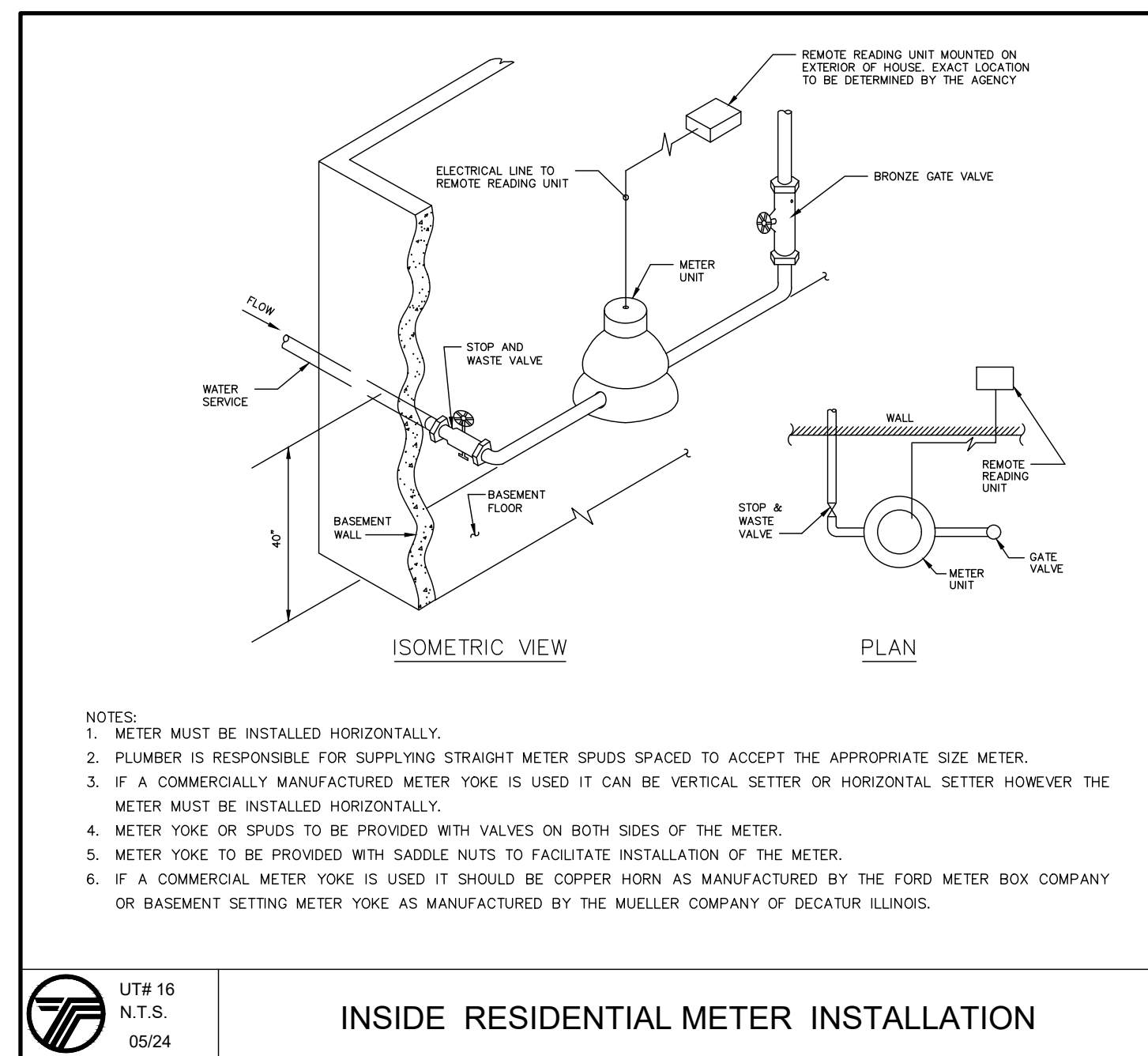
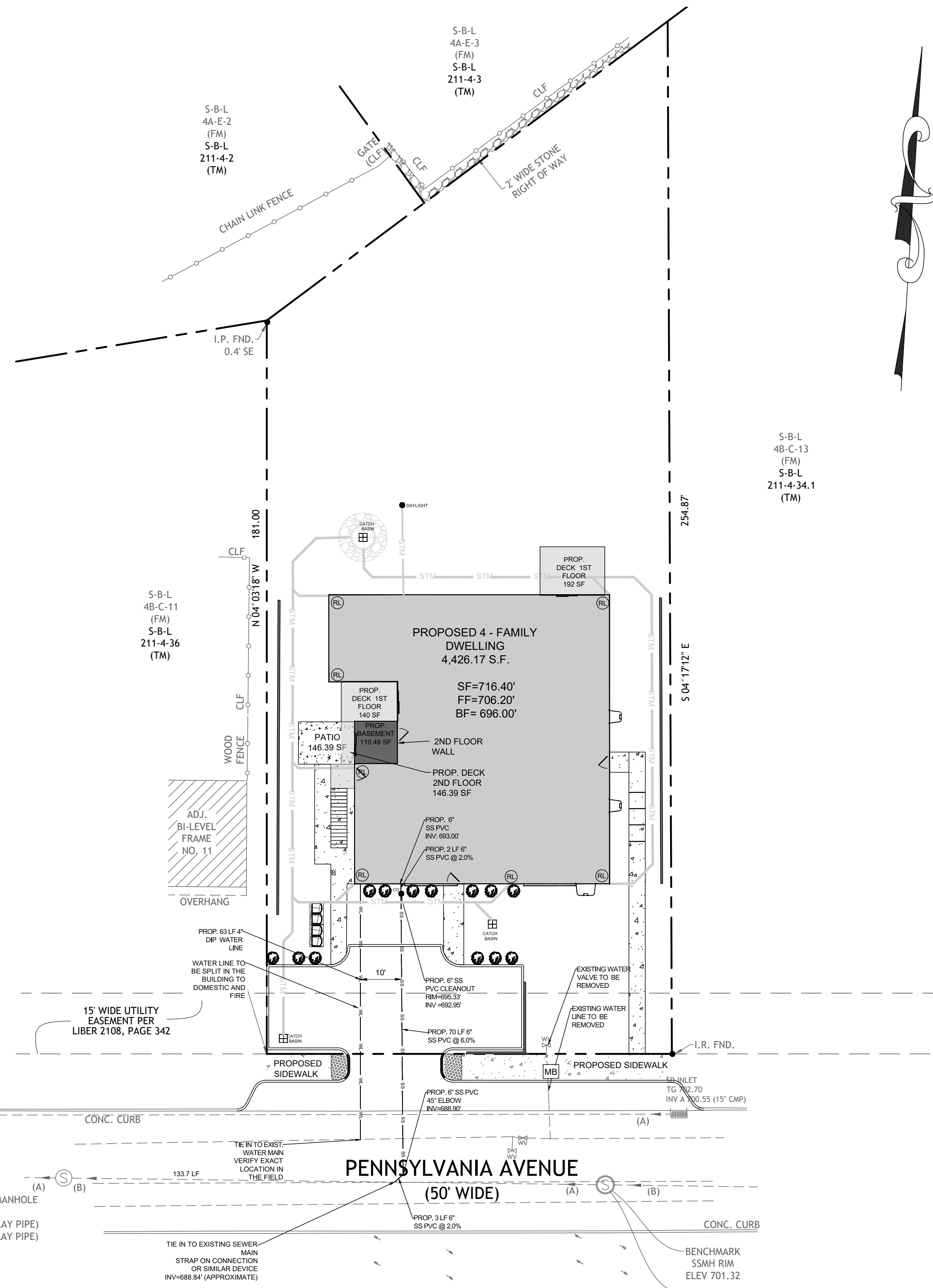
DRAINAGE PLAN

DESIGN BY: YE
 DRAWN BY: OA
 CHECKED BY: JM

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DRAWING NUMBER: **04** OF **08**
 SCALE: 1"=20'
 FILE NO.: 24258
 DATE: 07/02/2024





2.25 SEWERS NEAR WATER MAINS

ALL SANITARY SEWER MAINS, LATERALS AND APPURTANCES (INCLUDING MANHOLES) SHALL BE LAID AT LEAST TEN FEET (10'), HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN OR WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET (10'), A SANITARY SEWER MAY BE LAID CLOSER THAN TEN FEET (10') TO A STORM OR WATER MAIN, PROVIDED THAT THE MAIN IS LAID IN A SEPARATE TRENCH, OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE WATER MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN INCHES (18") ABOVE THE TOP OF THE SANITARY SEWER AS APPROVED BY THE LOCAL DEPT. OF HEALTH. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND/OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SANITARY SEWER MUST BE CONSTRUCTED OF PUSH-ON (DUCTILE IRON TYTON PIPE AND FITTINGS WITH FIELD LOCK GASKETS (AS MFG BY US PIPE AND FOUNDATION COMPANY, OR APPROVED EQUAL) OR MECHANICAL JOINT CAST IRON PIPE, CLASS 52 DUCTILE IRON PIPE, AND MUST BE HYDROSTATICALLY PRESSURE-TESTED TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING. THE SEWER MAIN AND LATERAL PIPE MUST BE HYDROSTATICALLY TESTED TO A MINIMUM OF 50 PSI IN ACCORDANCE WITH AN ACCEPTABLE TESTING PROCEDURE ADOPTED FOR THE PIPE MATERIAL.

WHENEVER WATER MAINS MUST CROSS HOUSE SEWERS, STORM DRAINS, OR SANITARY SEWERS, THE WATER MAIN SHOULD BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS EIGHTEEN INCHES (18") ABOVE THE TOP OF THE SEWER. THIS VERTICAL SEPARATION SHOULD BE MAINTAINED FOR THE PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET (10') HORIZONTALLY FROM ANY SEWER OR DRAIN IT CROSSES, SAID TEN FEET (10') TO BE MEASURED HORIZONTALLY FROM THE OPPOSING OUTSIDE DIAMETER FACES OF THE WATER MAIN TO THE DRAIN OR SEWER.

WHERE CONDITIONS PREVENT THE MINIMUM VERTICAL SEPARATION SET FORTH ABOVE FROM BEING MAINTAINED, OR WHEN IT IS NECESSARY FOR THE WATER MAIN TO PASS UNDER A SEWER OR DRAIN, THE WATER MAIN MUST BE LAID WITH SLIP-ON OR MECHANICAL JOINT CLASS 52 DIP. PIPE MUST BE EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE HORIZONTAL DISTANCE FROM THE OPPOSING OUTSIDE DIAMETER FACES OF THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET (10').

IN MAKING SUCH CROSSING, IT IS REQUIRED TO CENTER A LENGTH OF WATER MAIN PIPE UNDER THE SEWER TO BE CROSSED SO THAT THE JOINTS WILL BE EQUI-DISTANT FROM THE SEWER AND AS REMOTE THEREFROM AS POSSIBLE.

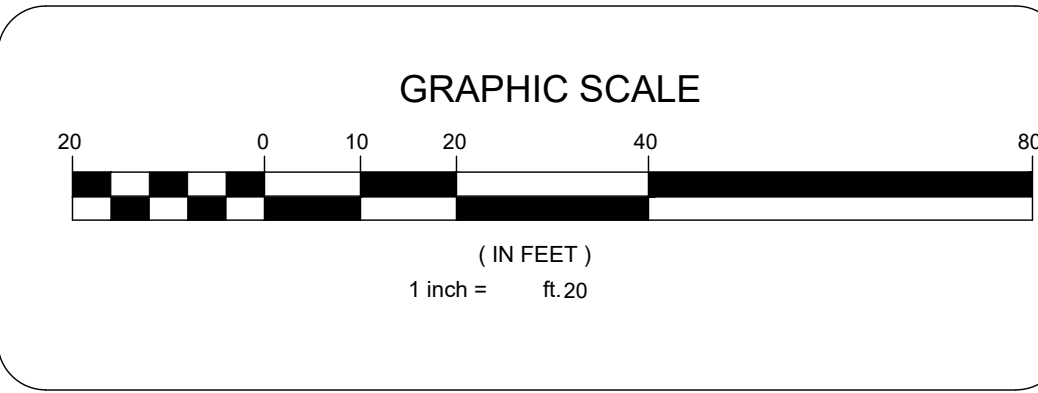
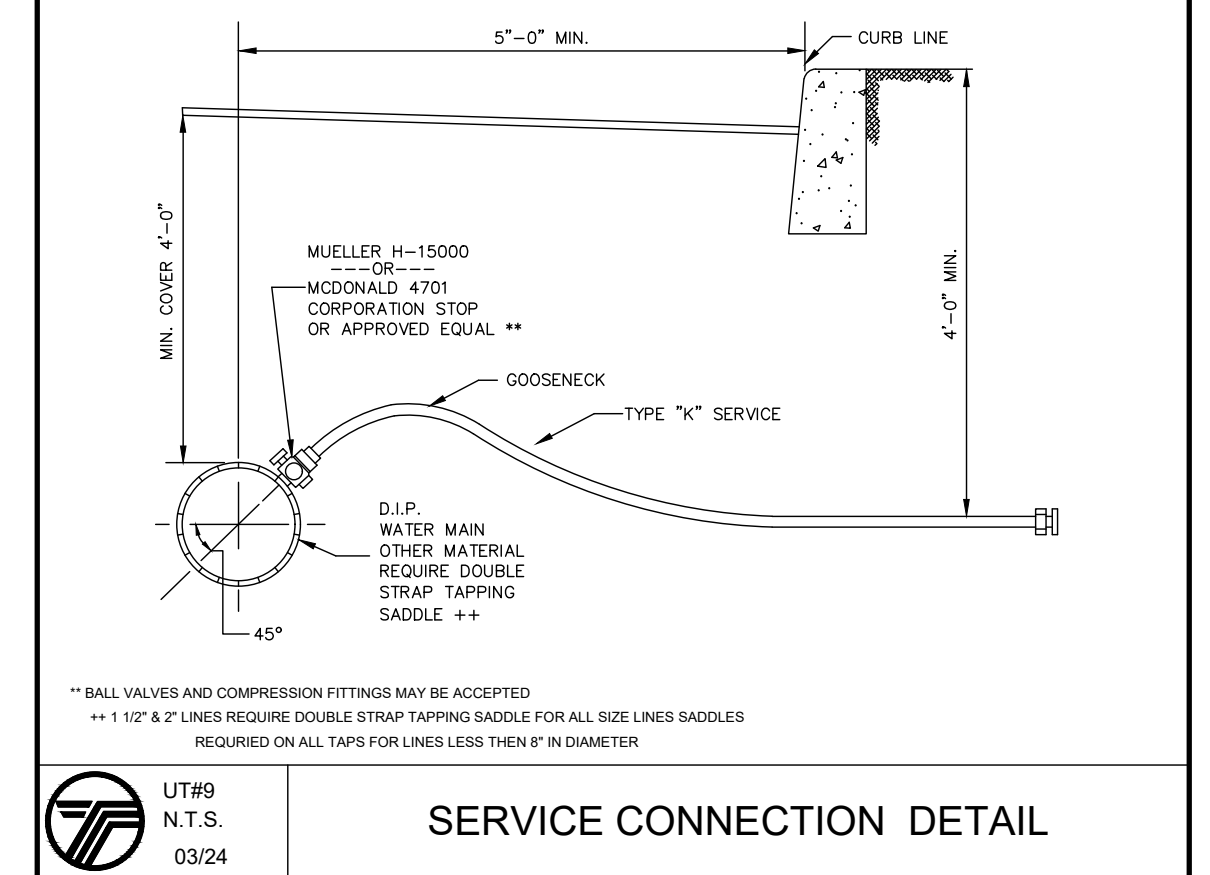
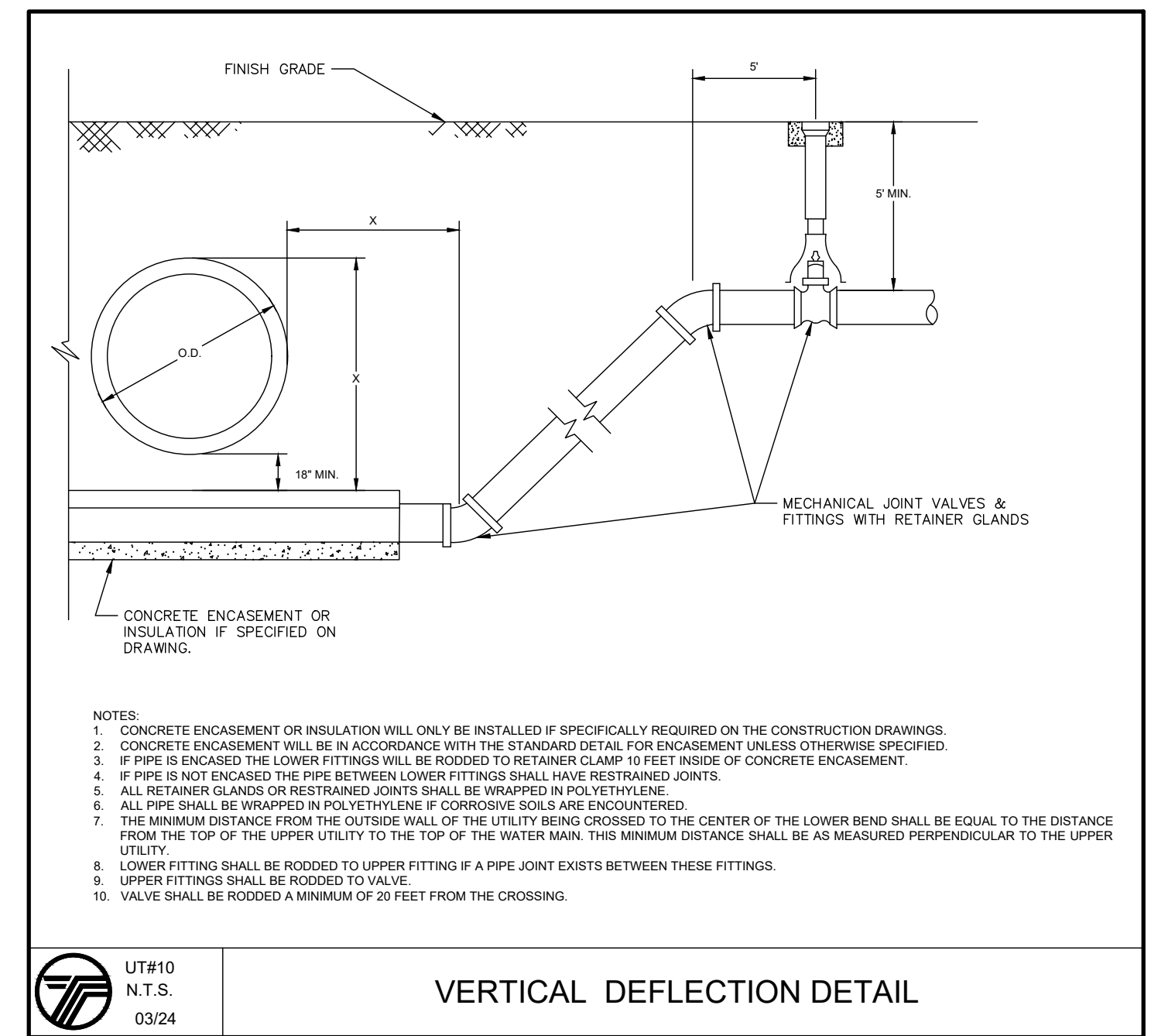
WHERE A WATER MAIN MUST CROSS UNDER A SEWER, A VERTICAL SEPARATION OF EIGHTEEN INCHES (18") BETWEEN THE BOTTOM OF THE SEWER AND THE TOP OF THE WATER MAIN MUST BE MAINTAINED, WITH ADEQUATE SUPPORT FOR THE LARGER-SIZED SEWER LINES TO PREVENT THEM FROM SETTLING ON AND BREAKING THE WATER MAIN.

MINIMUM BEARING SURFACE AREA (FT²)

PIPE SIZE	B	E	N	D	S	TEE OR
6"	1.0	1.5	2.5	4.5	3.5	
8"	1.0	2.5	4.5	8.0	5.5	
10"	2.0	3.5	7.0	12.5	9.0	
12"	2.5	5.0	9.5	17.5	12.5	
16"	4.5	8.5	17.0	31.0	22.5	
18"	5.5	11.0	21.5	39.5	28.5	
20"	7.0	13.5	27.0	49.0	35.0	
24"	10.0	19.5	38.5	70.5	50.0	

NOTES:
1. ON 16" AND LARGER TRANSMISSION MAINS BENDS SHALL BE BOTH RODED AND THRUST BLOCKED.
2. BEARING SURFACES SHOWN IN CHART ARE MINIMUM.
3. BASED ON 150 PSI INTERNAL PIPE PRESSURE PLUS WATER HAMMER = 100PSI.
4. SOL BEARING CAPACITY = 3,000 LB./SQ. FT.
5. 16" AND LARGER WATER HAMMER = 70 PSI.
6. ALL 90 DEGREE BENDS SHALL BE RODED AND THRUST BLOCKED.
7. NA = NOT APPLICABLE.

UT#11
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03/24



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NO.	REVISION	DATE	DR/CK
3	GENERAL REVISIONS	12/26/2024	QA/YB
2	GENERAL REVISIONS	11/26/2025	QA/YB
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JOSIP MEDIC, PE

STATE OF NEW YORK
JOSIP MEDIC
103757
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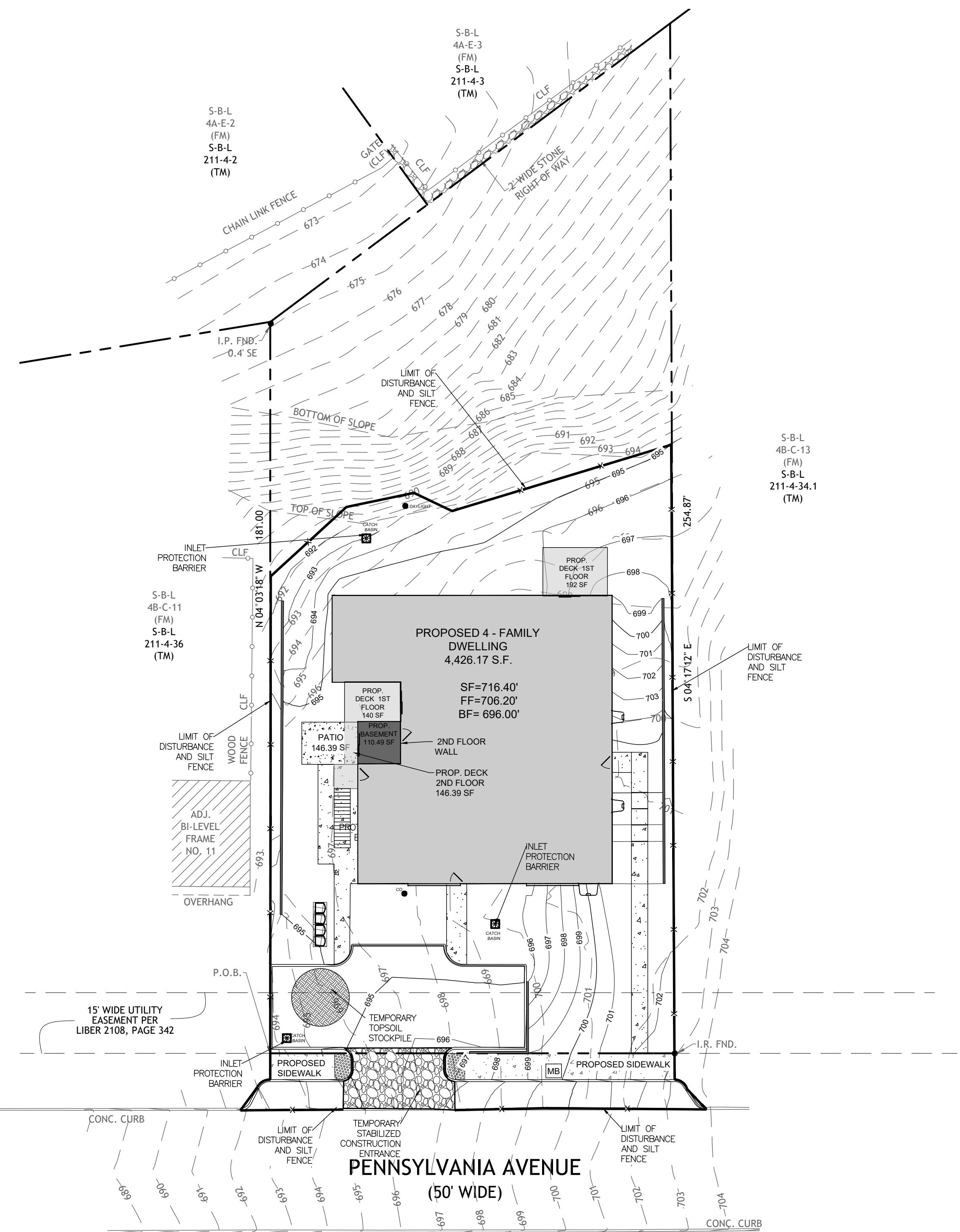
LIC. 103757 DATE 12/26/2025

UTILITY PLAN

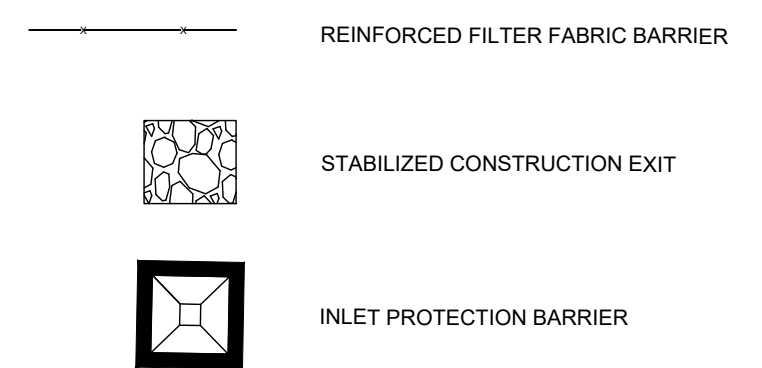
DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	QA	JM

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ORANGE COUNTY, NEW YORK 10950
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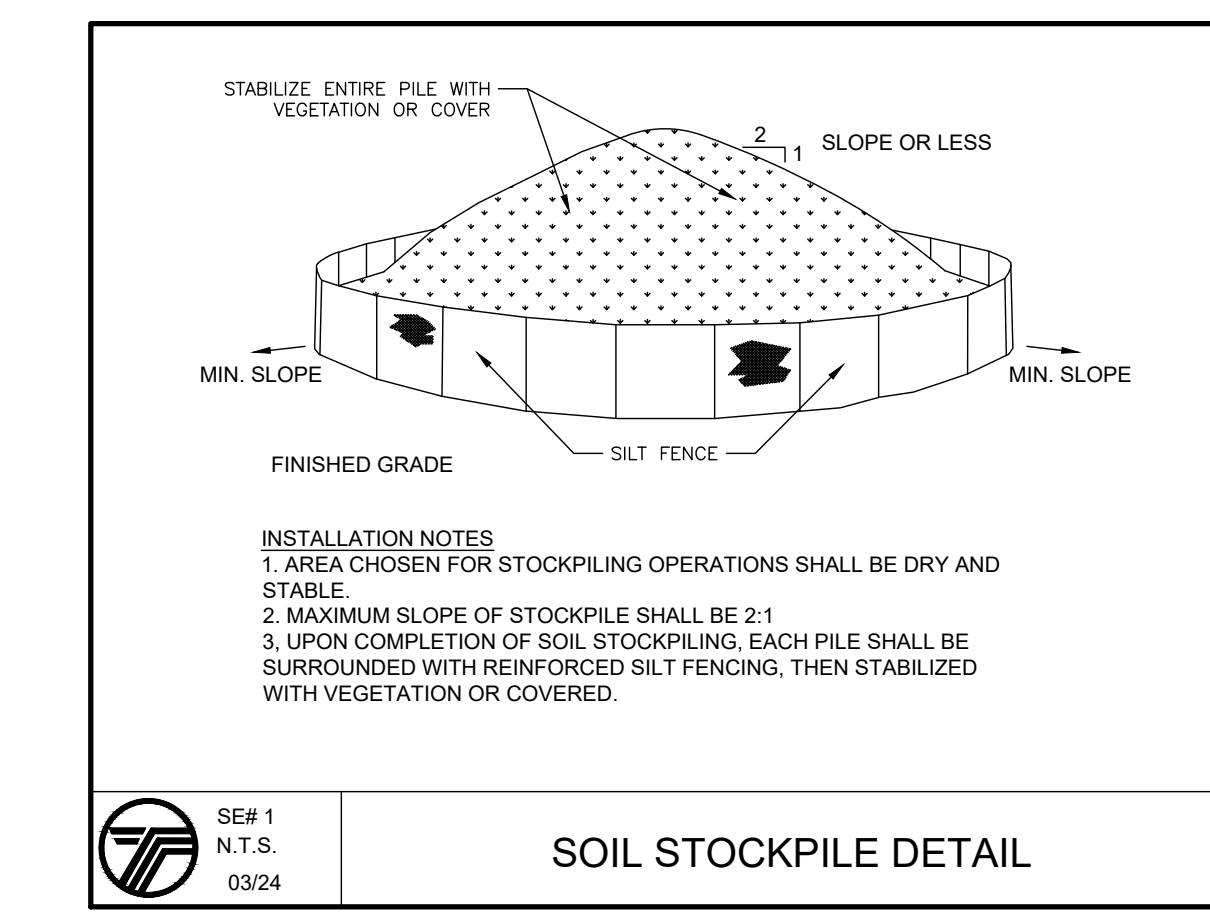
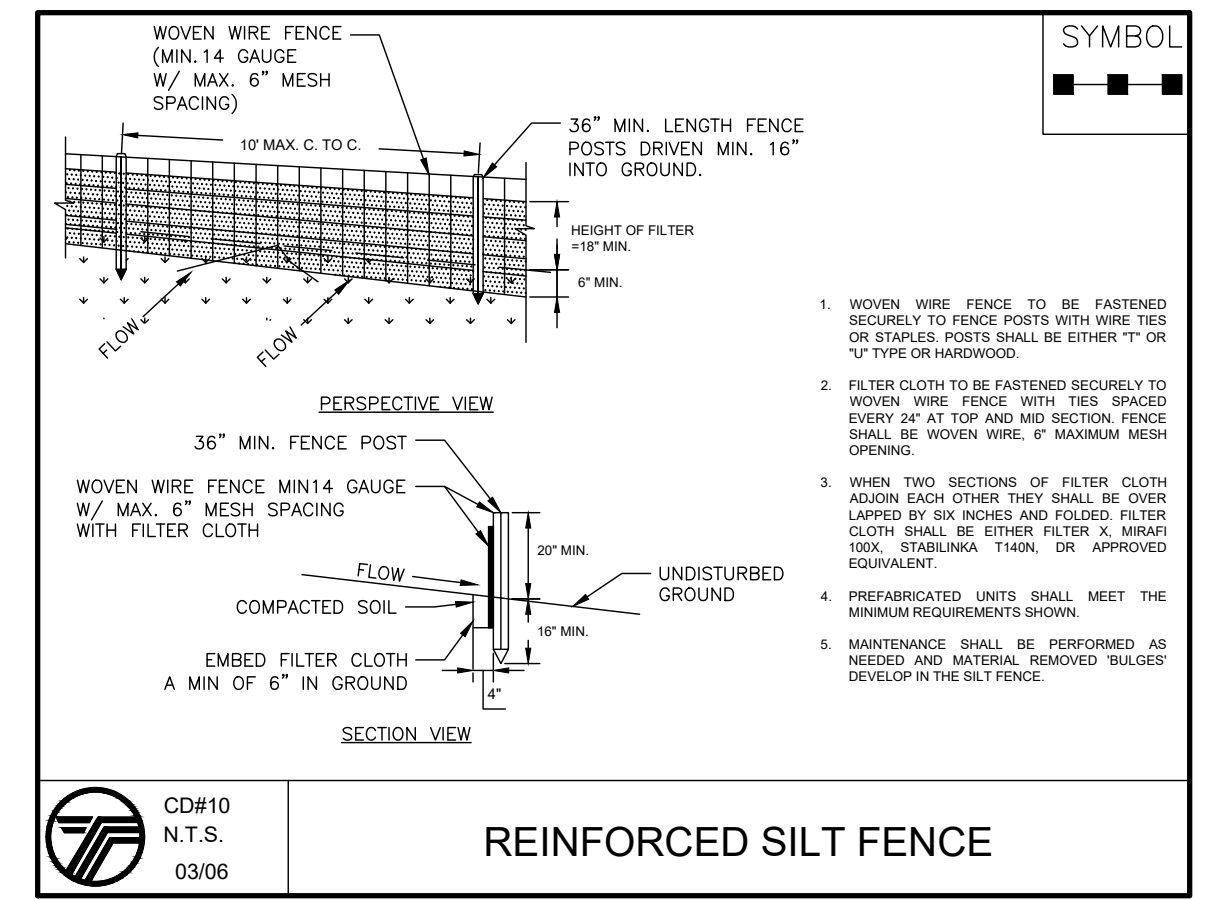
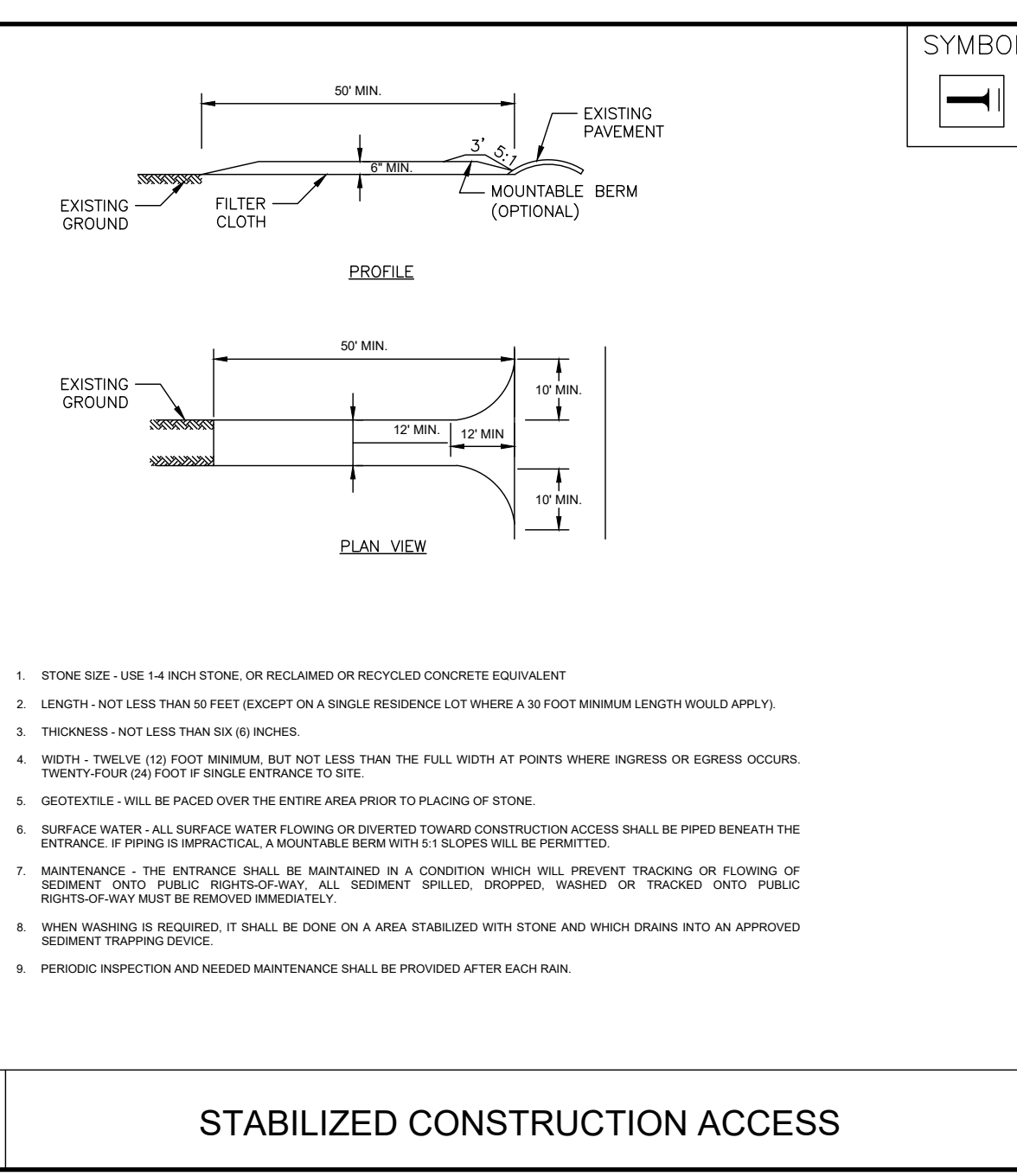
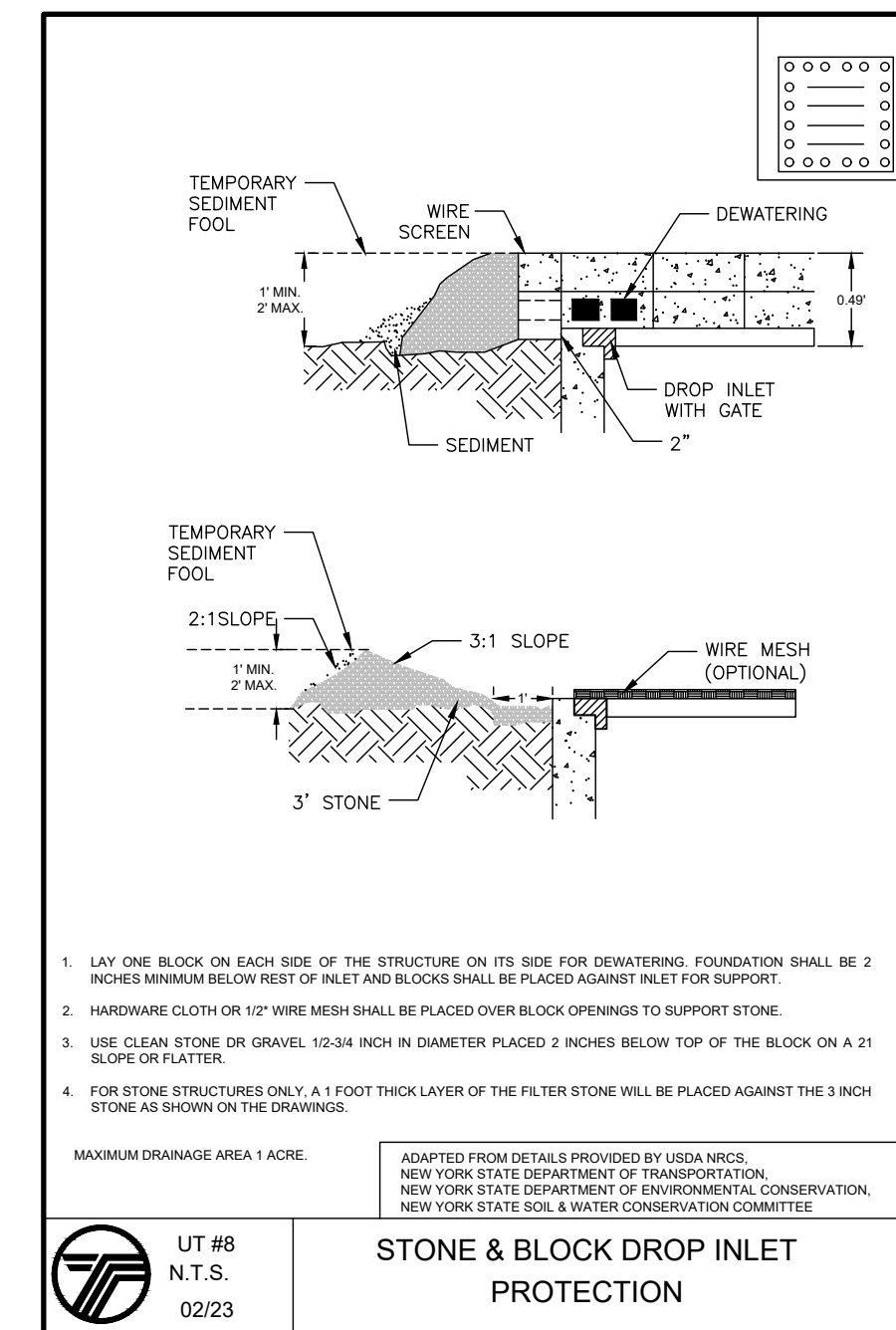
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05 OF 08	1"=20'	24258	07/02/2024



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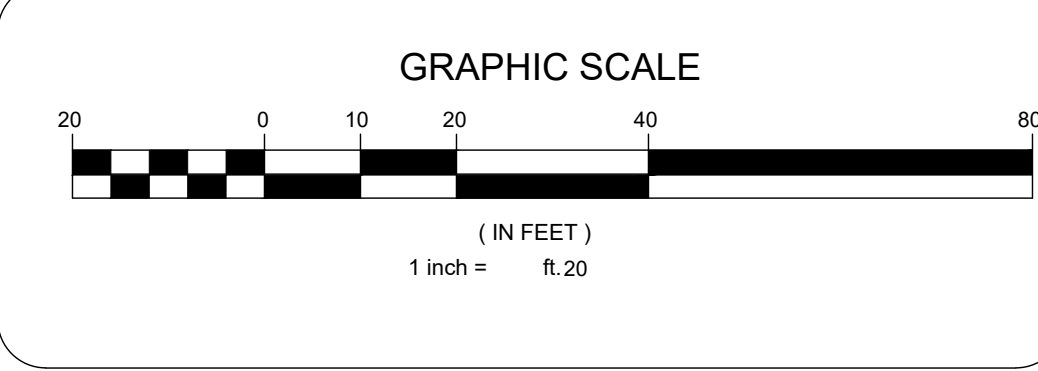


NOTES:
1. AREA OF DISTURBANCE: 15,193.47 SF.



SEQUENCE OF CONSTRUCTION NOTES

- CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATION SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPPP) PLANS TO KEEP SILT AND/OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.
- DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATED MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEEPED BACK INTO THE EXCAVATED AREA.
- CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT OR ROCK TRACKED FROM THE EXCAVATED AREA.
- CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
- CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.
 - DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
 - AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
 - STRUCTURAL CONTROL MEASURES.
 - LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
- CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND/OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEPPER SHALL BE REPLACED BY CLOCK SODDING.



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JOSIP MEDIC, PE

LIC. 103757 DATE 12/26/2025

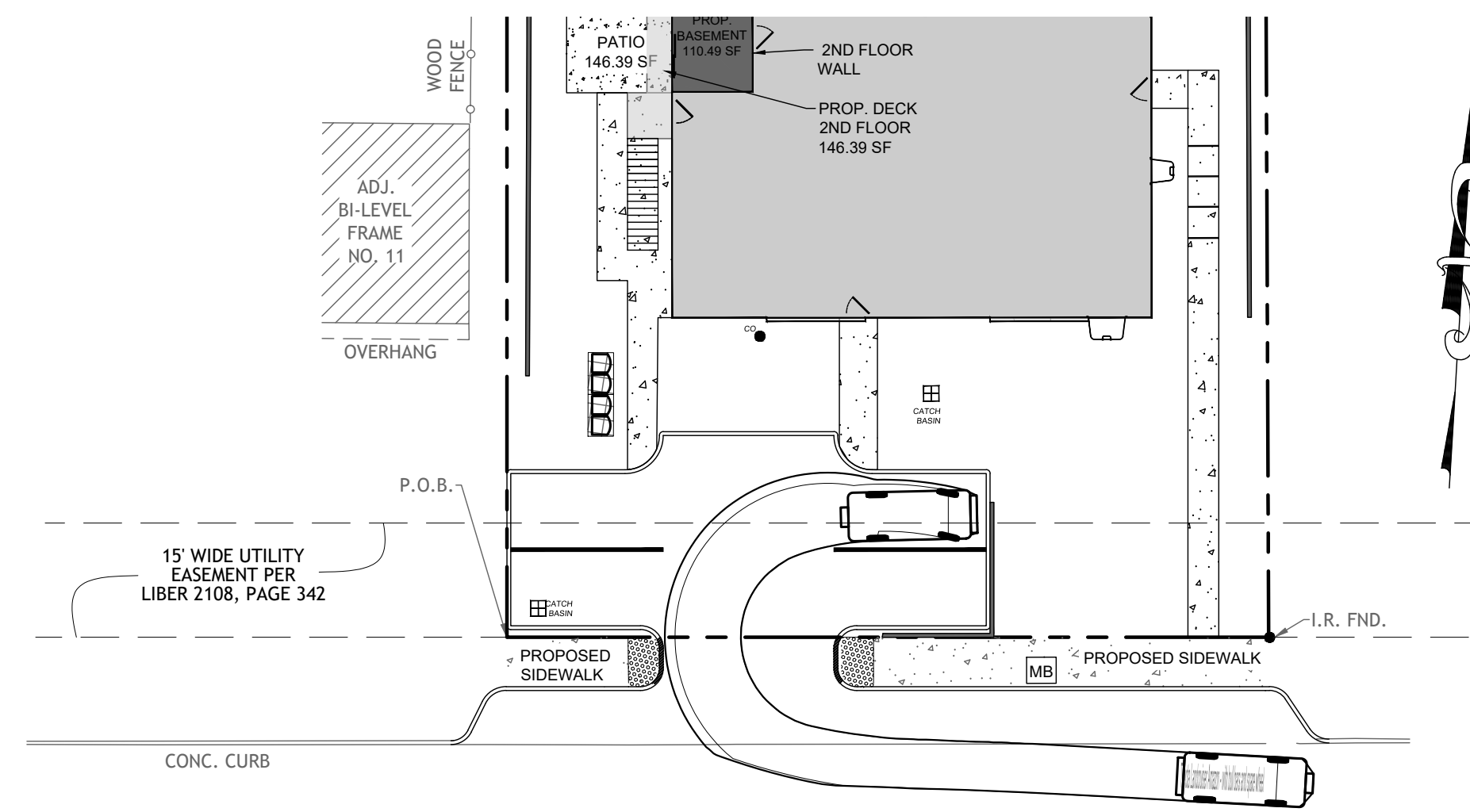
SOIL EROSION AND SEDIMENT CONTROL PLAN

DESIGN BY: YB DRAWN BY: OA CHECKED BY: JM

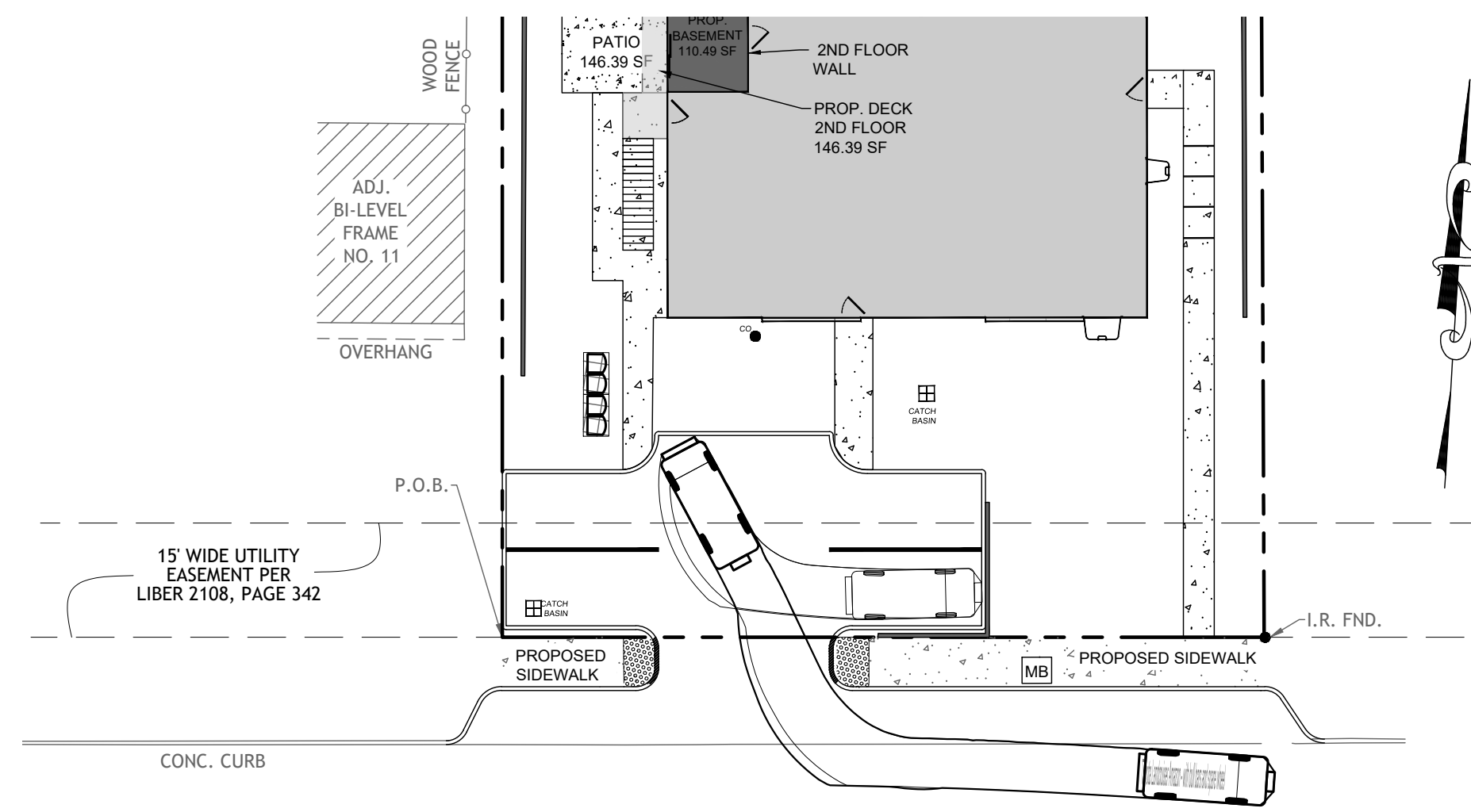
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SBL 211-4-35

DRAWING NUMBER: **06** OF **08** SCALE: 1"=20' FILE NO.: 24258 DATE: 07/02/2024

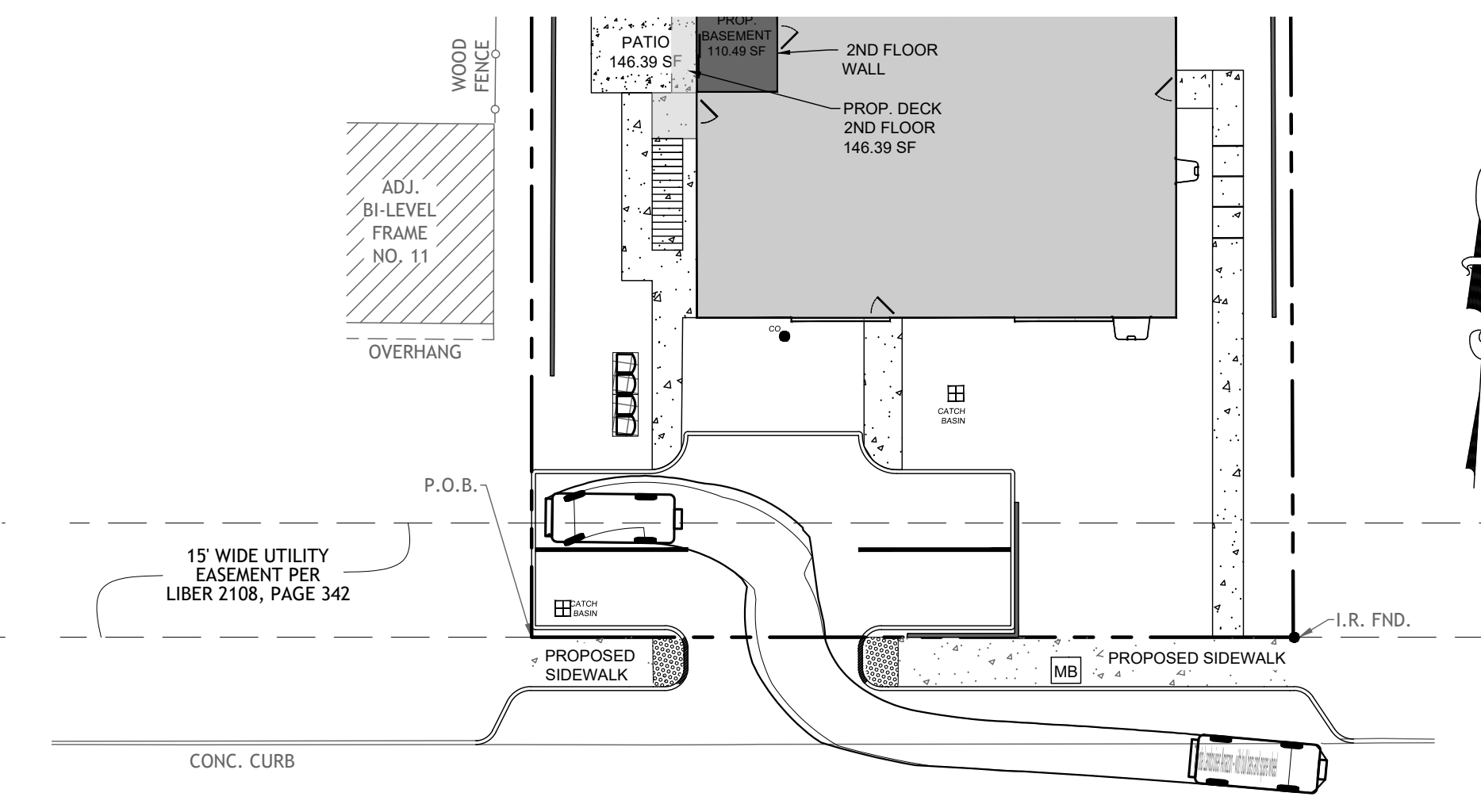




PENNSYLVANIA AVENUE
(50' WIDE)

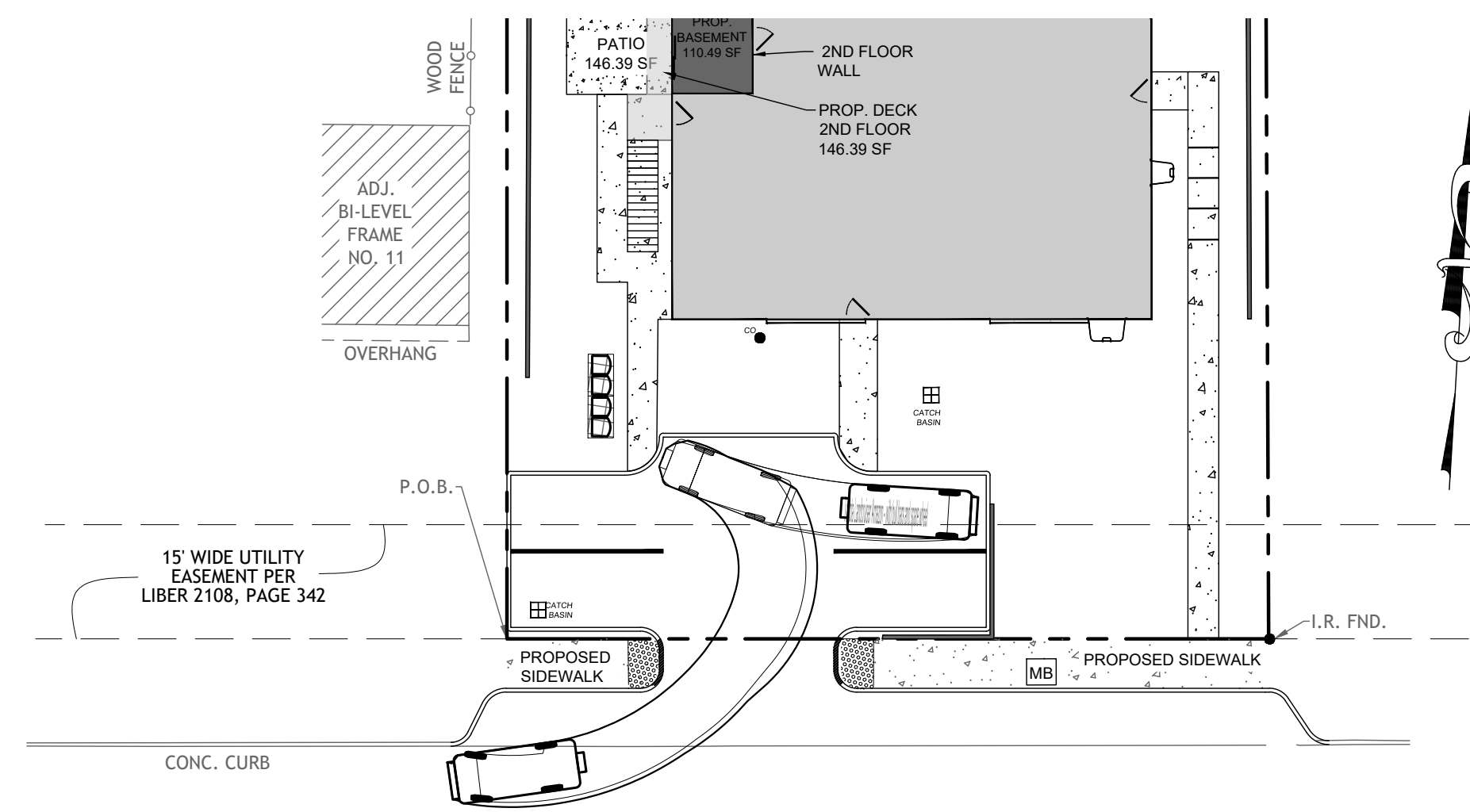


PENNSYLVANIA AVENUE
(50' WIDE)

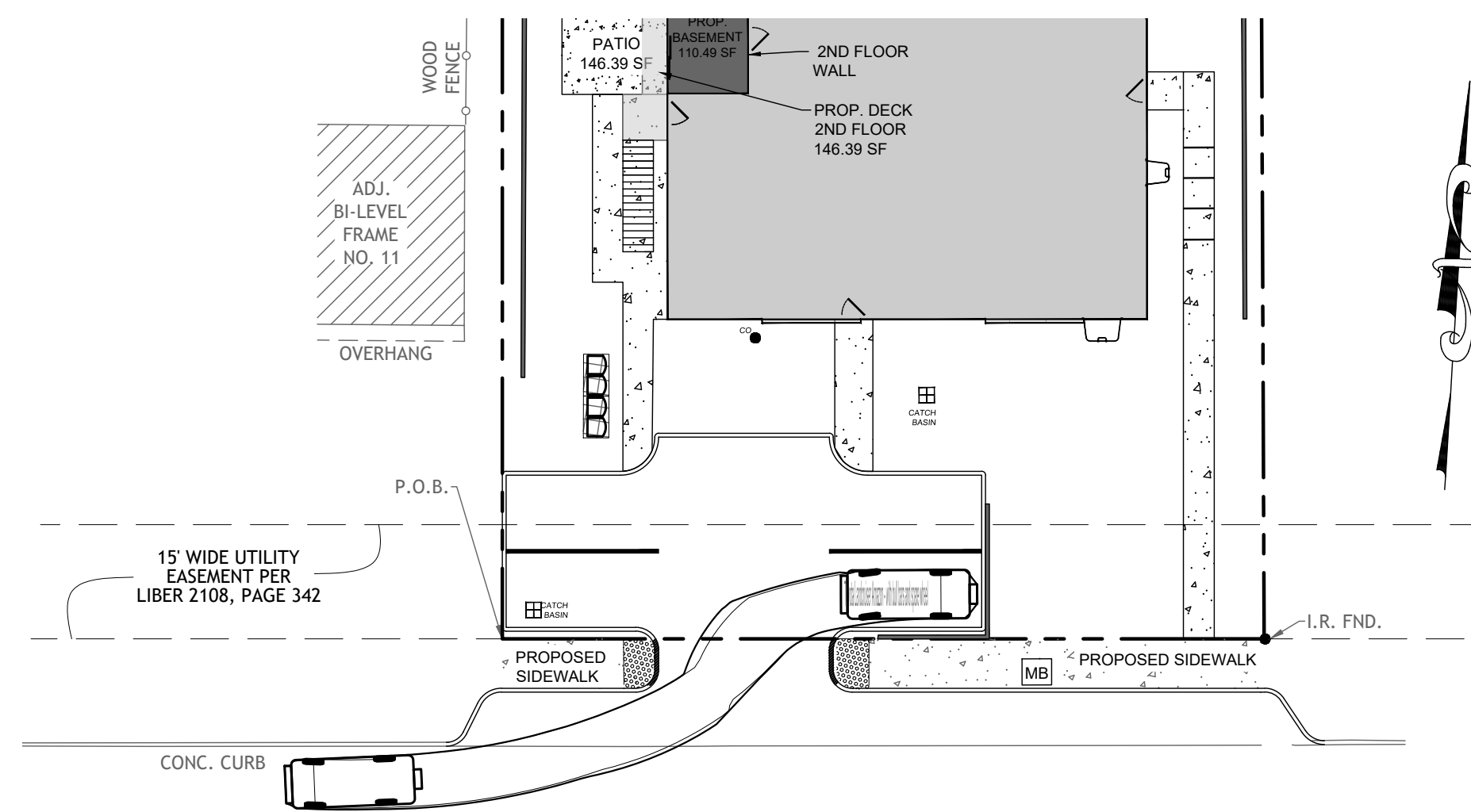


PENNSYLVANIA AVENUE
(50' WIDE)

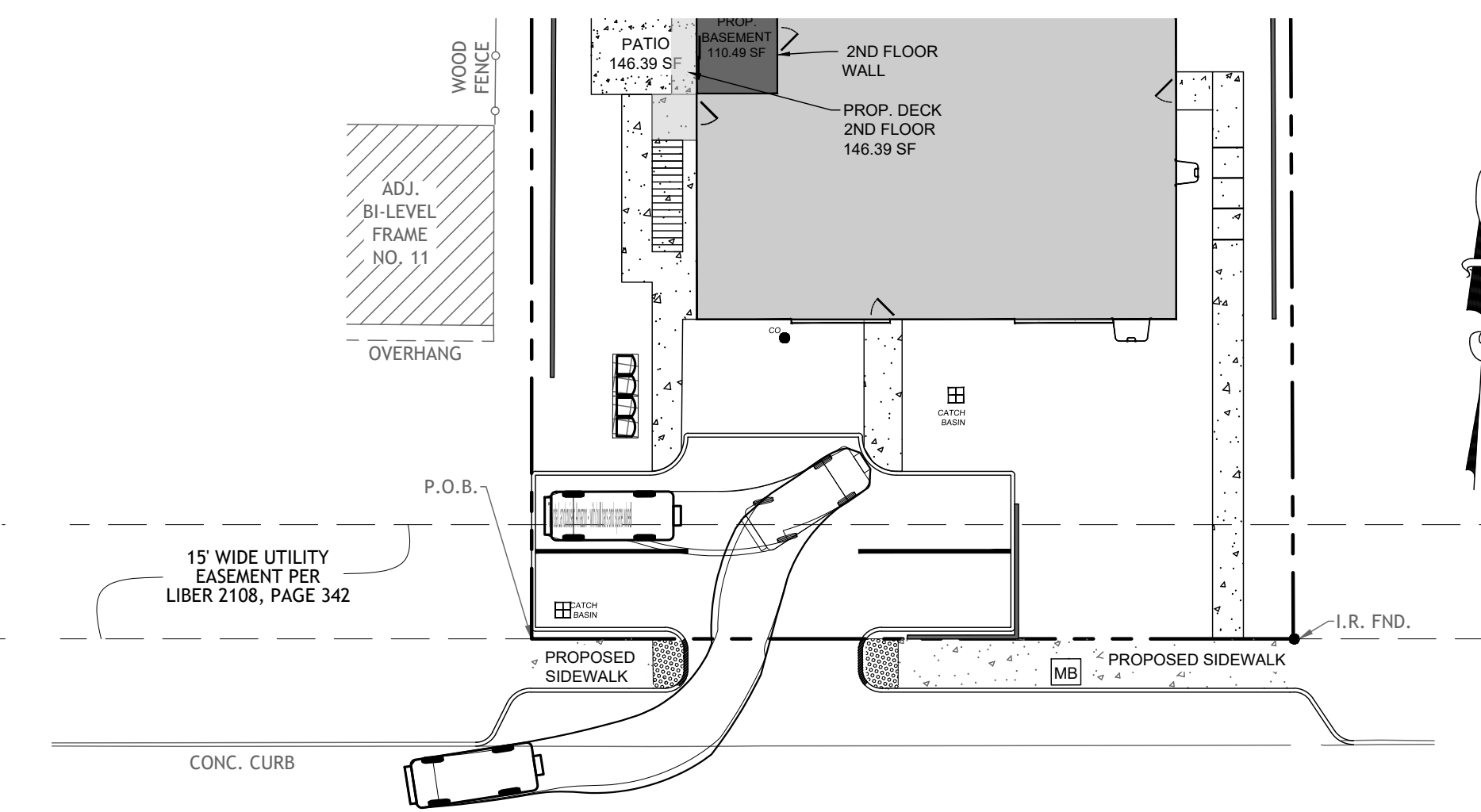
INGRESS



PENNSYLVANIA AVENUE
(50' WIDE)



PENNSYLVANIA AVENUE
(50' WIDE)

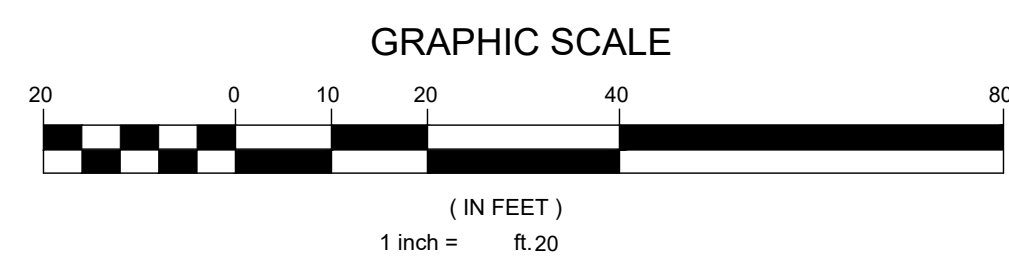


PENNSYLVANIA AVENUE
(50' WIDE)

EGRESS

EGRESS

EGRESS

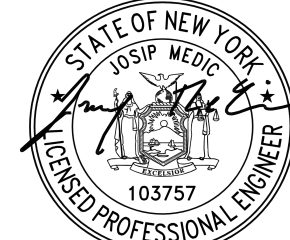


TERRANOVA
ENGINEERING CONSULTANTS

TERRANOVA ENGINEERING CONSULTANTS SPC. NEW YORK LICENSE NO. 002276
71 LAFAYETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVACOM P:945 686-0155

NO.	REVISION	DATE	DR/CK
3	GENERAL REVISIONS	12/26/2025	OAYB
2	GENERAL REVISIONS	11/26/2025	OAYB
1	GENERAL REVISIONS	11/17/2025	OAYB

JOSIP MEDIC, PE



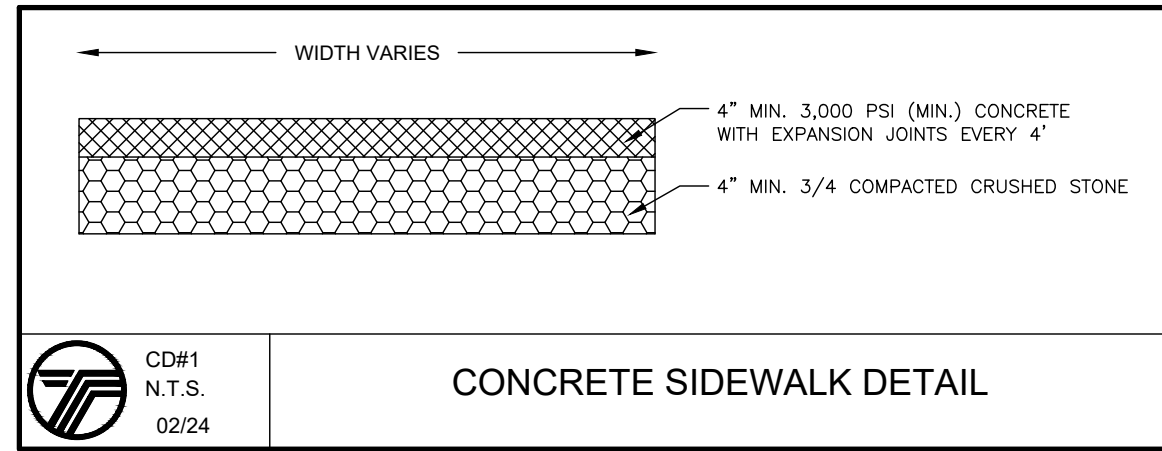
LIC. 103757 DATE 12/26/2025

TRAFFIC PLAN

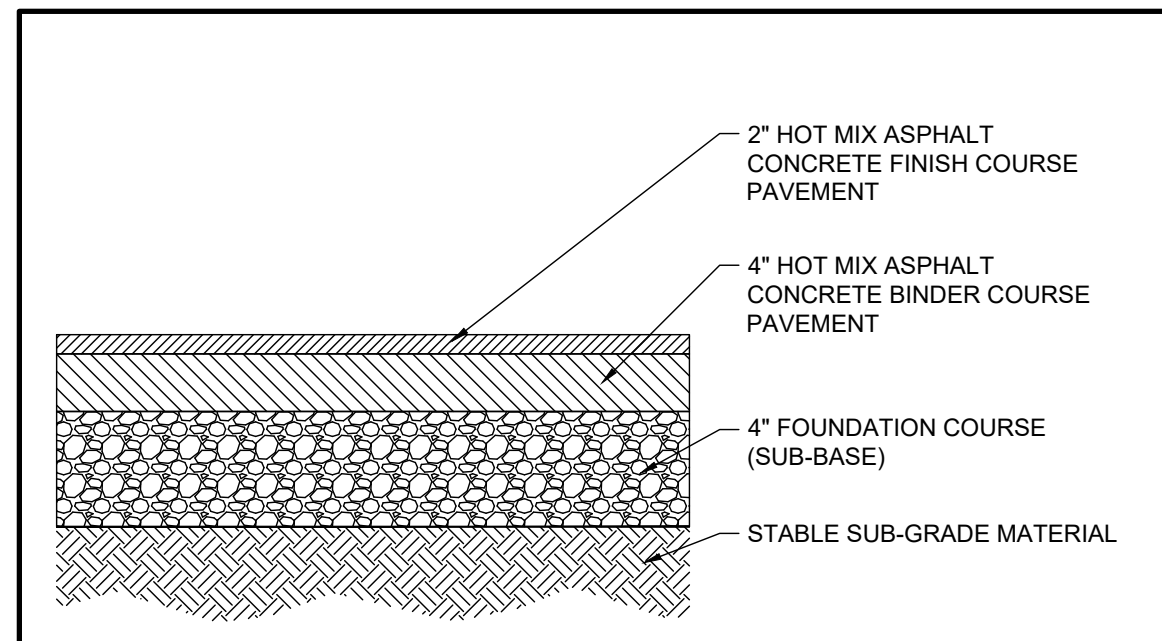
DESIGN BY: YB DRAWN BY: OA CHECKED BY: JM

13 PENNSYLVANIA AVE
13 PENNSYLVANIA AVE, VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NEW YORK 10950
SBL 211-4-35

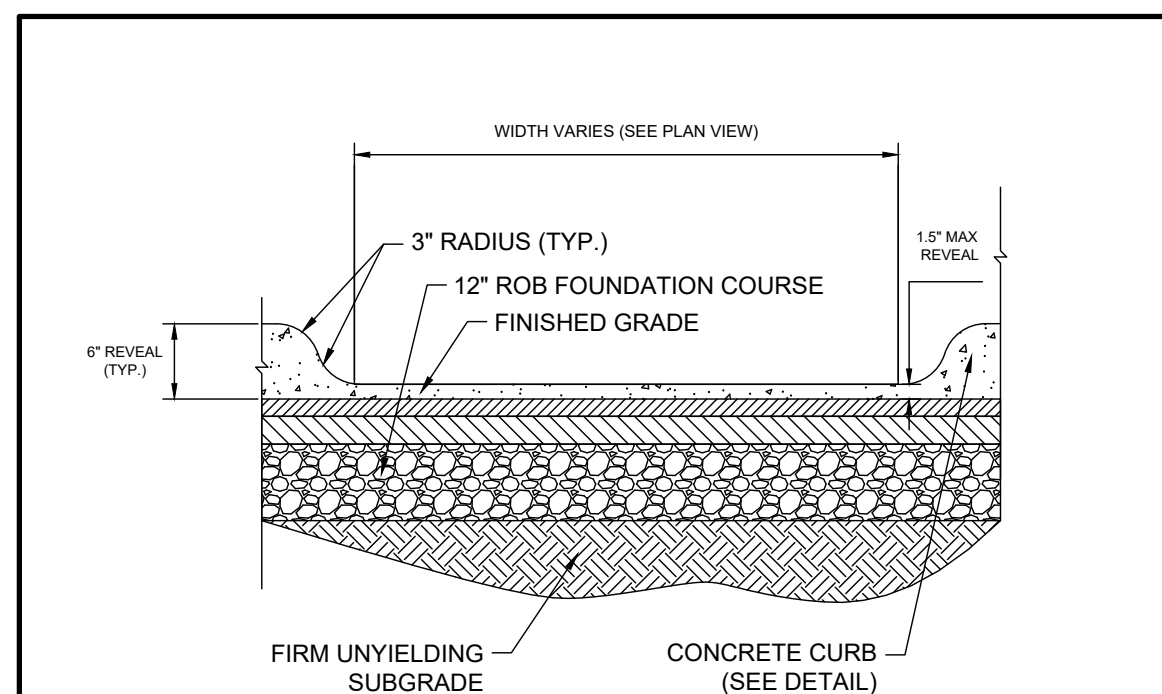
DRAWING NUMBER: **07** OF **08** SCALE: 1"=20' FILE NO.: 24258 DATE: 07/02/2024



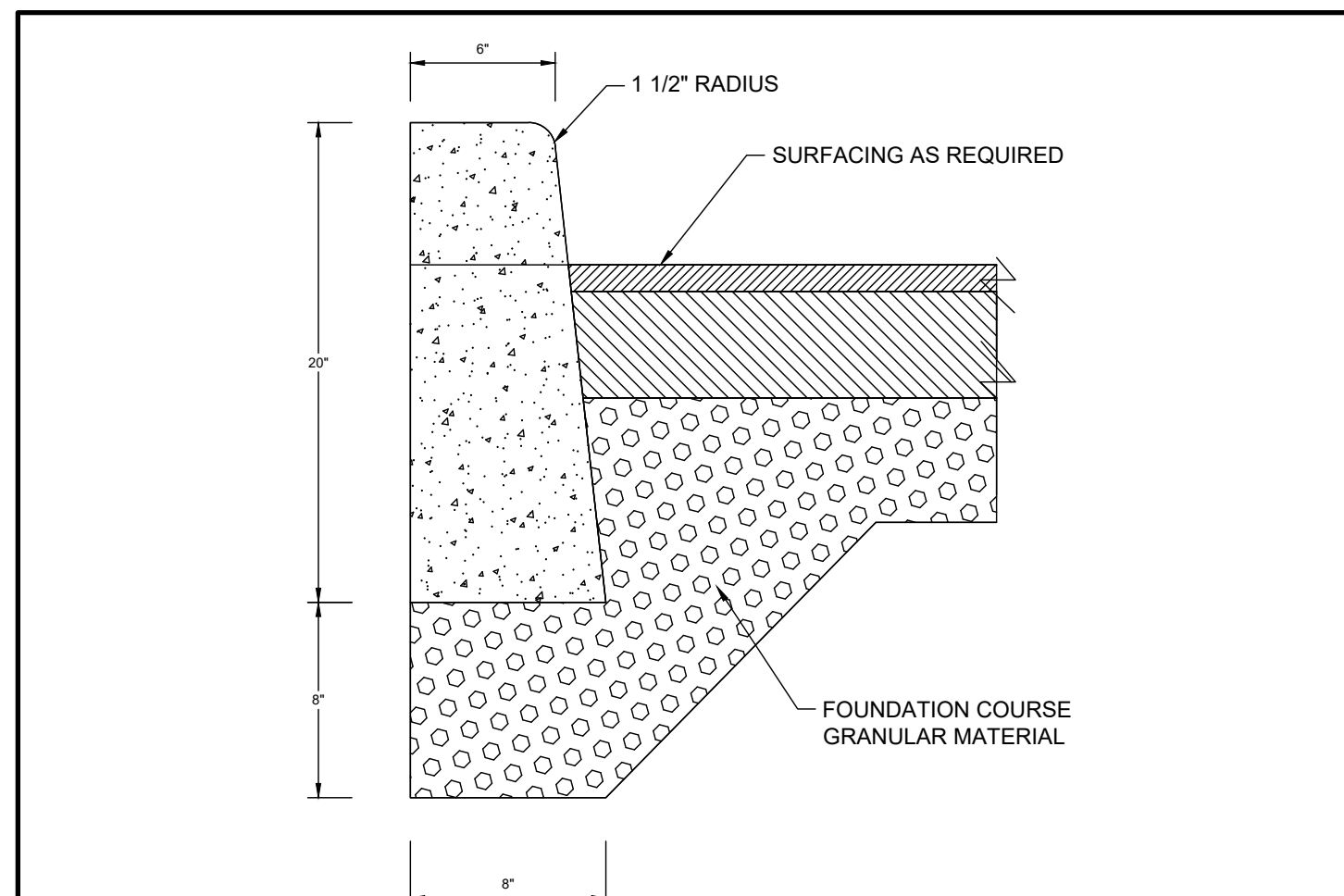
CD#1
N.T.S.
02/24
CONCRETE SIDEWALK DETAIL



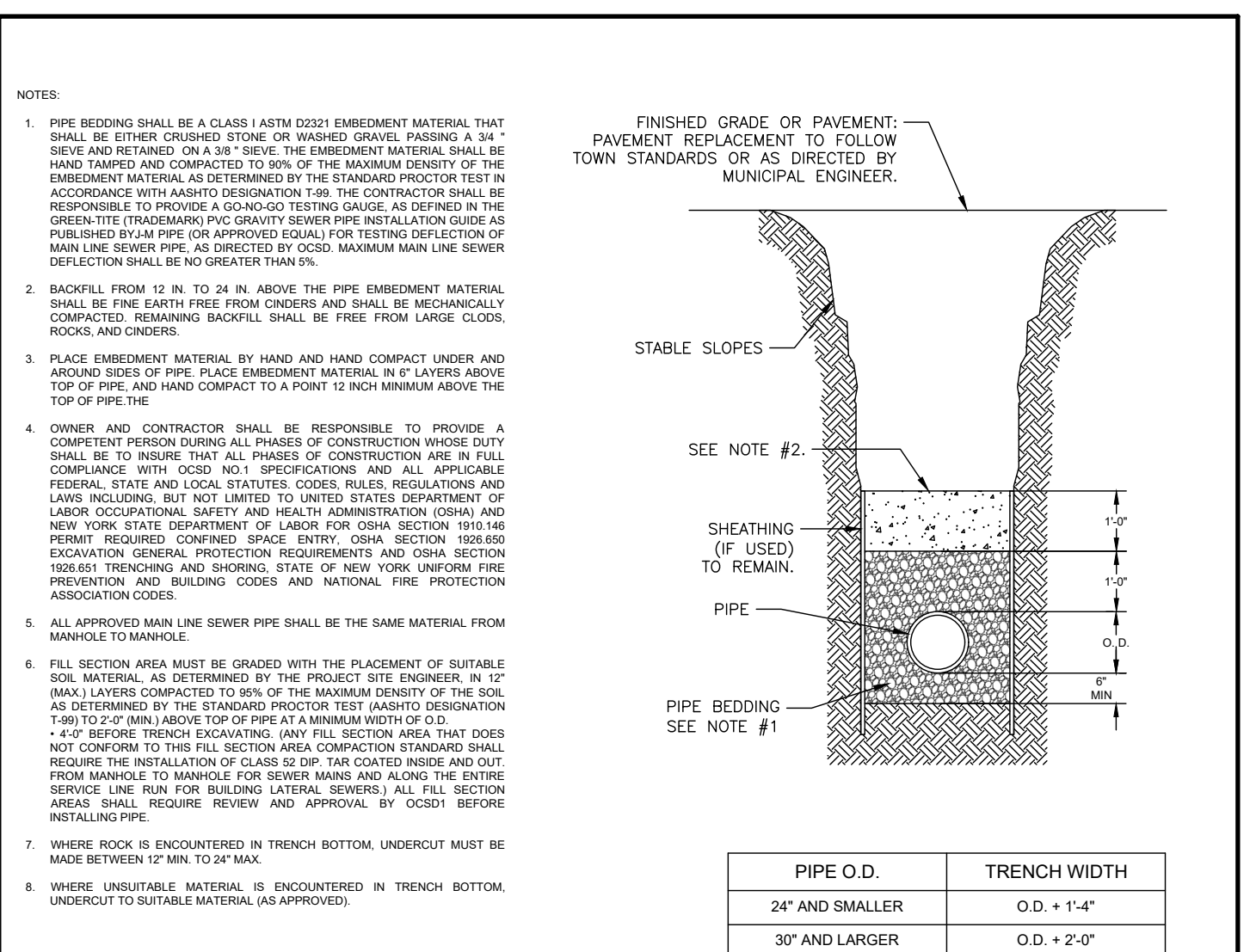
CD#2
N.T.S.
02/24
ASPHALTIC CONCRETE PAVEMENT DETAIL



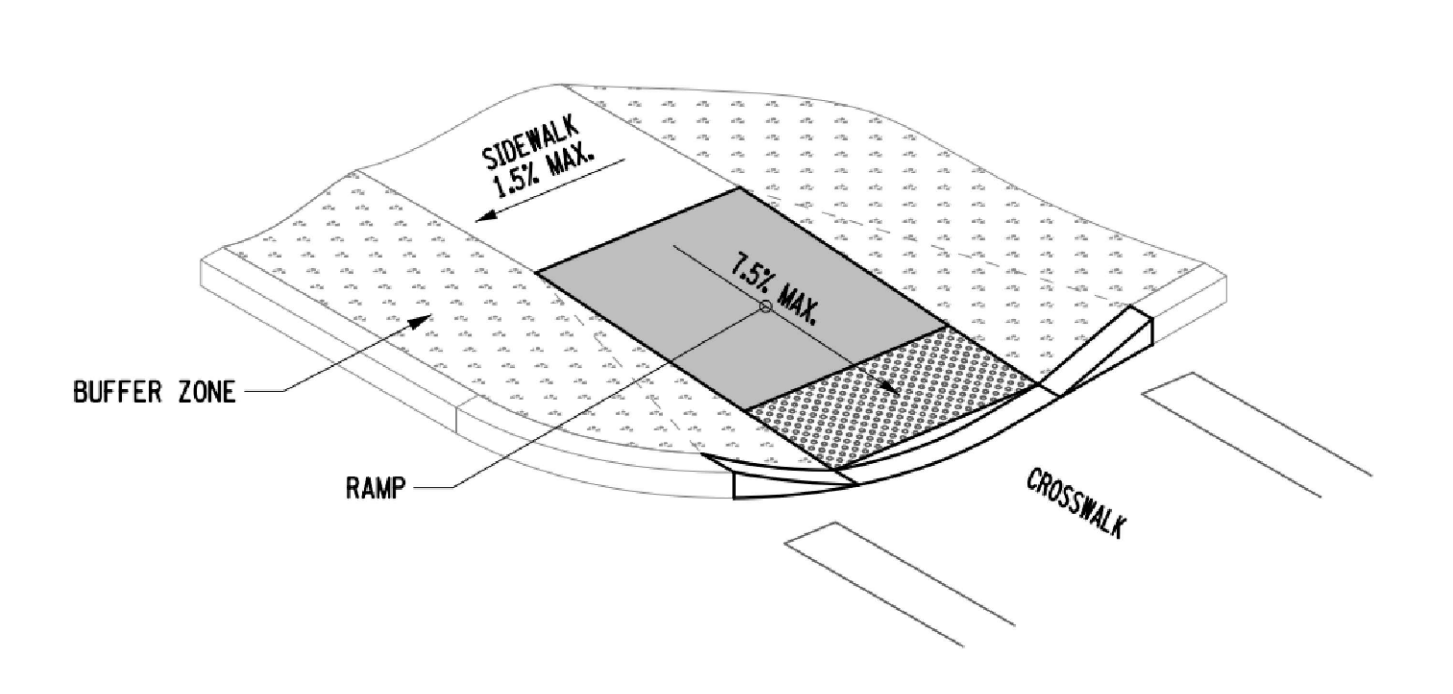
CD#3
N.T.S.
02/24
CURB CUT DETAIL



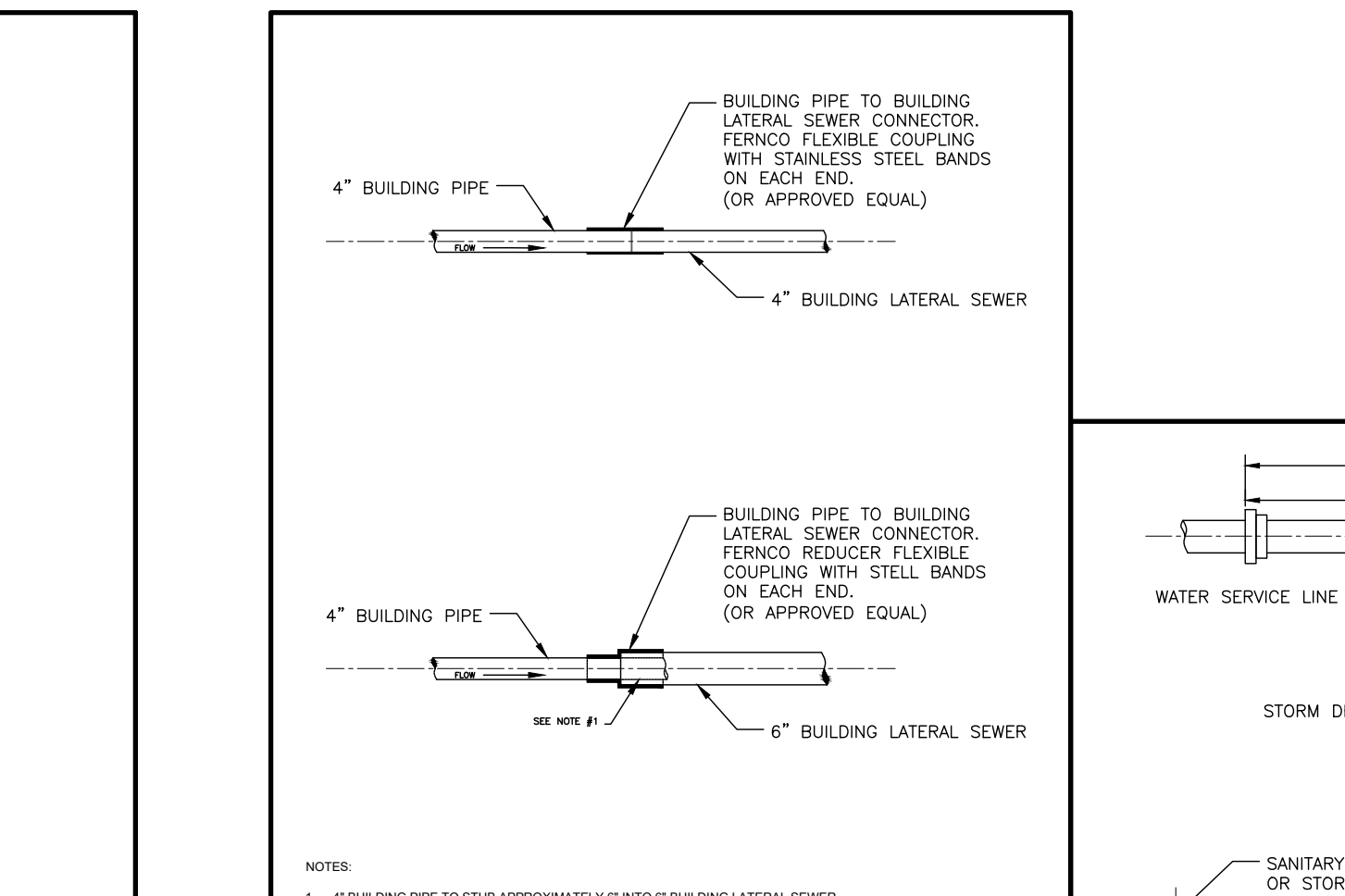
CD#4
N.T.S.
02/24
CONCRETE CURB DETAIL



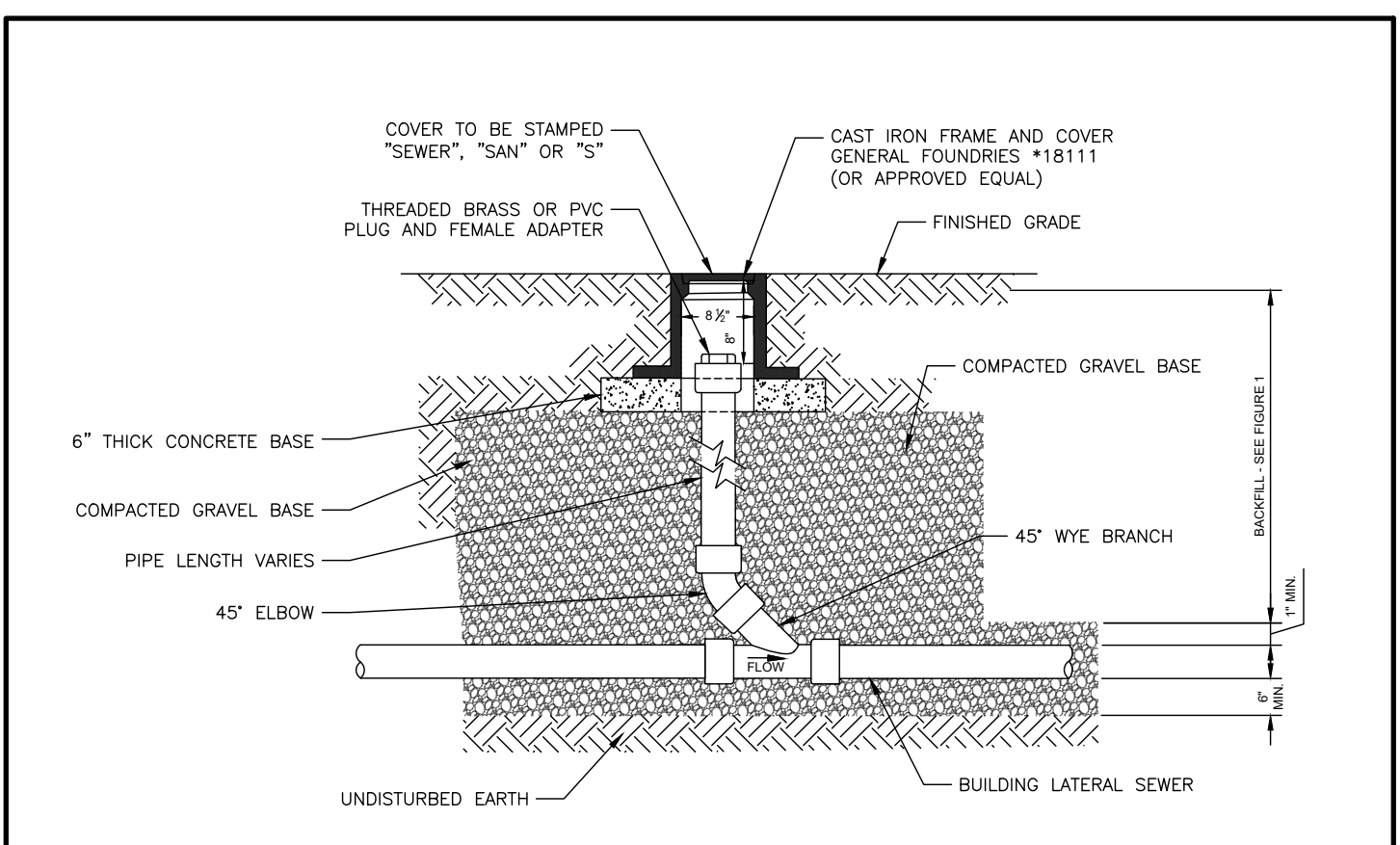
UT #4
N.T.S.
02/23
TYPICAL TRENCH DETAIL (SANITARY SEWER)



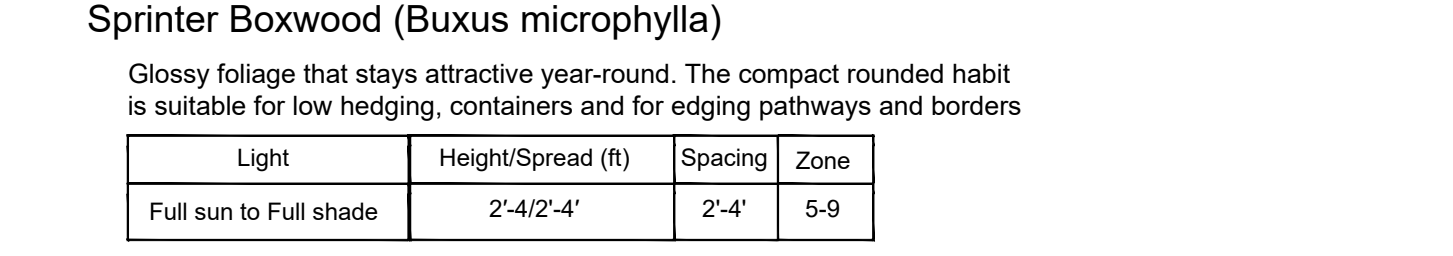
**OPTION B: GRADED EARTH
ADA RAMP DETAIL**



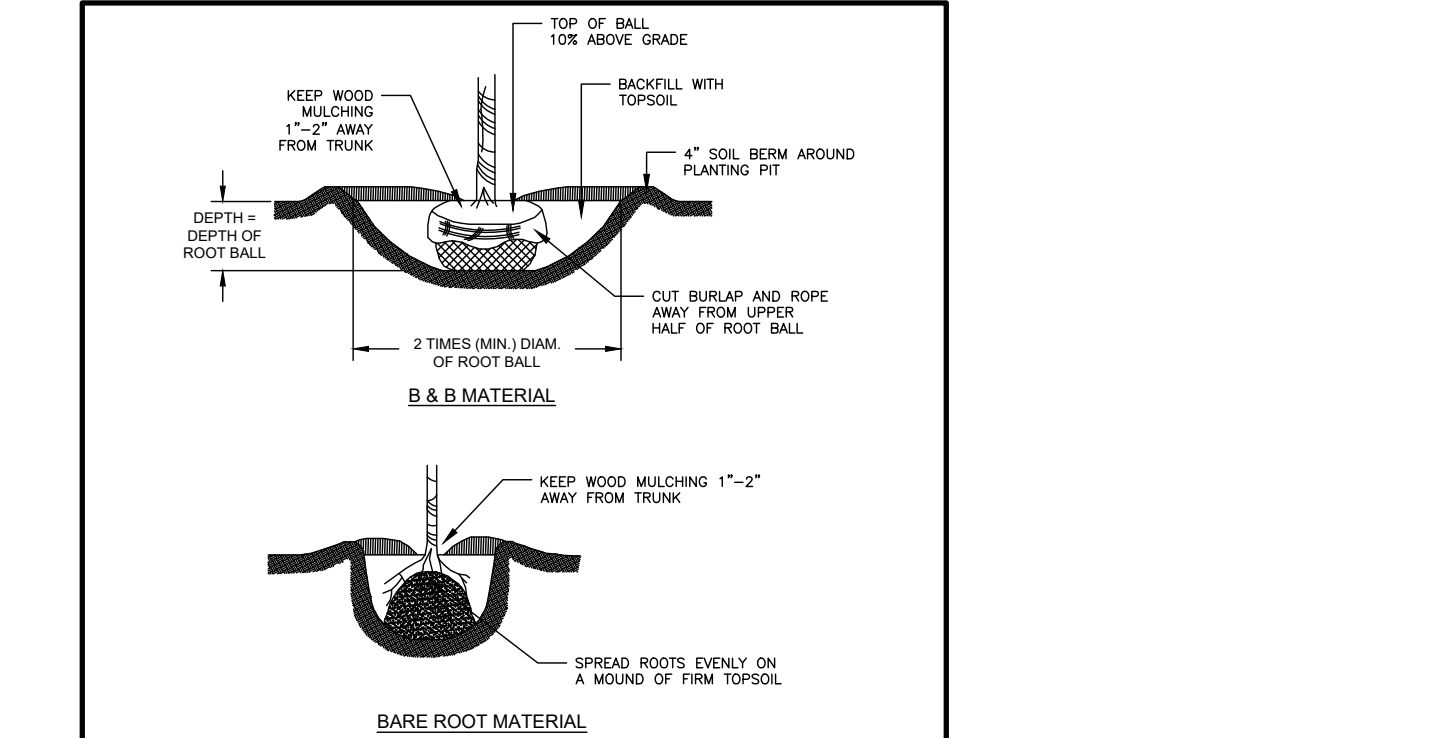
UT #6
N.T.S.
02/23
BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION



UT#1
N.T.S.
02/24
BUILDING LATERAL SEWER CLEANOUT (C.O.)

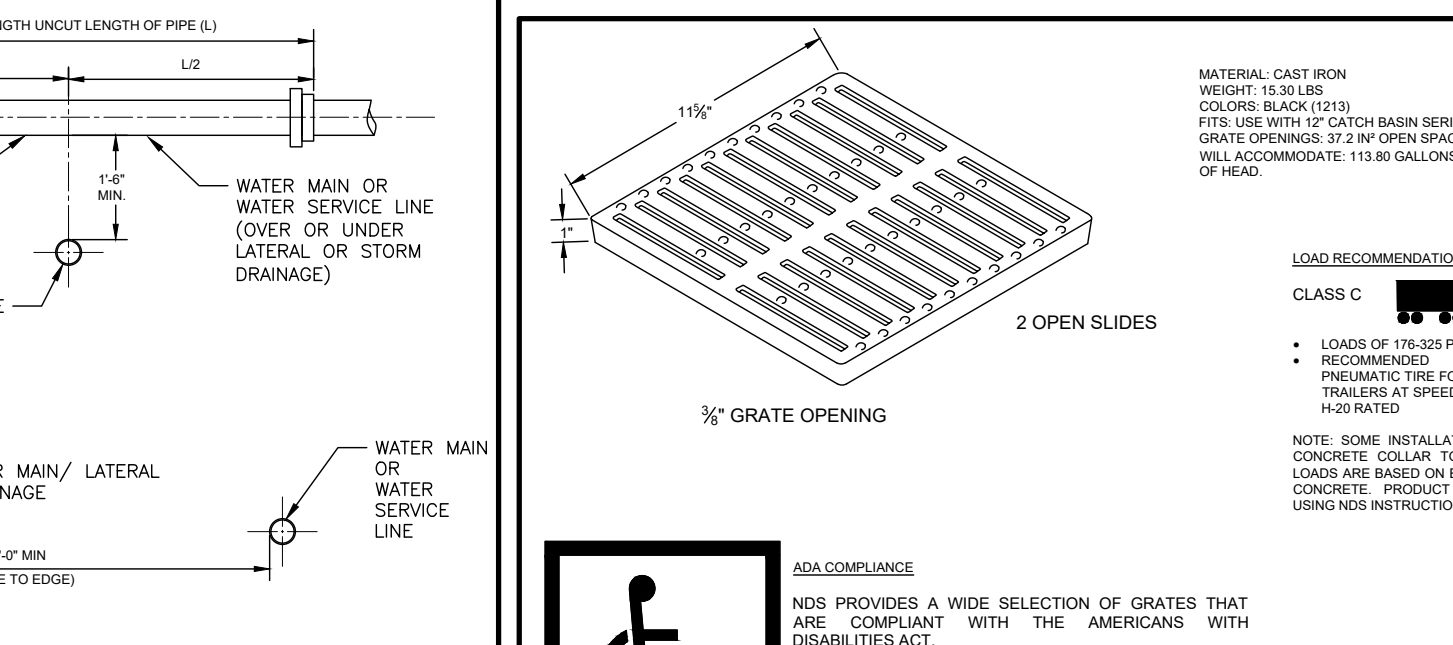


TOTAL NUMBER OF BOXWOODS (13)

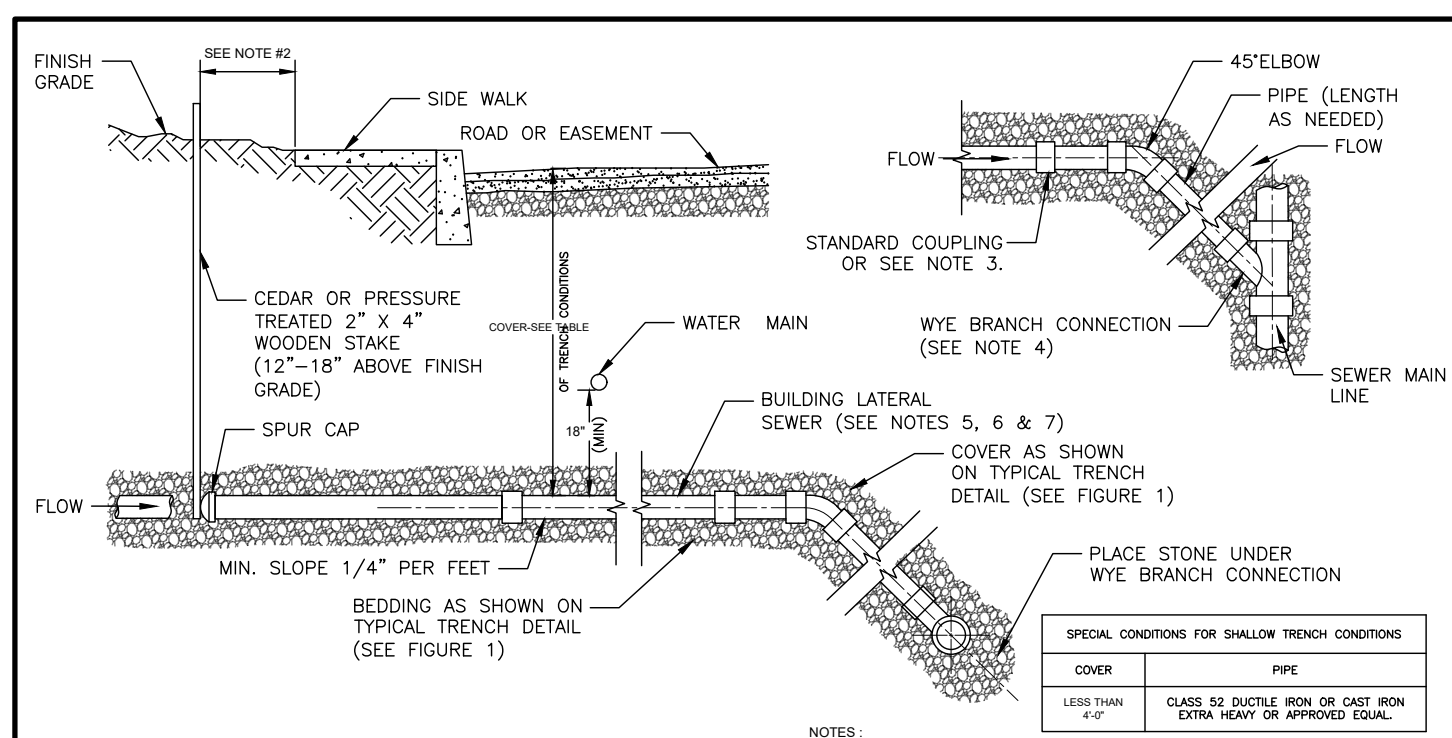


LS#1
N.T.S.
03/24
TREE AND SHRUB PLANTING DETAIL

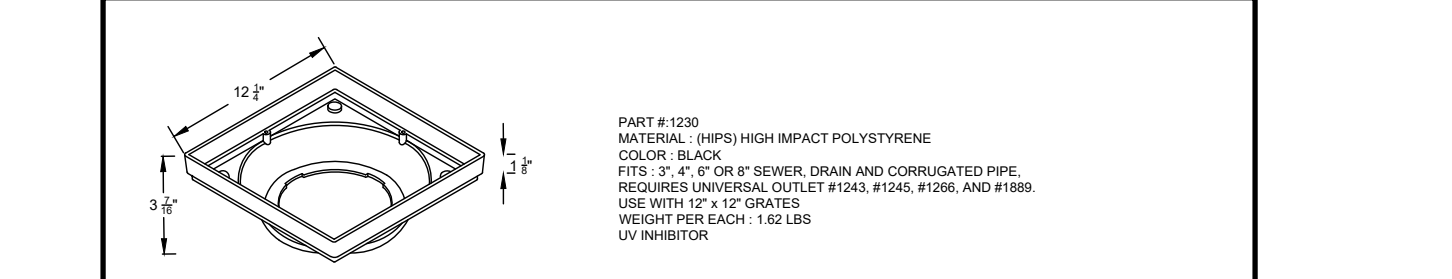
**LANDSCAPING SHRUB DETAIL
TOTAL NUMBER OF SHRUBS (13)**



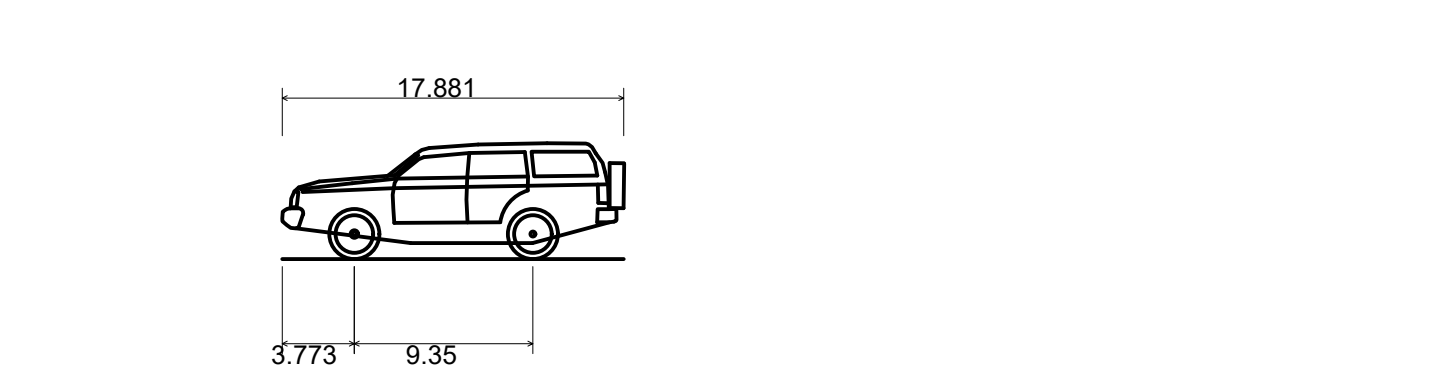
UT #5
N.T.S.
02/23
SANITARY SEWER/WATER/STORM DRAINAGE SEPARATION REQUIREMENTS



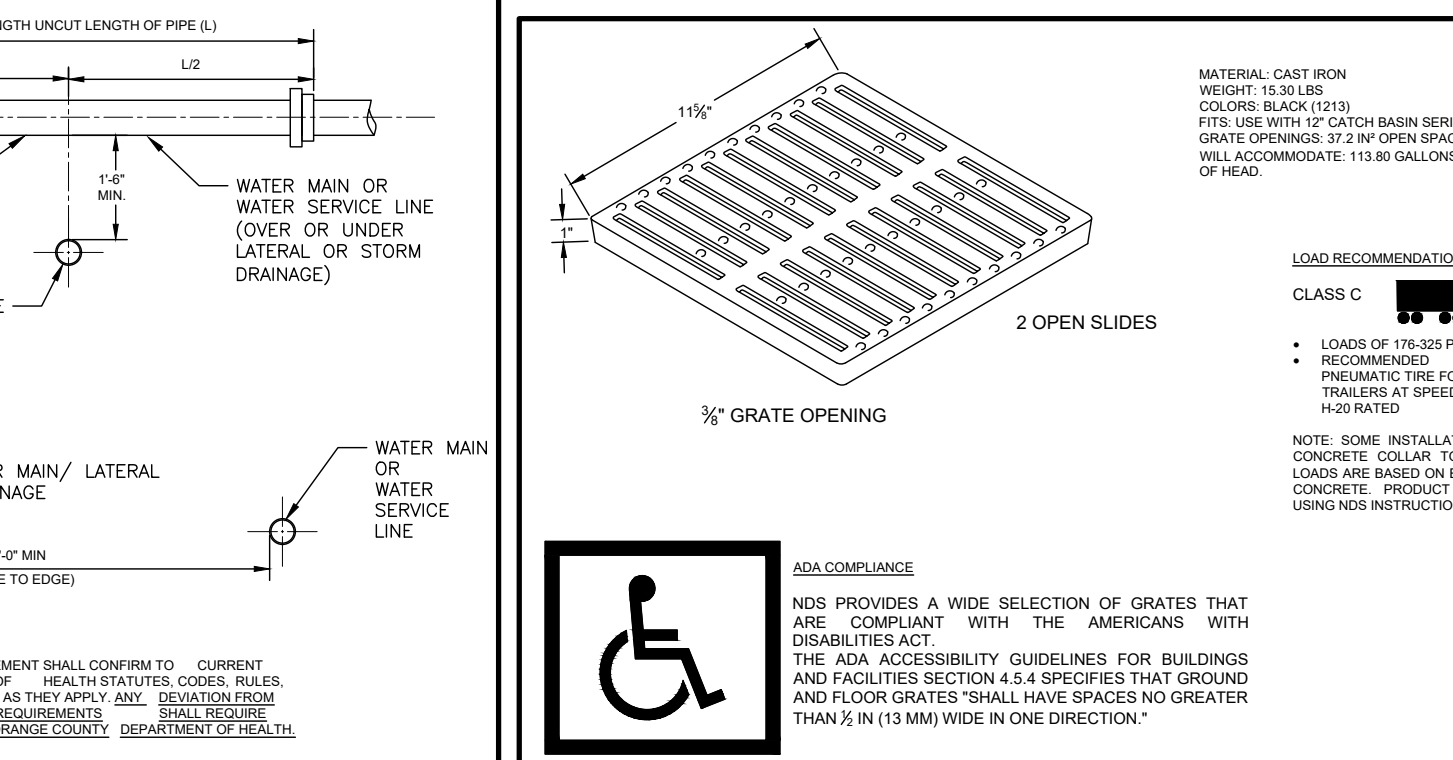
UT #7
N.T.S.
02/23
SANITARY SEWER CONSTRUCTION MATERIALS



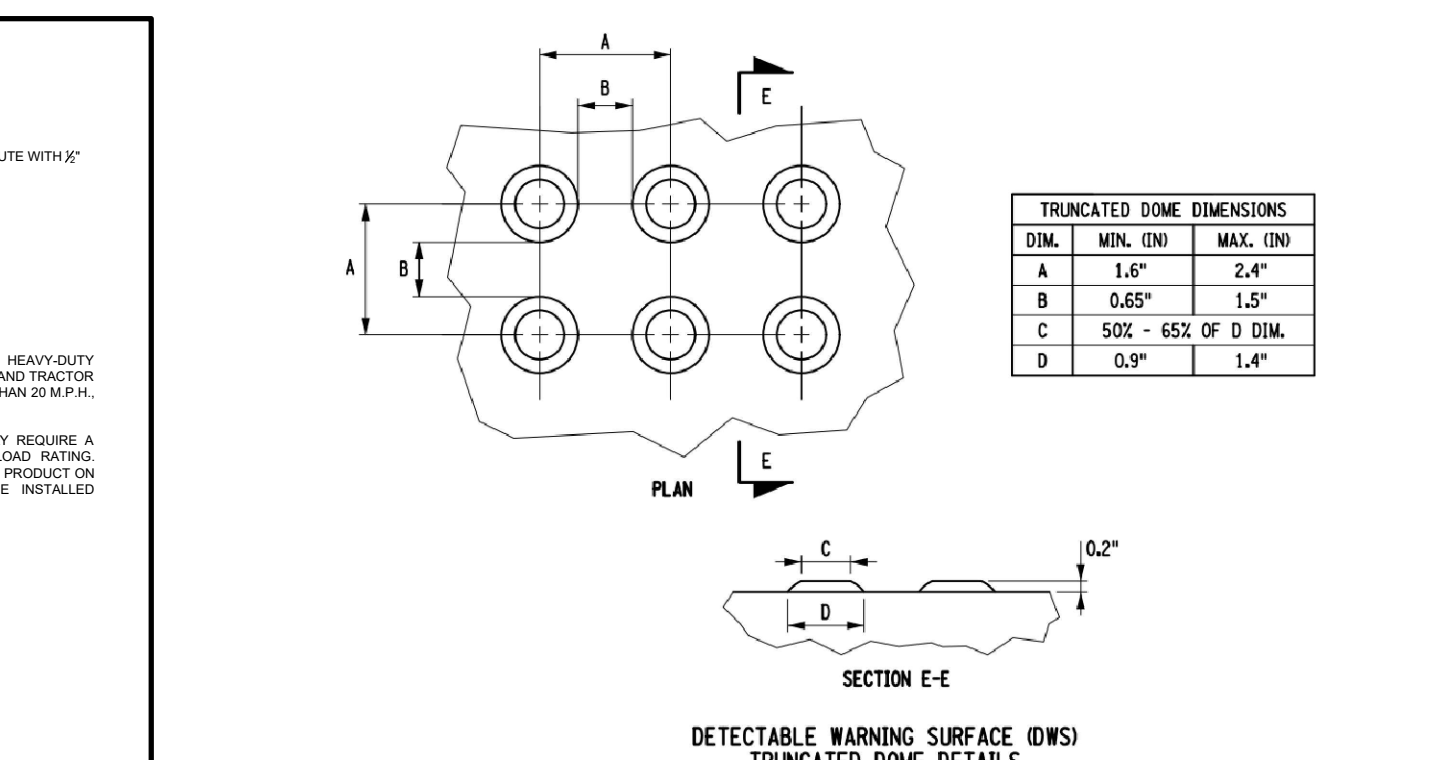
CD #17
N.T.S.
03/24
12" X 12" LOW PROFILE ADAPTER



Toyota Landcruiser Amazon - with bull bars and spare wheel
 Overall Length: 17.881ft
 Overall Width: 6.365ft
 Overall Body Height: 6.069ft
 Min Body Ground Clearance: 0.840ft
 Track Width: 6.365ft
 Lock-to-lock time: 4.00s
 Curb to Curb Turning Radius: 19.357ft



CD# 18
N.T.S.
03/24
12x12 SQUARE CAST IRON GRATE



DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS

DETECTABLE WARNING SURFACE DETAIL



TERRANOVA ENGINEERING CONSULTANTS INC. NEW YORK LICENSE NO. 022578
 71 LAFAYETTE AVE, SUFFERN NY 10901 INFO@TERRANOVACOM.COM P:845-866-0155

NO.	REVISION	DATE	DR/CK
3	GENERAL REVISIONS	12/26/2024	OA/YB
2	GENERAL REVISIONS	11/28/2024	OA/YB
1	GENERAL REVISIONS	11/17/2024	OA/YB

JOSIP MEDIC, PE

LIC. 103757 DATE 12/26/2025

DETAIL SHEET

DESIGN BY: YB DRAWN BY: OA CHECKED BY: JM

13 PENNSYLVANIA AVE
 13 PENNSYLVANIA AVE, VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, NEW YORK 10950
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DRAWING NUMBER: **08** OF **08** SCALE: NTS FILE NO.: 24258 DATE: 07/02/2024