

TABLE OF DIMENSIONAL REQUIREMENTS
ZONE RB (RESIDENCE B)

	REQUIRED	EXISTING	PROPOSED BUILDING #1	PROPOSED BUILDING #2
MIN LOT AREA (SQ. FEET)	10,000	23,102.00	10,371.24	12,730.58
FRONT SETBACK (FEET)	40	46.00	53.90	44.60
SIDE SETBACK (FEET)	15	47.00	15.00	20.00
TOTAL SIDE SETBACK (FEET)	30	54.50	30.00	35.00
REAR SETBACK (FEET)	40	68.87	40.00	41.90
MAX. BUILDING HEIGHT (FEET)	35	1 STORY	TBD	TBD

PROPOSED COVERAGE

BUILDING AREA	AREA (SF)
BUILDING #1	2,702.77
BUILDING #2	2,701.45
DRIVEWAY	2,909.10
TOTAL	8,313.32

LOT AREA #1	10,371.24
LOT AREA #2	12,730.58
TOTAL LOT AREA	23,102.00
PROPOSED COVERAGE	35.98%

PARKING SPACE REQUIREMENTS

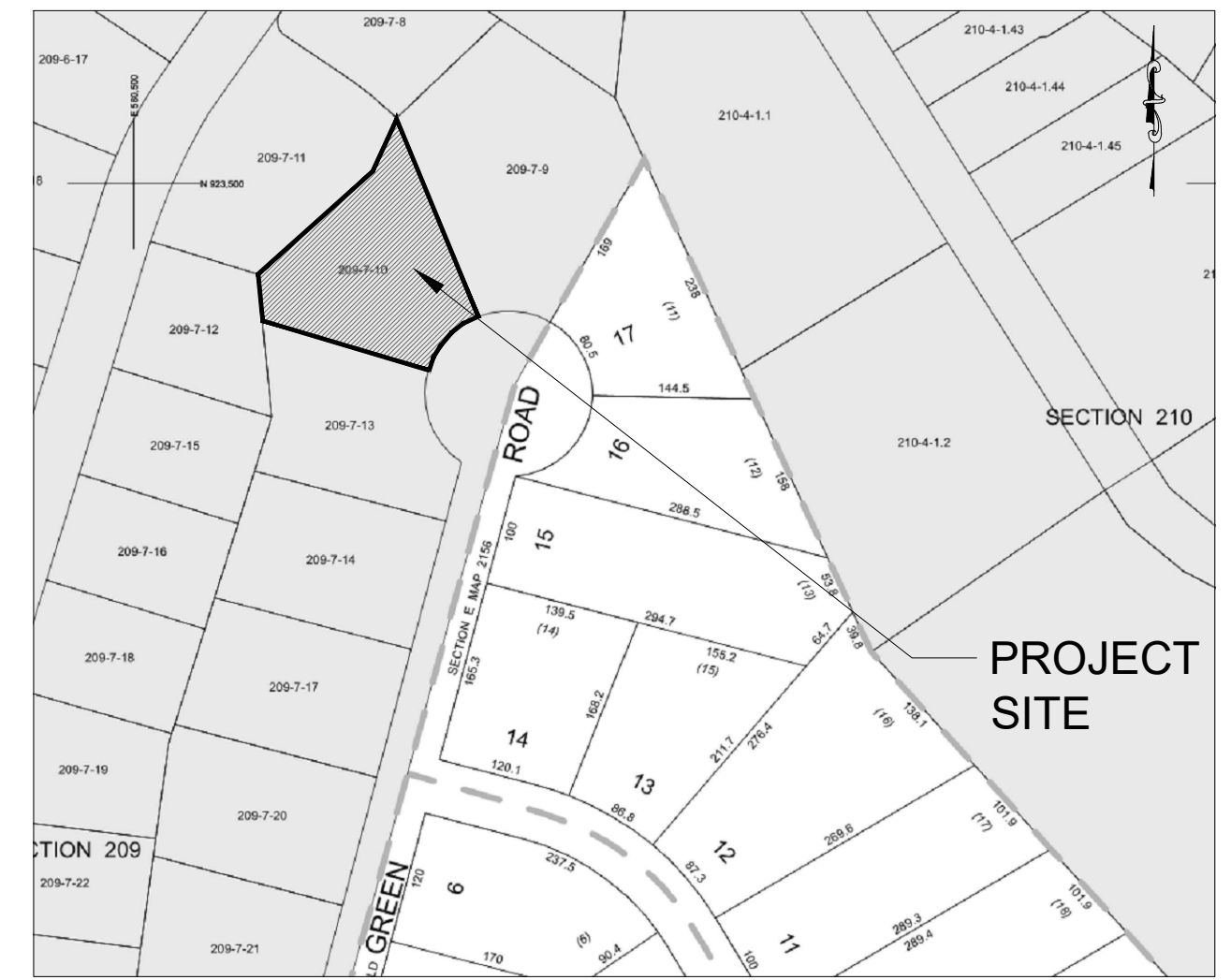
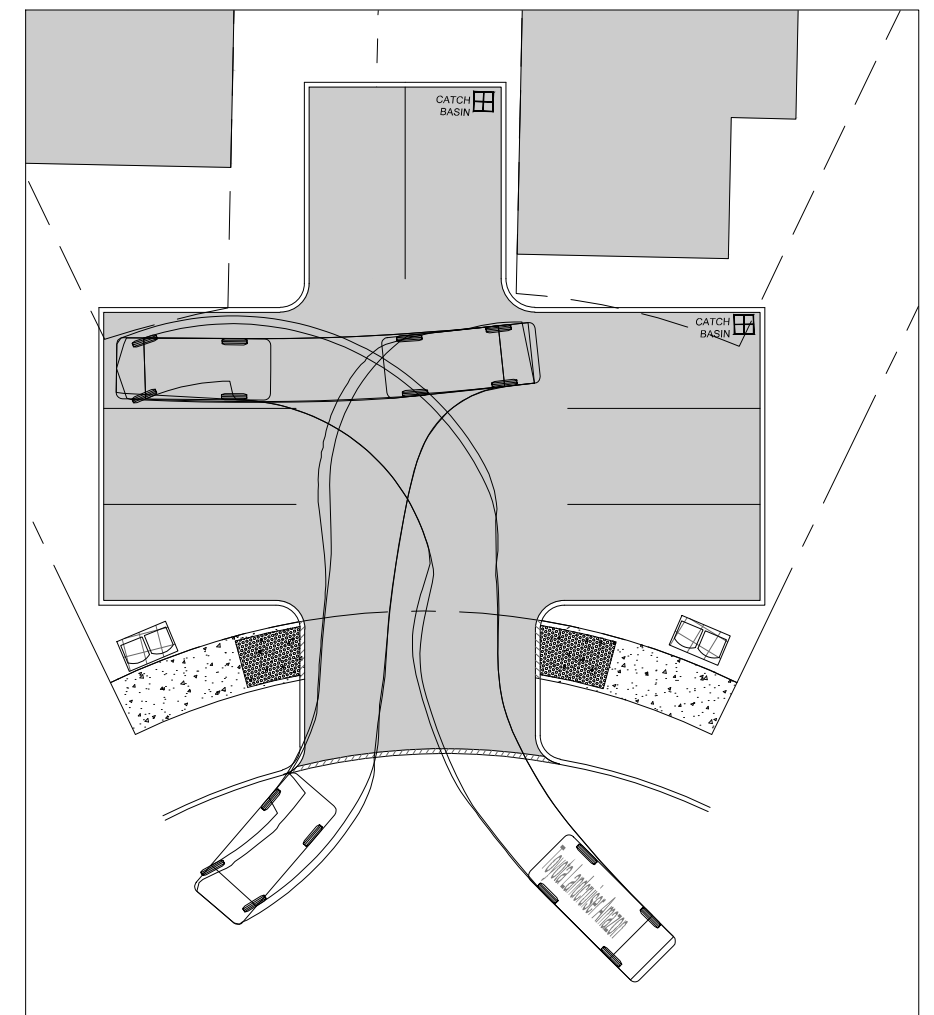
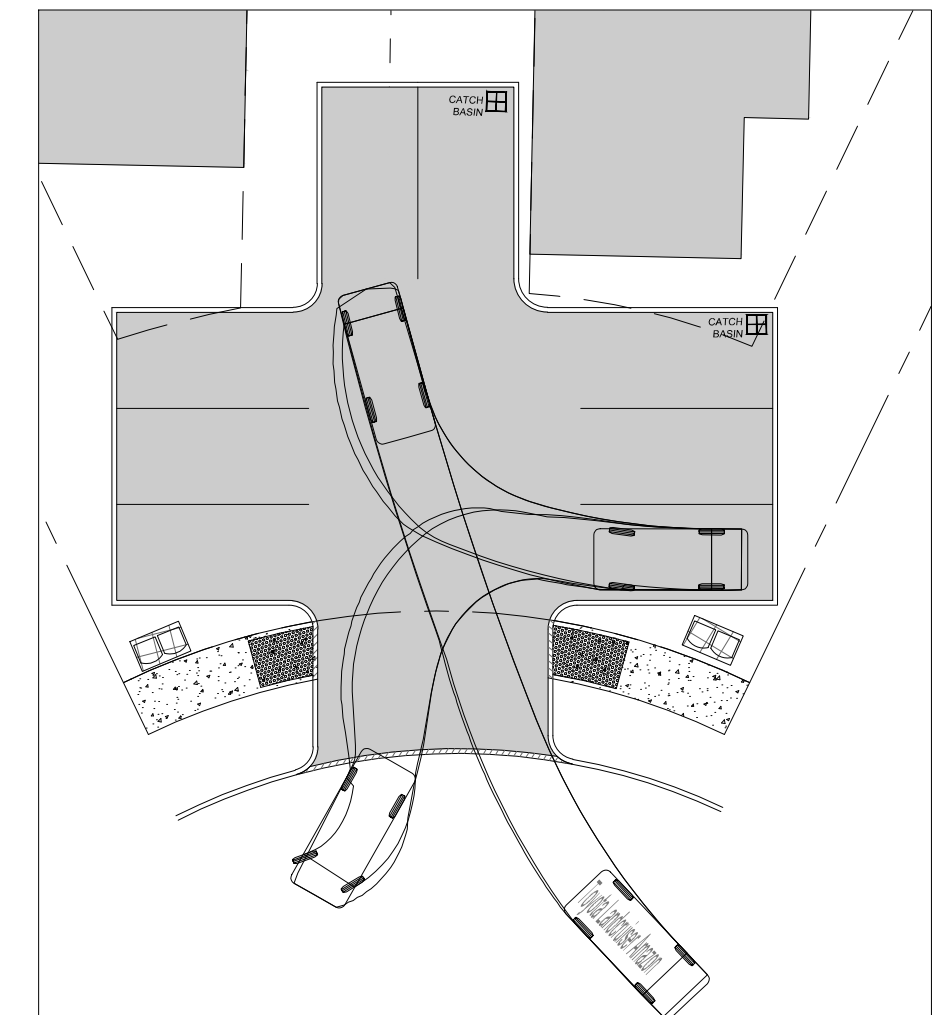
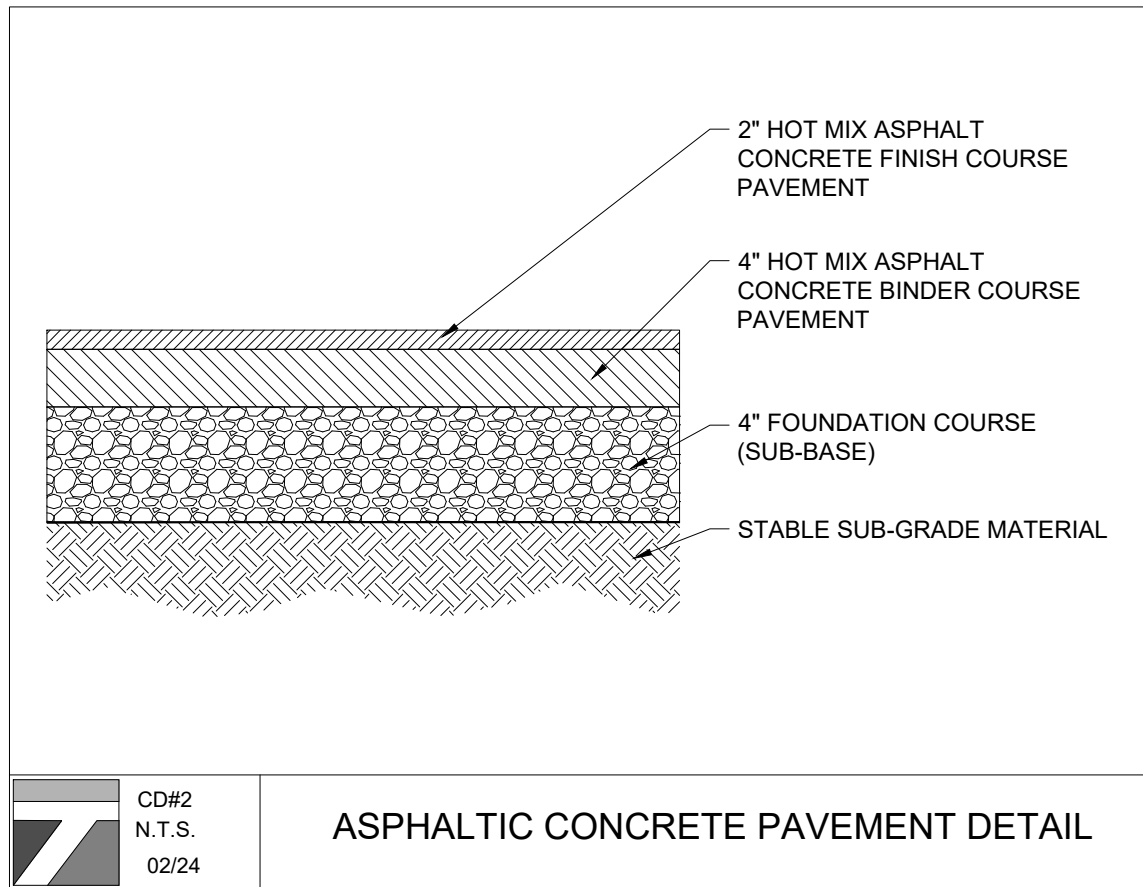
2 SPACES PER UNIT
 LOT 1
 REQUIRED: 2 UNITS X 2 SPACES/UNITS
 4 SPACES
 PROVIDED: 4 SPACES
 LOT 2
 REQUIRED: 2 UNITS X 2 SPACES/UNITS
 4 SPACES
 PROVIDED: 4 SPACES

PLANNING BOARD SIGNATURE

PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____
 THIS IS TO CERTIFY THAT THIS SITE PLAN DATED _____ HAS BEEN APPROVED BY THE PLANNING BOARD BY A RESOLUTION OF APPROVAL DATED _____

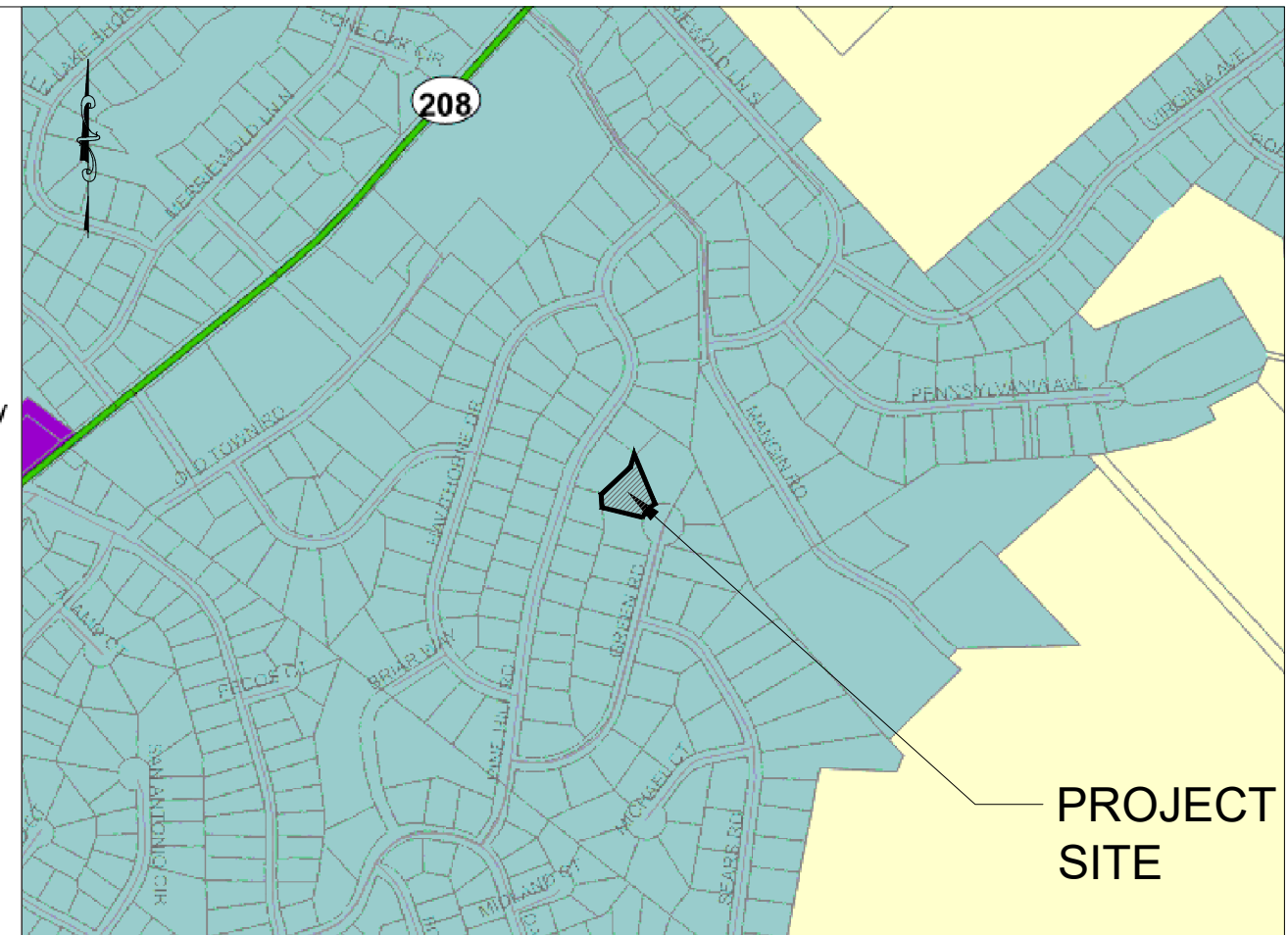
HEREBY CONSENT TO THE FILING OF THIS SITE PLAN INCLUDING ALL DESIGN CONCEPTS, NOTES, STIPULATIONS AND OTHER INFORMATION INDICATED THEREON.

- NOTES:
- BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY NEVILLE V. RAMSAY P.L.S. LIC# 050294-1, DATED APRIL 09, 2025
 - 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.
 - THE PROPERTY CANNOT BE RE-SUBDIVIDED.

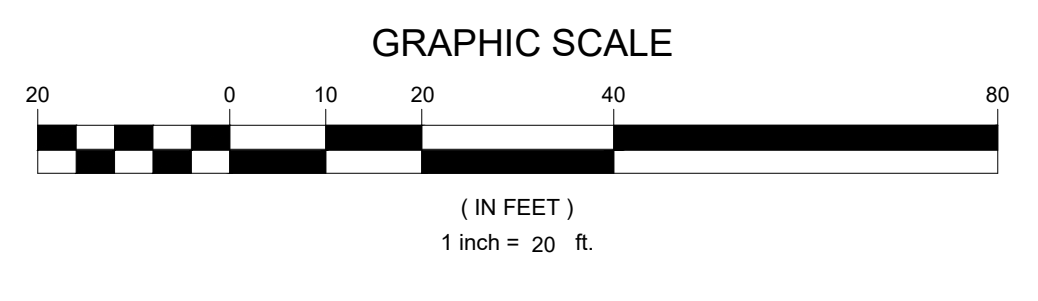


Legend

- State Route
 - County Road
 - Local Road
 - Parcels
 - Municipal Boundary
- Zoning District
- RR
 - RC-1
 - RC-2
 - ORI
 - RB
 - R-M



PREPARED FOR
DrawME
Design Group



TERRANOVA
ENGINEERING CONSULTANTS

TERRANOVA ENGINEERING CONSULTANTS PC NEW YORK LICENSE No. 0022576
71 LAFAYETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVACOM.P (845) 666-0155

NO.	REVISION	DATE	DR/CK

JOSIP MEDIC, PE

LIC. 103757 DATE 06/13/2025

SITE PLAN

DESIGN BY: TB	DRAWN BY: EA	CHECKED BY: JM
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17 GREENE RD
17 GREENE ROAD, VILLAGE OF SOUTH BLOOMING GROVE.
ORANGE COUNTY, NEW YORK 10950
SBL 209-7-10

DRAWING NUMBER: 01 OF 01	SCALE: 1"=20'	FILE NO.: 25137	DATE: 05/07/2025
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