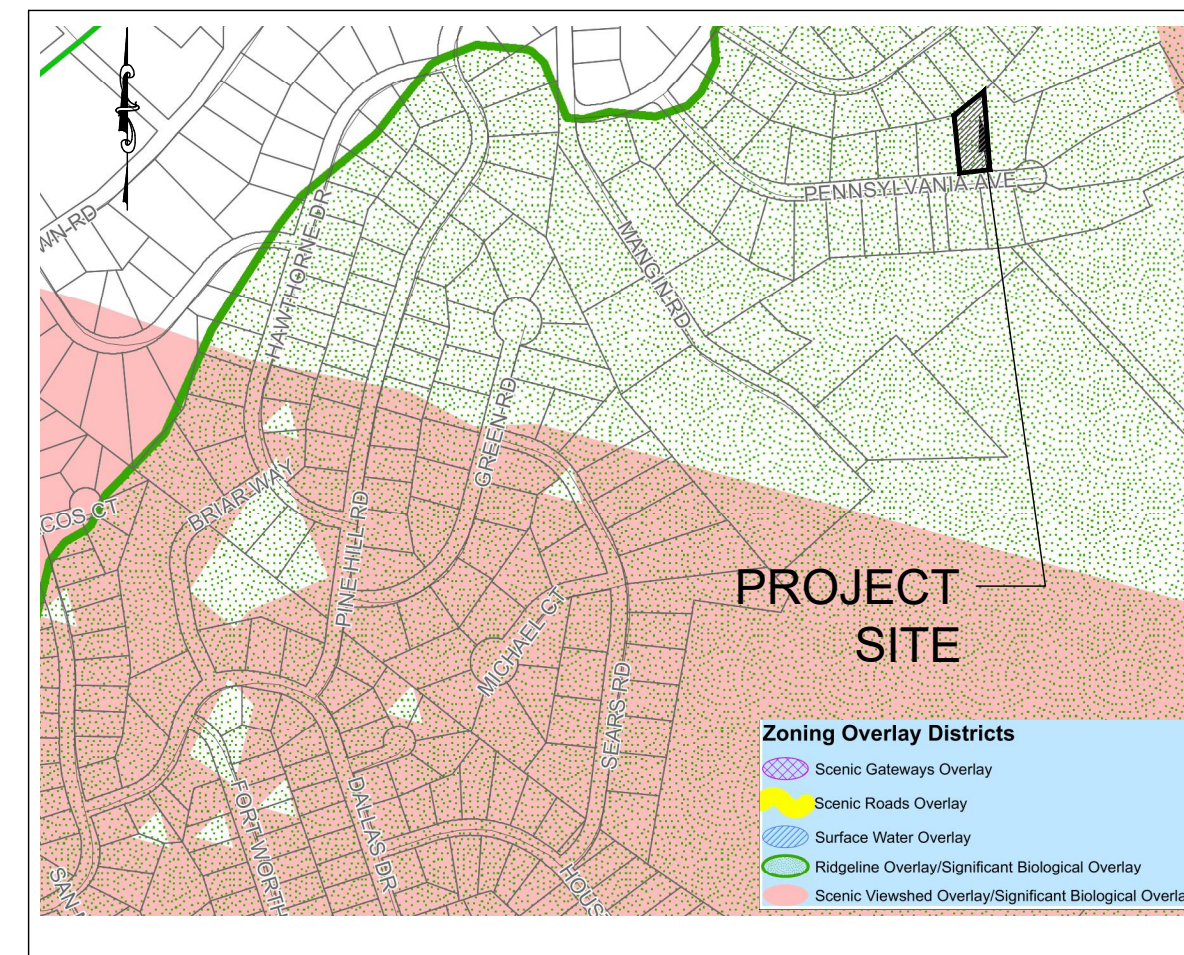
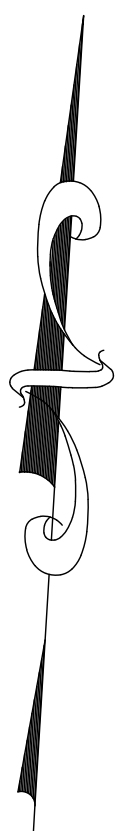


**BULK REQUIREMENTS
(ZONE RB) RESIDENCE B DISTRICT**

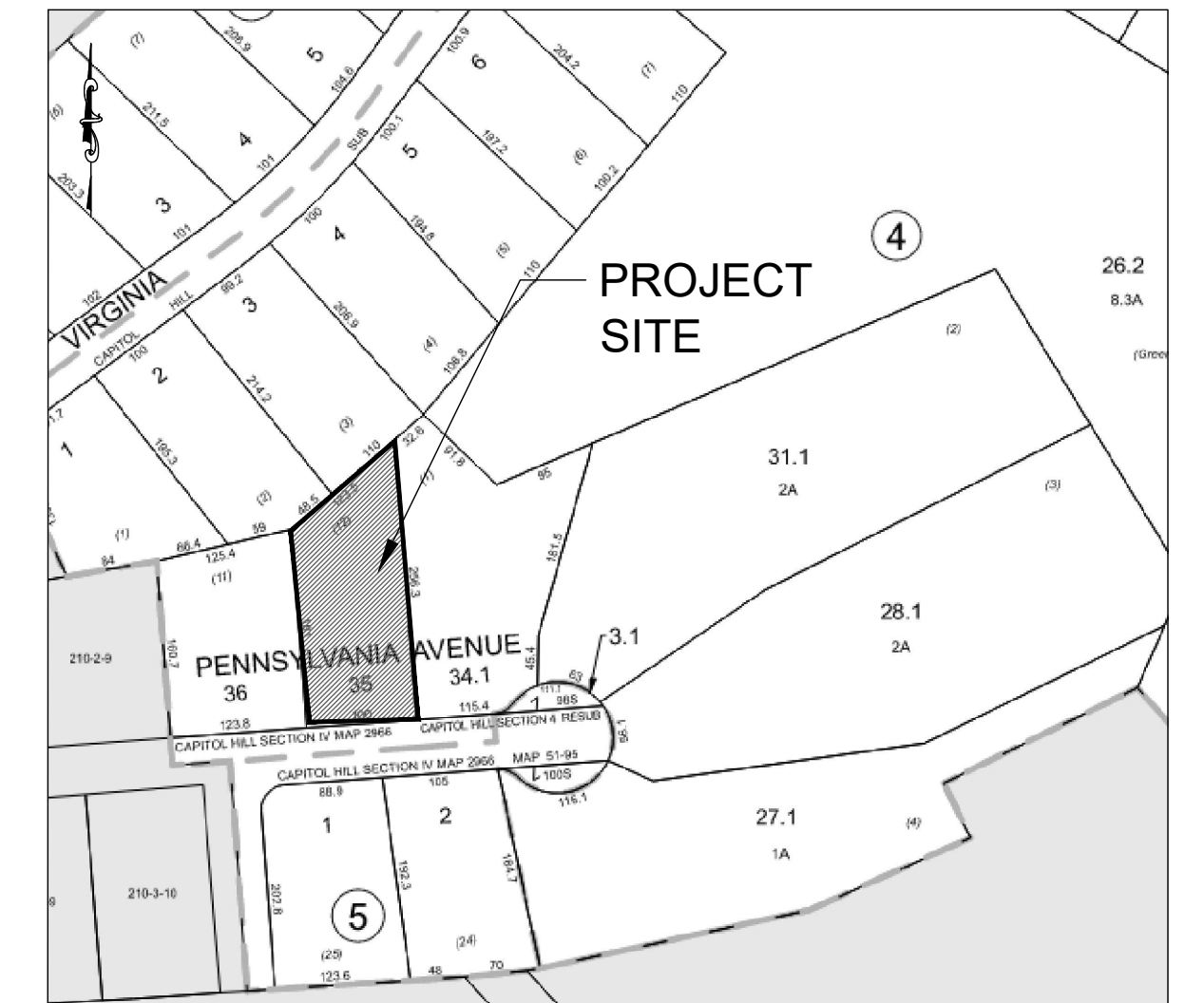
MINIMUM:	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF)	10000	21700.42	21700.42
FRONTAGE (FEET)	50	100.0	100.00
FRONT YARD TO LOT LINE (FEET)	33.5	41.2	41.51
FRONT YARD TO SIDEWALK EDGE (FEET)	40	-	48.01
REAR YARD (FEET)	40	142.0	79.18
SIDE YARD (FEET)	15	14*	7.82**
TOTAL SIDE YARDS (FEET)	30	48.3	17.82**
MAXIMUM:	REQUIRED	EXISTING	PROPOSED
COVERAGE (%)	50	20.78	32.10
BUILDING HEIGHT/STORIES	2.5 STORIES	2	2

* EXISTING CONDITIONS
** VARIANCE REQUIRED

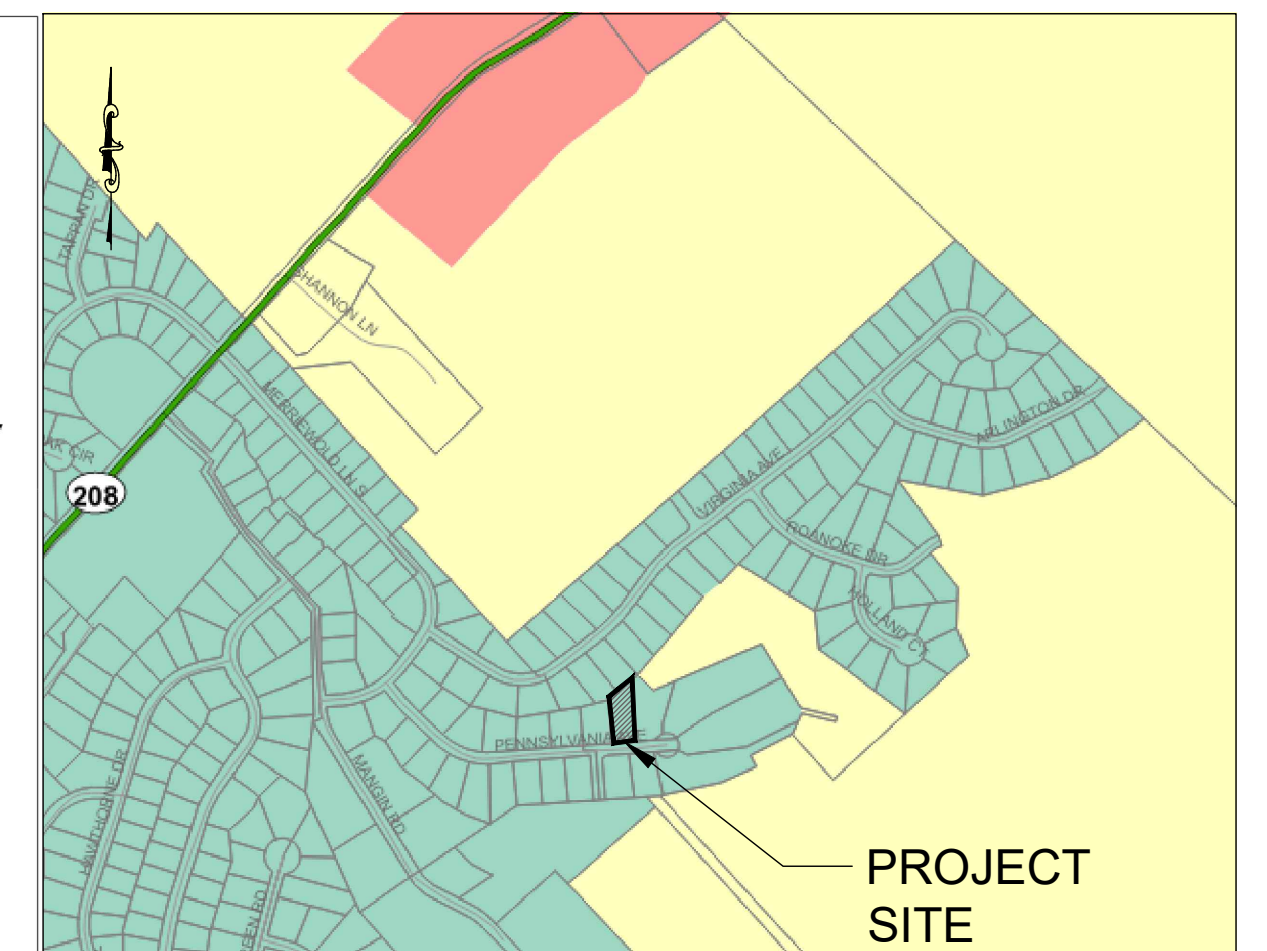
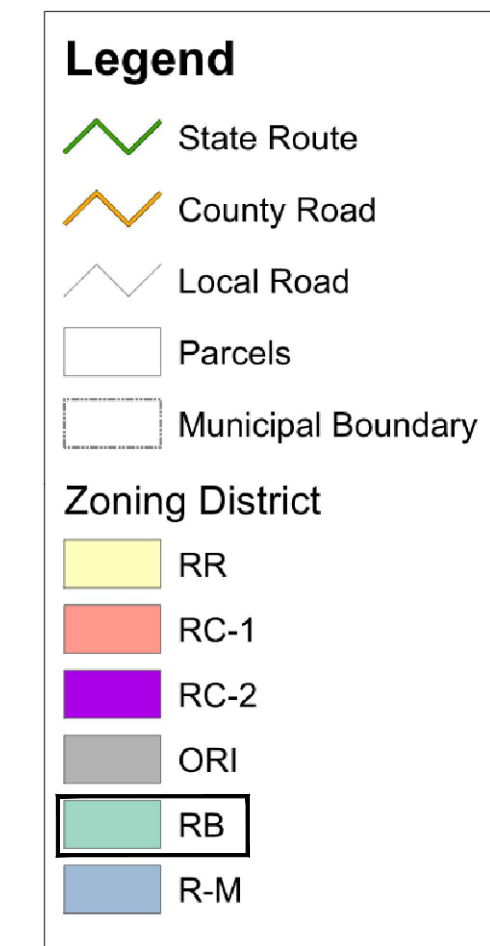
- NOTES:
- BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY CLEARPOINT SURVEYING DPC. JOHN W. McCORD, Sr. LIC# 050904, DATED AUGUST 13, 2024.
 - EXISTING HOUSES AND FEATURES TO BE REMOVED.
 - THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA PROVIDED BY 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, CURBS, 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.



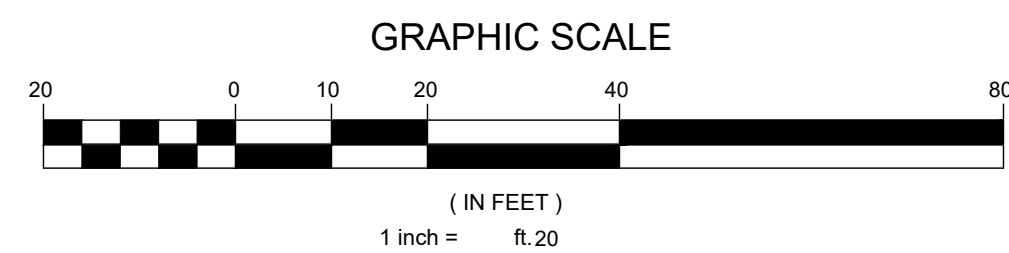
**OVERLAY DISTRICT MAP
NTS**



**VICINITY MAP
NTS**



**ZONE MAP
NTS**



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71 LAFAYETTE AVE, SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVACOM P:845 866-0155

NO.	REVISION	DATE	DR/CK
1	GENERAL REVISIONS	11/25/2025	QAYB
2	GENERAL REVISIONS	11/17/2025	QAYB

JOSIP MEDIC, PE



LIC. 103757 DATE 11/25/2025

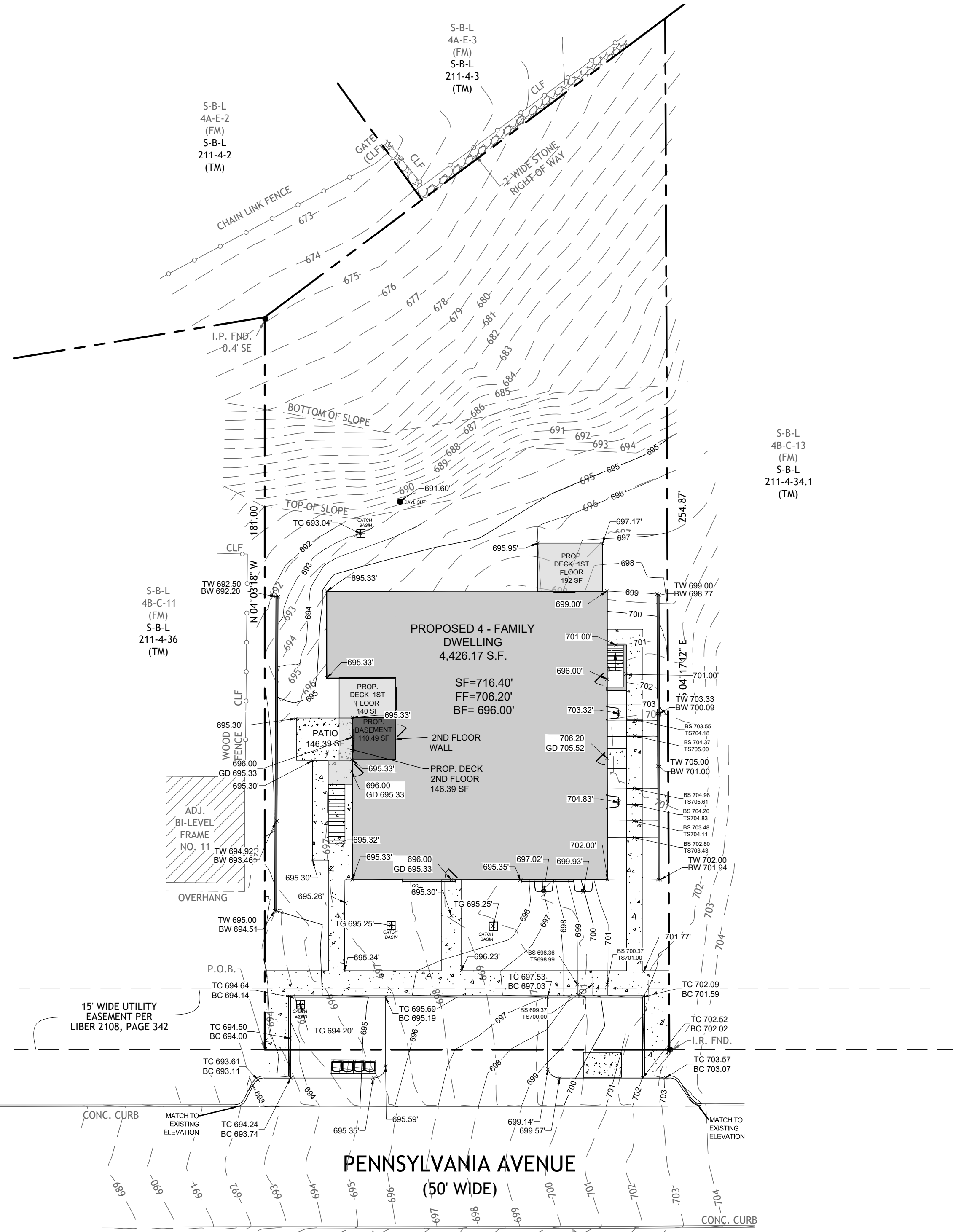
SITE PLAN

DESIGN BY: YB DRAWN BY: DA CHECKED BY: JM

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

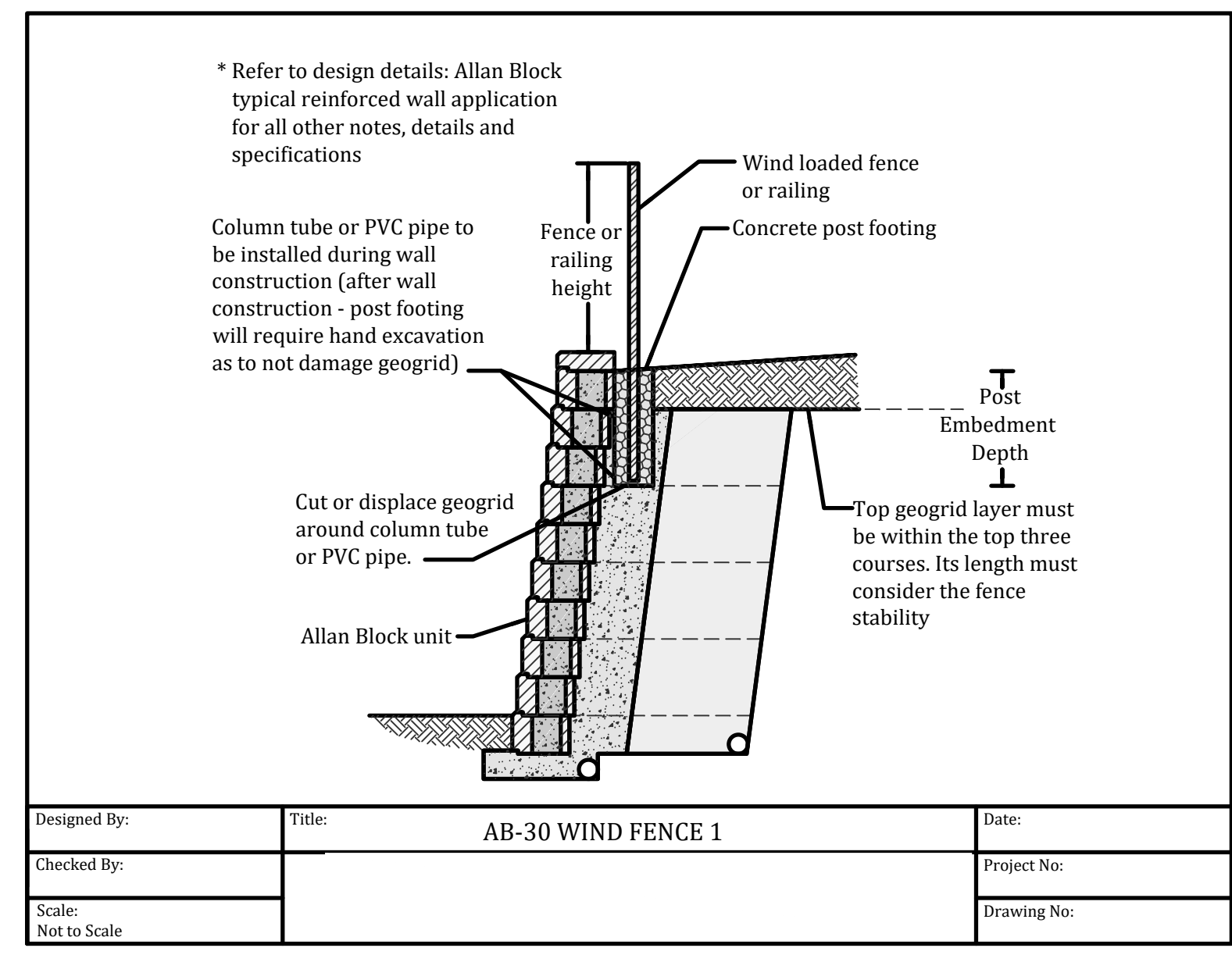
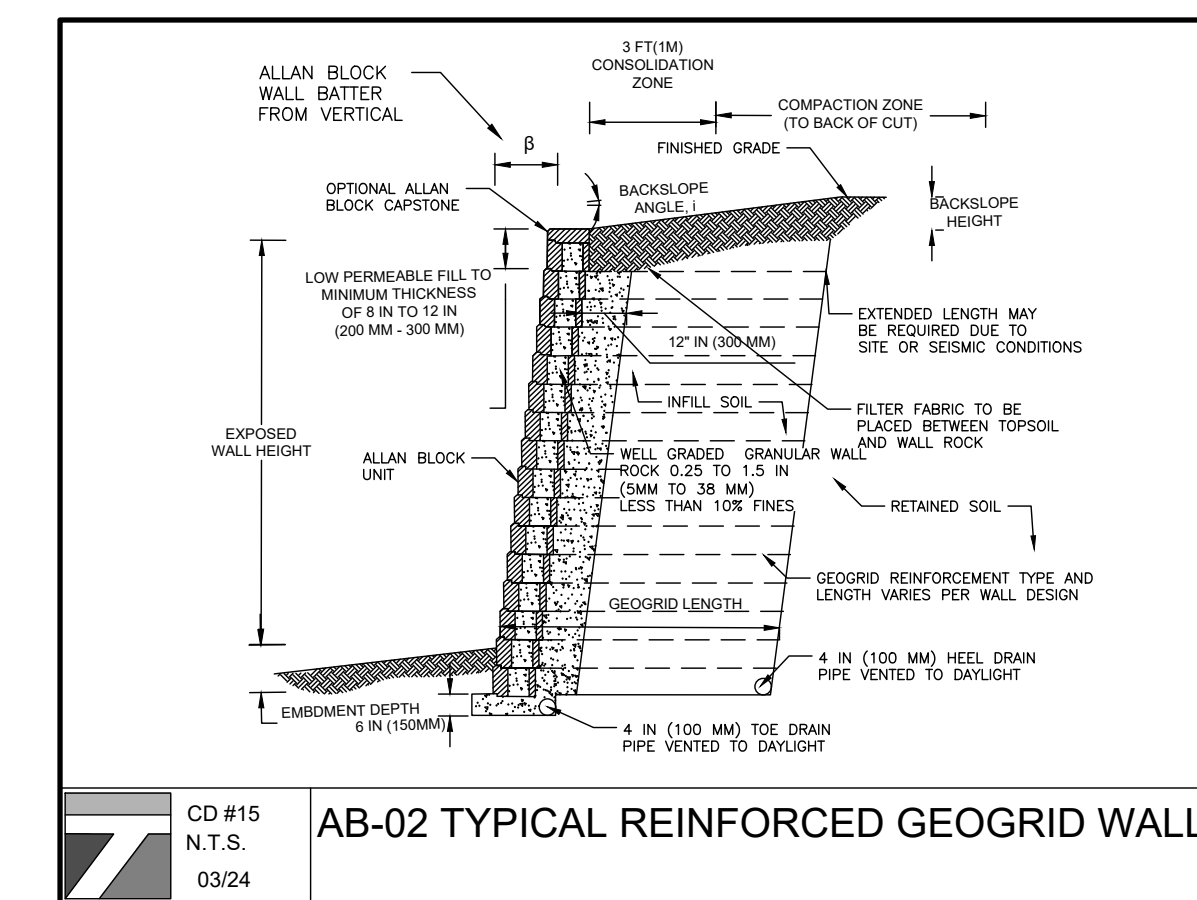
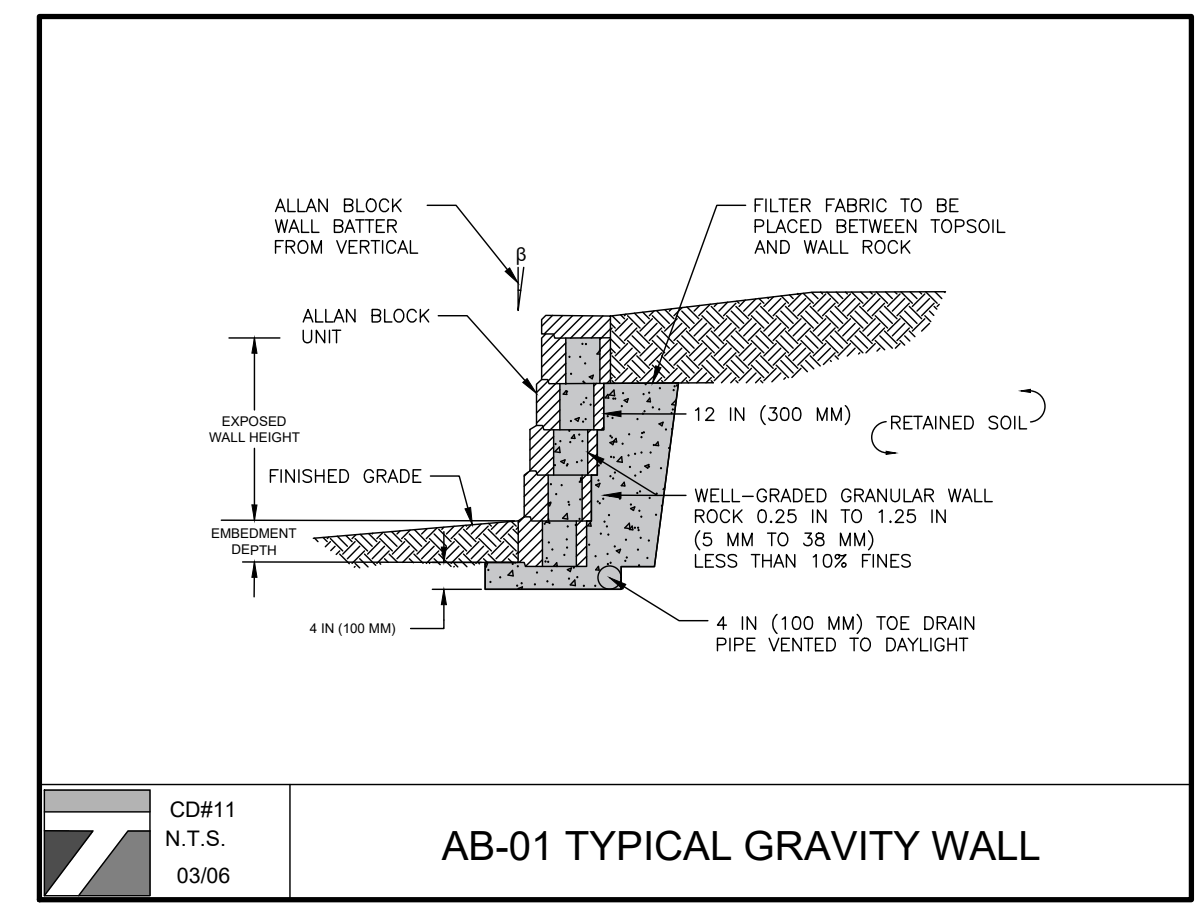
DRAWING NUMBER: **01** OF **08** SCALE: 1"=20' FILE NO.: 24258 DATE: 07/02/2024



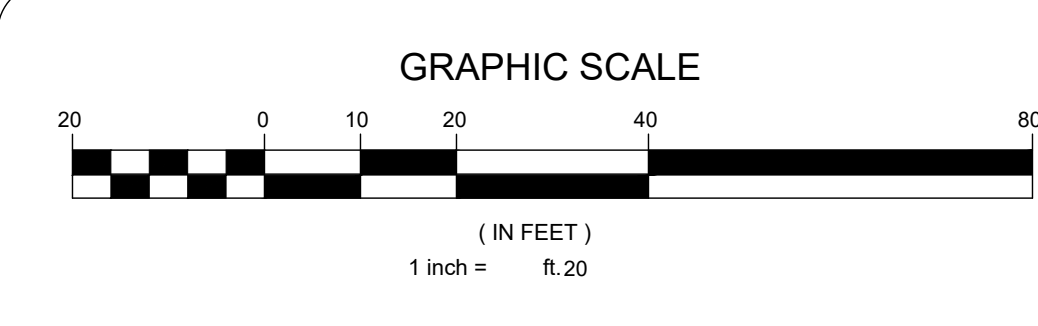


- LEGEND:**
- FF FIRST FLOOR ELEVATION
 - TG TOP OF GRATE
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - TS TOP OF STEP
 - BS BOTTOM OF STEP
 - GD GRADE

- WALL NOTES**
1. BUILDING FOOTING AND FOUNDATIONS SHOULD NOT BE PLACED HIGHER THAN ANY NEARBY WALL.
 2. THE WALLS SHALL BE BUILT LAST AND NO CONSTRUCTION EQUIPMENT SHALL EVER BE PLACED ON TOP OF WALL.
 3. 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.



	6°	1 sq ft. approx. 11 blk per m ²	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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NO.	REVISION	DATE	DR/CK
2	GENERAL REVISIONS	11/25/2025	OAYB
1	GENERAL REVISIONS	11/17/2025	OAYB

JOSIP MEDIC, PE



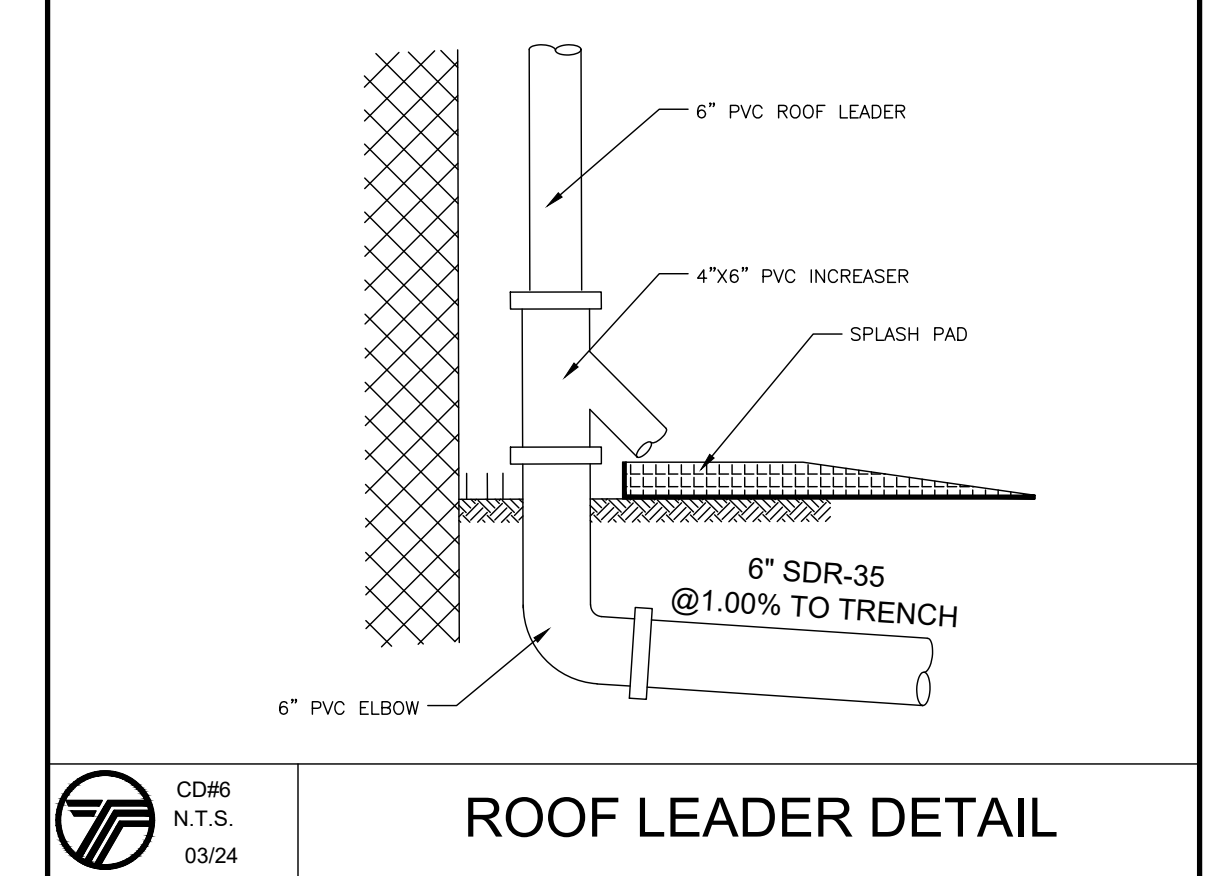
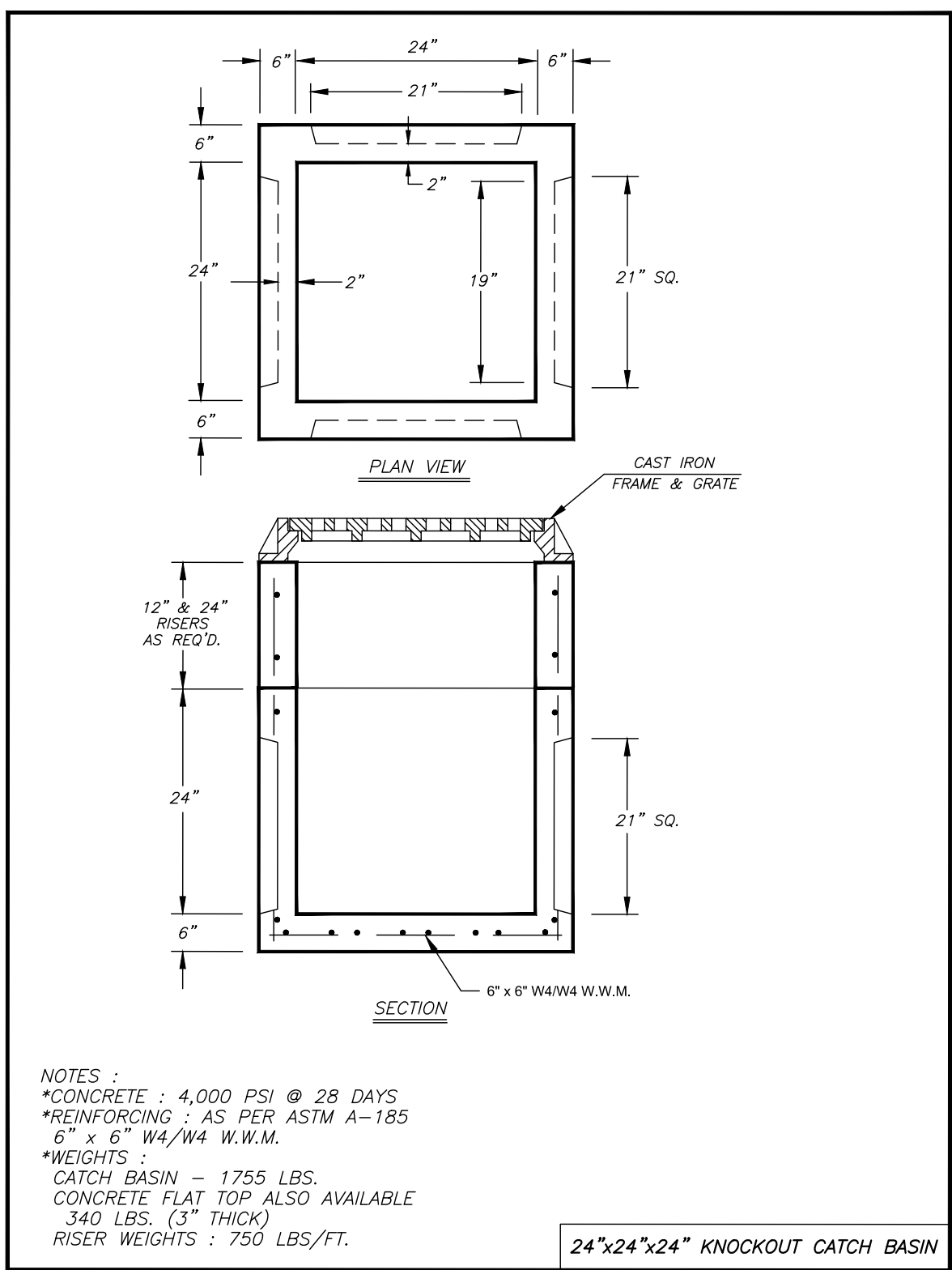
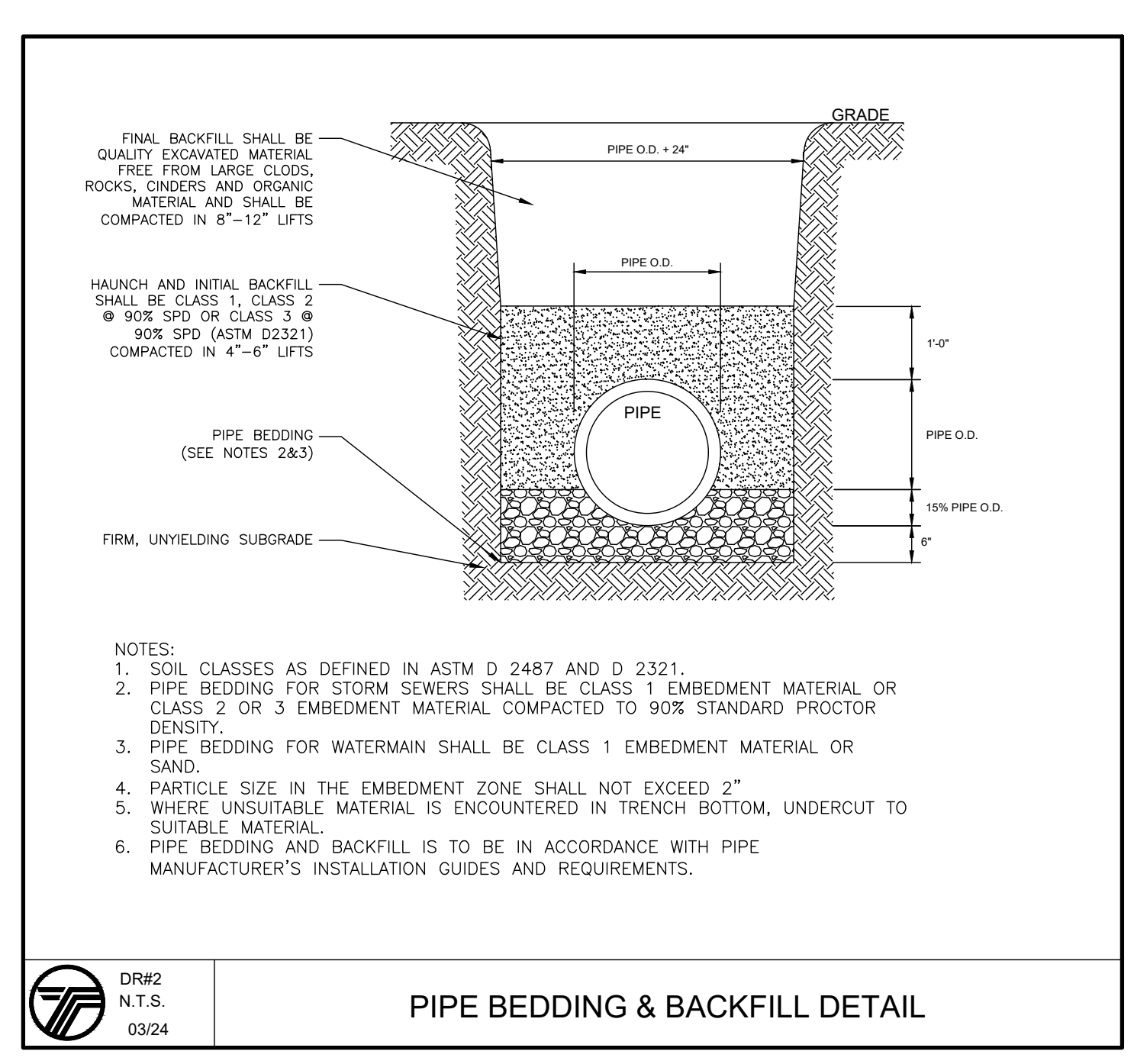
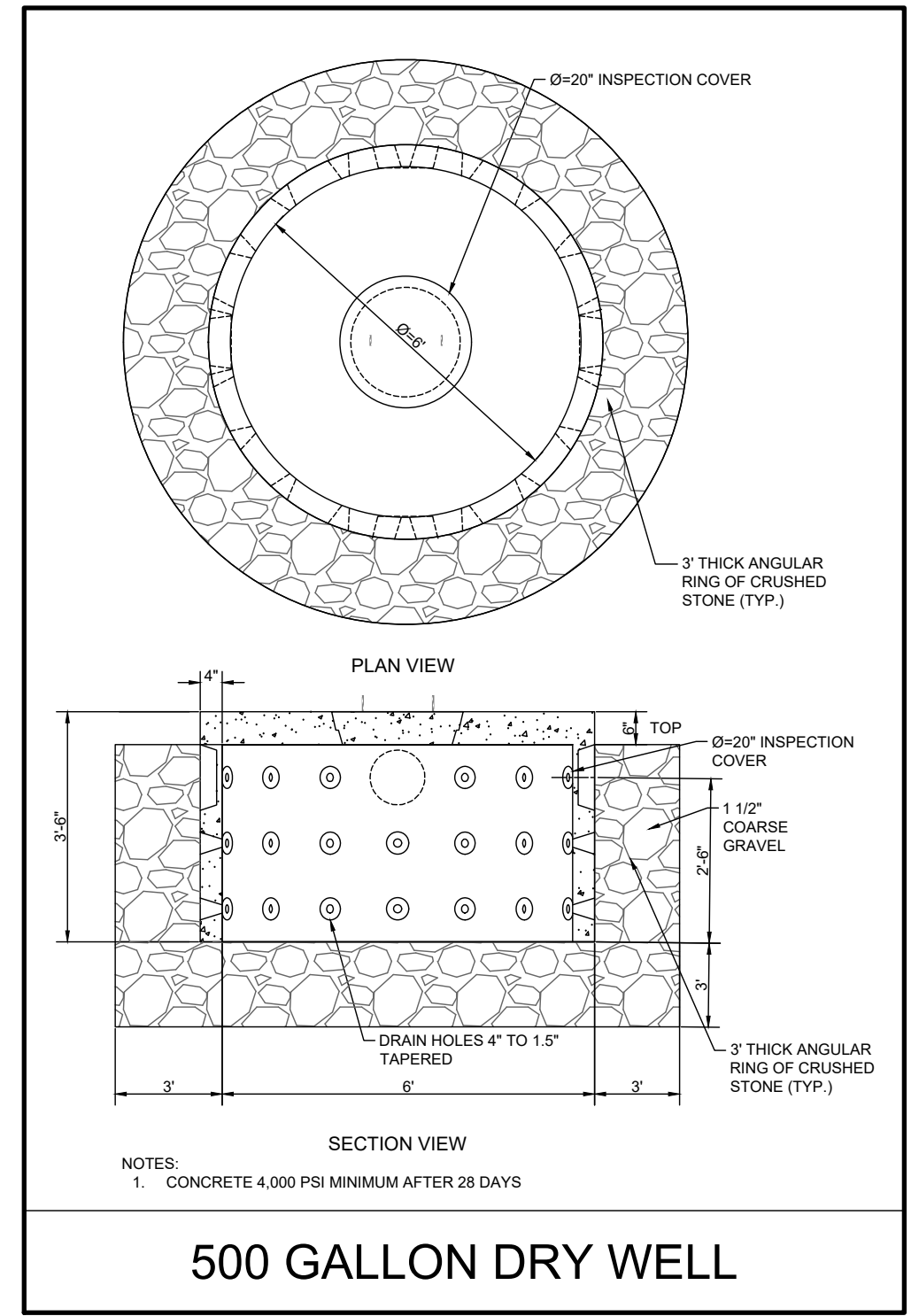
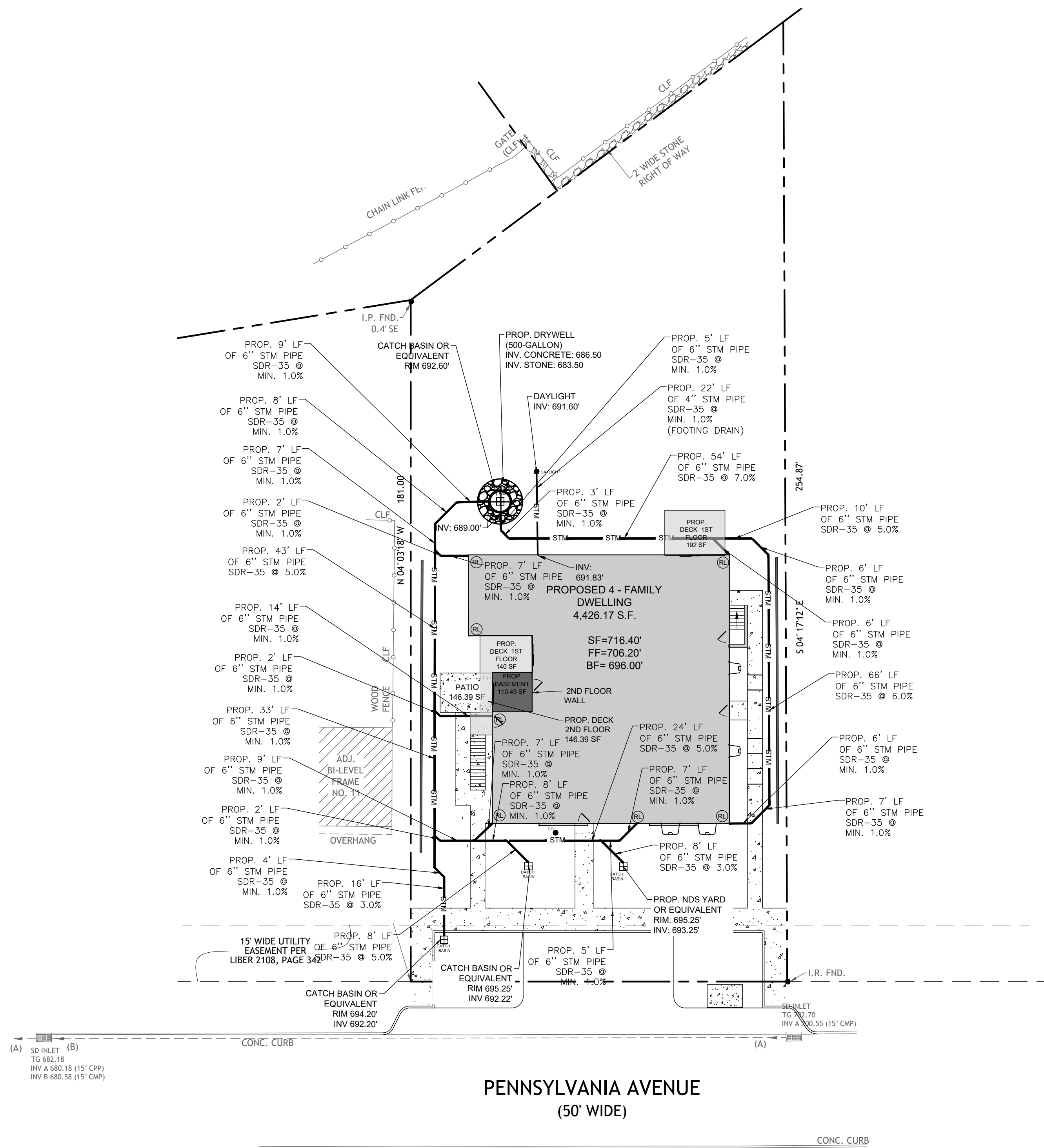
LIC. 103757 DATE 11/25/2025

GRADING PLAN

DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	DA	JM

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

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



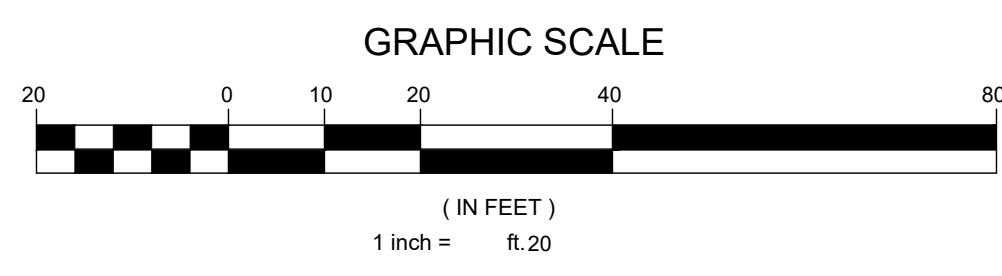
LEGEND:

(RL) PROPOSED 6" PVC ROOF LEADER PER STORM DRAIN DETAILS.

RUNOFF CALCULATIONS:
 2,456.00 SF (PROPOSED COVERAGE)
 0.50 INCH/2 HOUR STORM
 2,456.00 SF X 0.50 IN X 1 FT/12 INCHES
 = 102.33 CF REQUIRED
 1 DRYWELL = 500 GAL = 66.84 CF
 PROPOSED STONE RING & BASE
 STONE ANNULAR RING VOLUME (3 FT) = $\pi \times (6 \text{ FEET}^2 - 3 \text{ FEET}^2) \times 3 \text{ FEET}$
 STONE ANNULAR RING VOLUME = 254.47 CF
 STONE BASE AREA (1 FT) = $\pi \times 6 \text{ FEET}^2 = 113.09 \text{ SQ FT}$
 STONE BASE VOLUME = 113.09 SQ FT X 1 FT = 113.09 CF
 TOTAL STONE = 367.56 CF
 STONE VOID = 40%
 TOTAL DETENTION VOLUME PER DRYWELL = DRYWELLS + STONE VOID
 TOTAL DETENTION VOLUME = 66.84 CF + (367.56 CF x 0.40)
 TOTAL DETENTION VOLUME = 213.86 CF
 TOTAL DETENTION VOLUME PROVIDED = 213.86 CF > 102.33 CF

RECHARGE NOTES:

- RECHARGE DRYWELLS ARE TO BE LOCATED A MINIMUM OF 10-15 FEET FROM THE FOUNDATION WITH AN INVERT 1 FOOT LOWER THAN THE BASEMENT FLOOR
- THE SYSTEM COLLECTS AND RECHARGES THE CLEAN RUNOFF FROM THE ROOF. IN THE EVENT THAT THE SYSTEM FAILS AND NO LONGER RECHARGES WATER, THE SYSTEM WILL OVERFLOW OUT OF GRADE COVER. RUNOFF WILL THEN FLOW ACROSS THE LAWN AREA WHICH IS STABILIZED WITH GRASS OR OTHER GROUND COVER. THERE SHOULD BE NO CATASTROPHIC FAILURE THAT WOULD CAUSE DAMAGING EROSION DURING NORMAL STORM EVENTS.



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1	GENERAL REVISIONS	11/17/2025	OAYB

JOSIP MEDIC, PE

STATE OF NEW YORK
 PROFESSIONAL ENGINEER
 LICENSE NO. 103757

LIC. 103757 DATE 11/25/2025

DRAINAGE PLAN

DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	DA	JM

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 ORANGE COUNTY, NEW YORK 10950
 SBL 211-4-35

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



2.25 SEWERS NEAR WATER MAINS

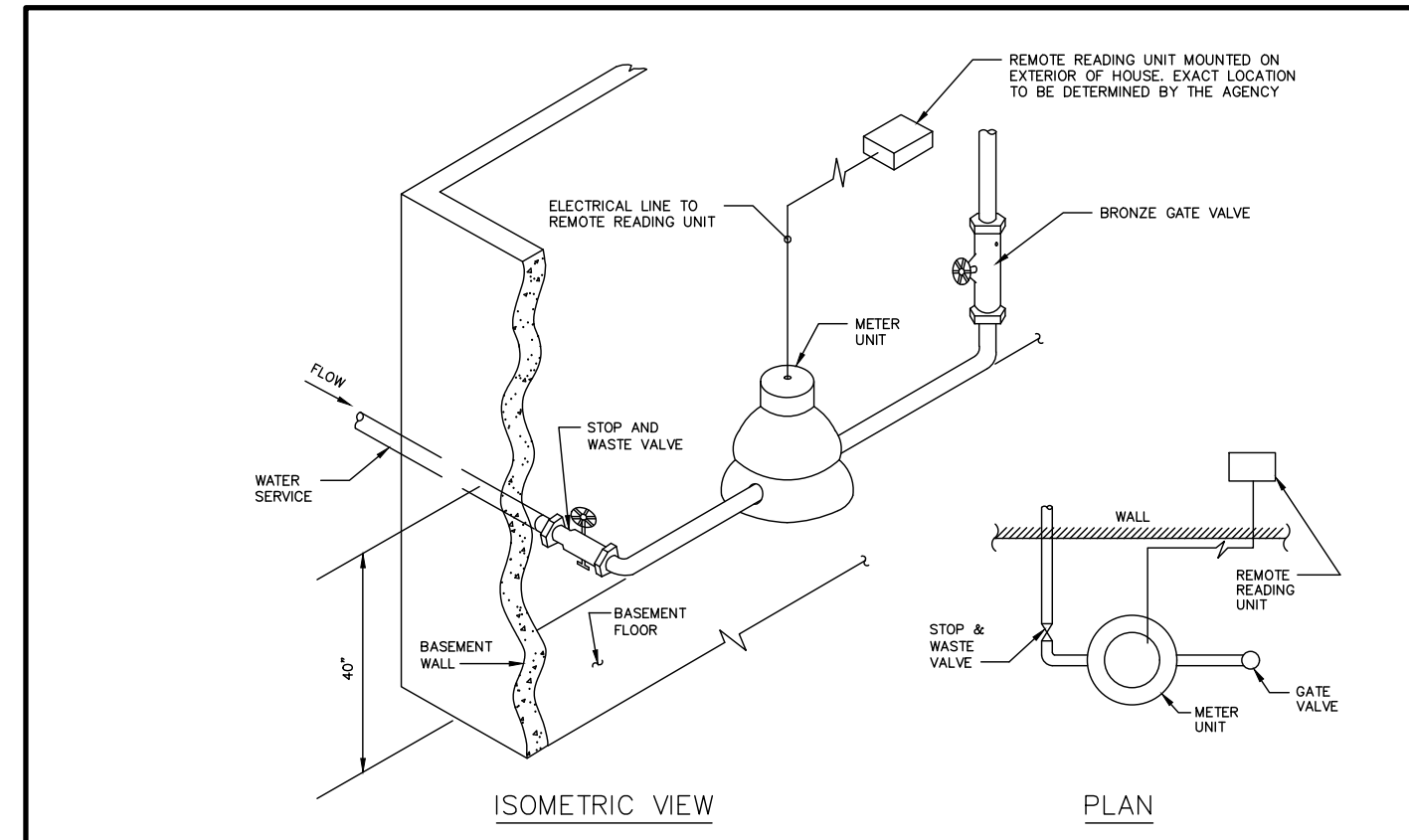
ALL SANITARY SEWER MAINS, LATERALS AND APPURTANCES (INCLUDING MANHOLES) SHALL BE LAID AT LEAST TEN FEET (10'), HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN OR WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET (10'), A SANITARY SEWER MAY BE LAID CLOSER THAN TEN FEET (10') 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 SS 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').

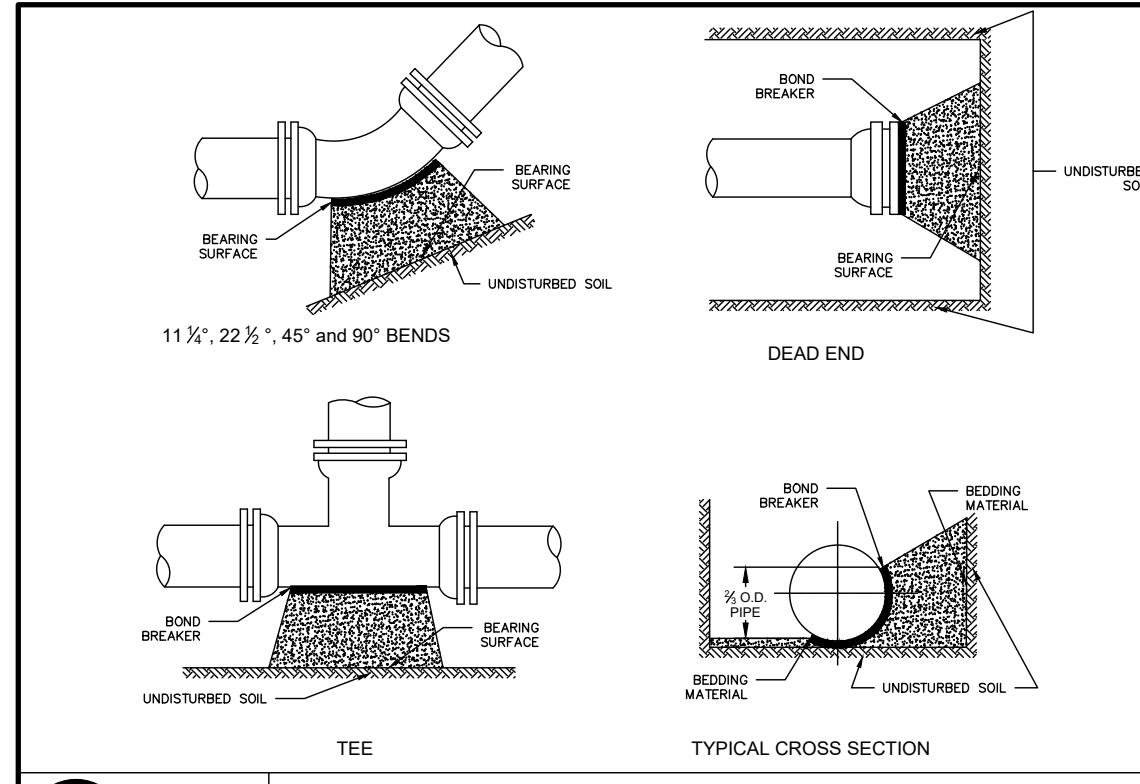
IN MAKING SUCH CROSSING, IT IS REQUIRED TO CENTER A LENGTH OF WATER MAIN PIPE UNDER THE SEWER TO BE CROSSED SO THAT THE JOINTS WILL BE EQUI-DISTANT FROM THE SEWER AND AS REMOTE THEREFROM AS POSSIBLE.

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.



- NOTES:
- METER MUST BE INSTALLED HORIZONTALLY.
 - PLUMBER IS RESPONSIBLE FOR SUPPLYING STRAIGHT METER SPUDS SPACED TO ACCEPT THE APPROPRIATE SIZE METER.
 - IF A COMMERCIALLY MANUFACTURED METER YOKE IS USED IT CAN BE VERTICAL SETTER OR HORIZONTAL SETTER HOWEVER THE METER MUST BE INSTALLED HORIZONTALLY.
 - METER YOKE OR SPUDS TO BE PROVIDED WITH VALVES ON BOTH SIDES OF THE METER.
 - METER YOKE TO BE PROVIDED WITH SADDLE NUTS TO FACILITATE INSTALLATION OF THE METER.
 - IF A COMMERCIAL METER YOKE IS USED IT SHOULD BE COPPER HORN AS MANUFACTURED BY THE FORD METER BOX COMPANY OR BASEMENT SETTING METER YOKE AS MANUFACTURED BY THE MUELLER COMPANY OF DECATUR, ILLINOIS.

UT#16
N.T.S.
05/24
INSIDE RESIDENTIAL METER INSTALLATION



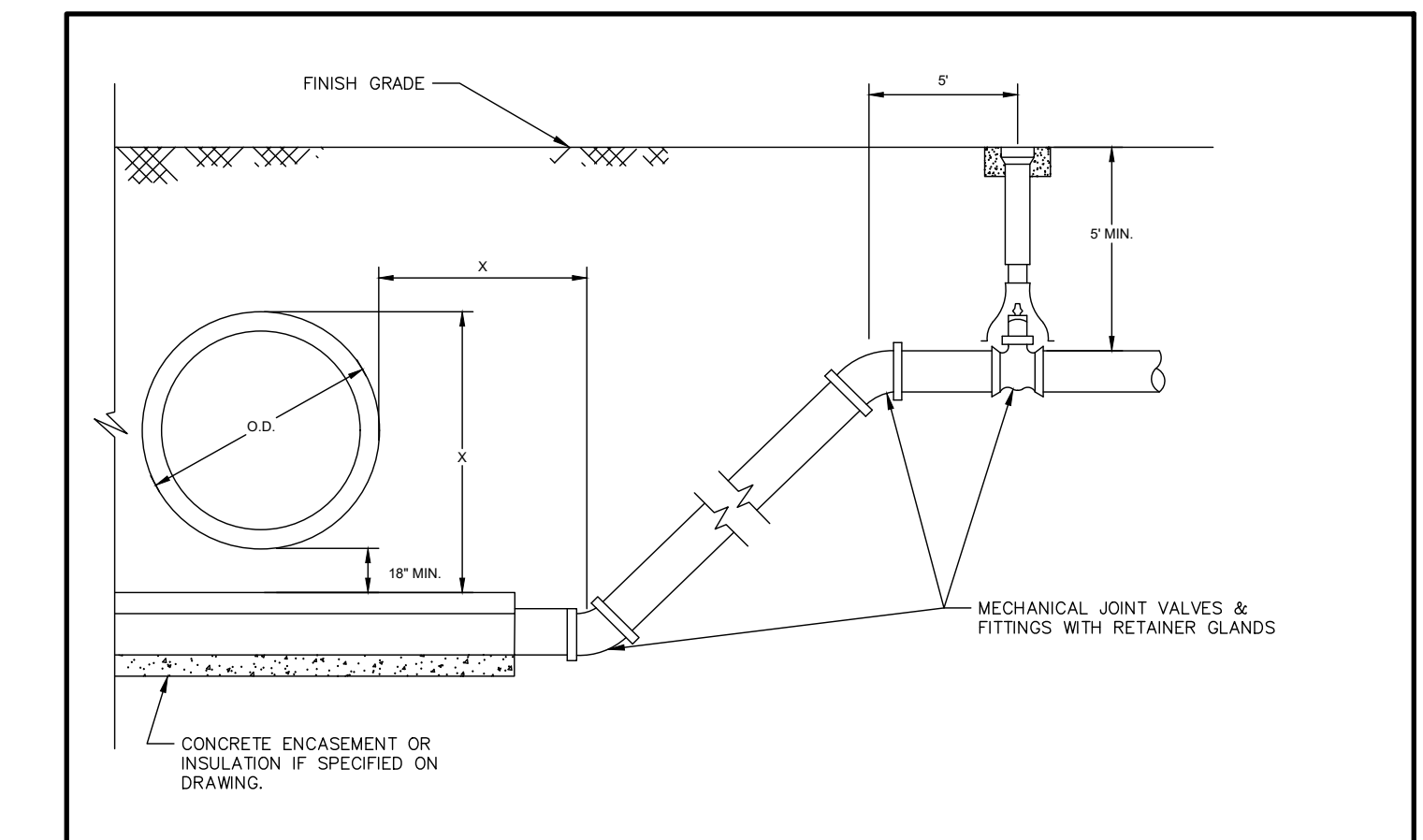
UT#3
N.T.S.
02/24
CONNECTION DETAILS

PIPE SIZE	MINIMUM BEARING SURFACE AREA (FT ²)					RE OR
	B	E	N	D	S	
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:

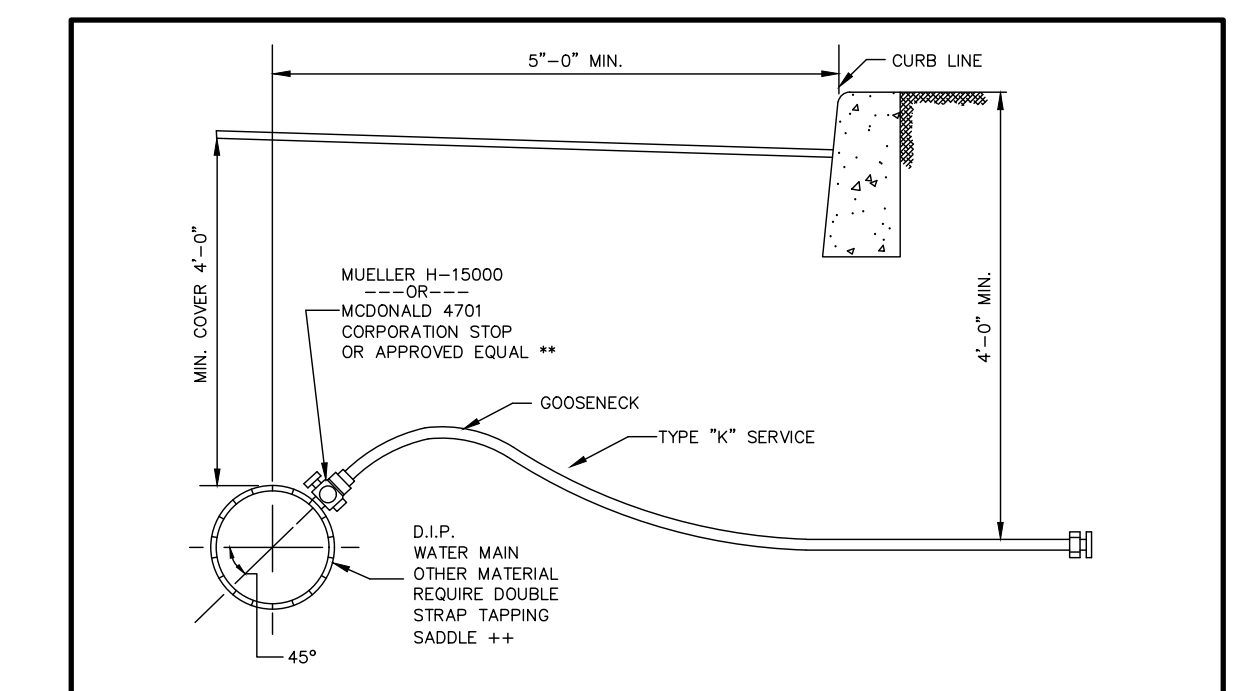
- ON 16" AND LARGER TRANSMISSION MAINS BENDS SHALL BE BOTH RODED AND THRUST BLOCKED.
- BEARING SURFACES SHOWN IN CHART ARE MINIMUM.
- BASED ON 150 PSI INTERNAL PIPE PRESSURE PLUS WATER HAMMER = 150PSI.
- 12" WATER HAMMER = 110 PSI.
- 16" AND LARGER WATER HAMMER = 70 PSI.
- SOL BEARING CAPACITY = 3,000 LB./SQ. FT.
- ALL 90 DEGREE BENDS SHALL BE RODED AND THRUST BLOCKED.
- NA = NOT APPLICABLE.

UT#11
03/24
CONCRETE THRUST BLOCK DETAIL

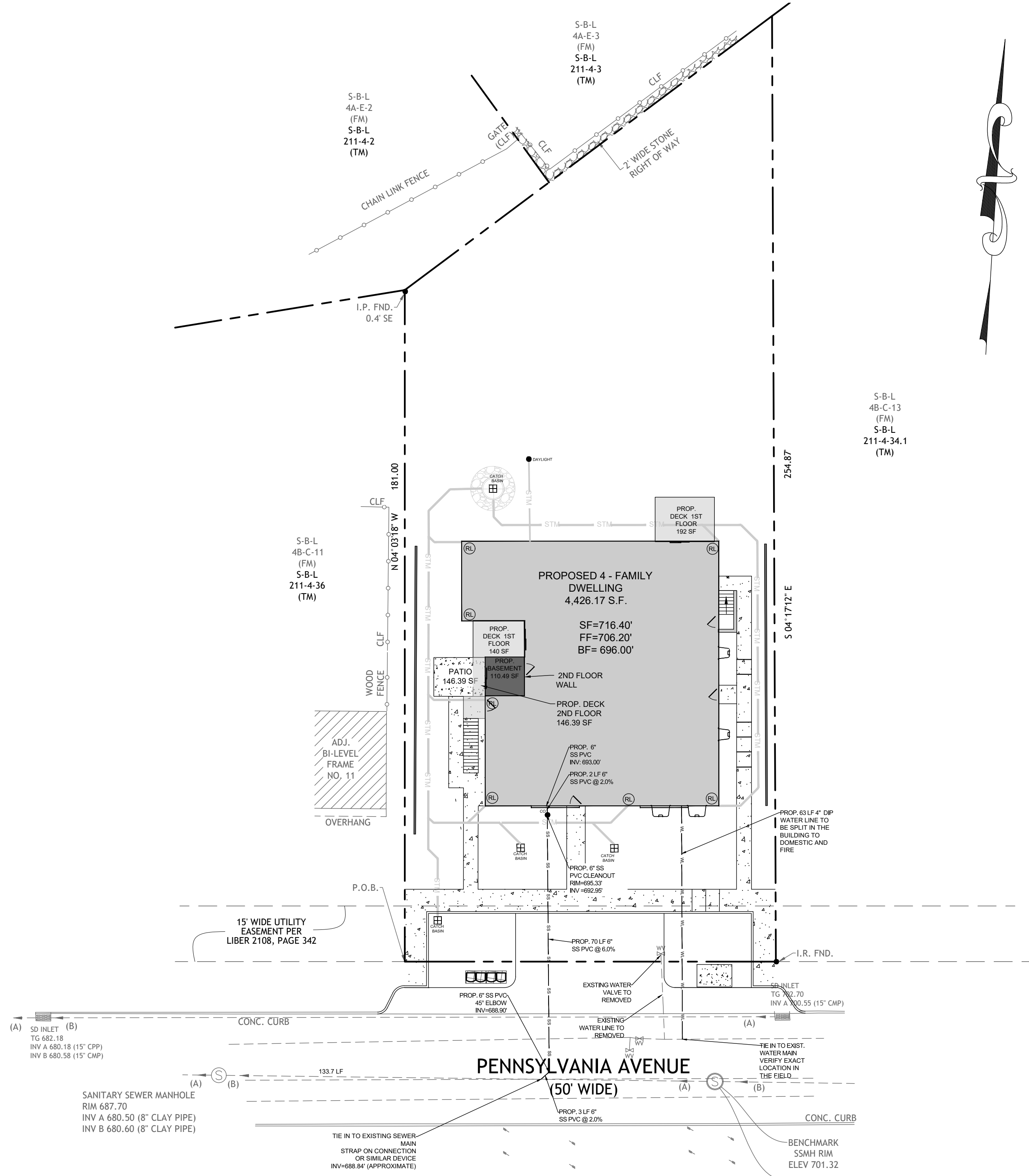


- NOTES:
- CONCRETE ENCASEMENT OR INSULATION WILL ONLY BE INSTALLED IF SPECIFICALLY REQUIRED ON THE CONSTRUCTION DRAWINGS.
 - CONCRETE ENCASEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD DETAIL FOR ENCASEMENT UNLESS OTHERWISE SPECIFIED.
 - IF PIPE IS ENCASED THE LOWER FITTINGS WILL BE RODED TO RETAINER CLAMP 10 FEET INSIDE OF CONCRETE ENCASEMENT.
 - IF PIPE IS NOT ENCASED THE PIPE BETWEEN LOWER FITTINGS SHALL HAVE RESTRAINED JOINTS.
 - ALL RETAINER CLAMPS OR RESTRAINED JOINTS SHALL BE WRAPPED IN POLYETHYLENE.
 - ALL PIPE SHALL BE WRAPPED IN POLYETHYLENE IF CORROSIIVE SOILS ARE ENCOUNTERED.
 - THE MINIMUM DISTANCE FROM THE OUTSIDE WALL OF THE UTILITY BEING CROSSED TO THE CENTER OF THE LOWER BEND SHALL BE EQUAL TO THE DISTANCE FROM THE TOP OF THE UPPER UTILITY TO THE TOP OF THE WATER MAIN. THIS MINIMUM DISTANCE SHALL BE AS MEASURED PERPENDICULAR TO THE UPPER UTILITY.
 - LOWER FITTING SHALL BE RODED TO UPPER FITTING IF A PIPE JOINT EXISTS BETWEEN THESE FITTINGS.
 - UPPER FITTINGS SHALL BE RODED TO VALVE.
 - VALVE SHALL BE RODED A MINIMUM OF 20 FEET FROM THE CROSSING.

UT#10
N.T.S.
03/24
VERTICAL DEFLECTION DETAIL



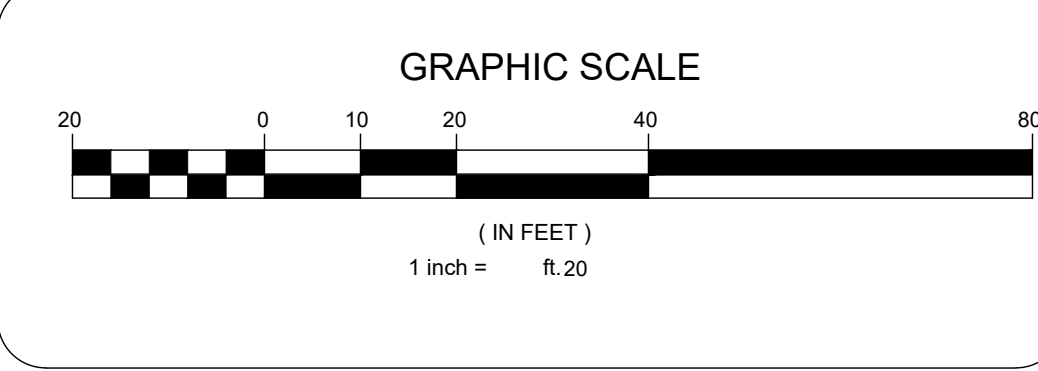
UT#9
N.T.S.
03/24
SERVICE CONNECTION DETAIL



LEGEND:

WM WATER METER

CO CLEAN-OUT (LATERAL SEWER CONNECTION)



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JOSIP MEDIC, PE

STATE OF NEW YORK
JOSIP MEDIC
103757
LICENSED PROFESSIONAL ENGINEER

LIC. 103757 DATE 11/25/2025

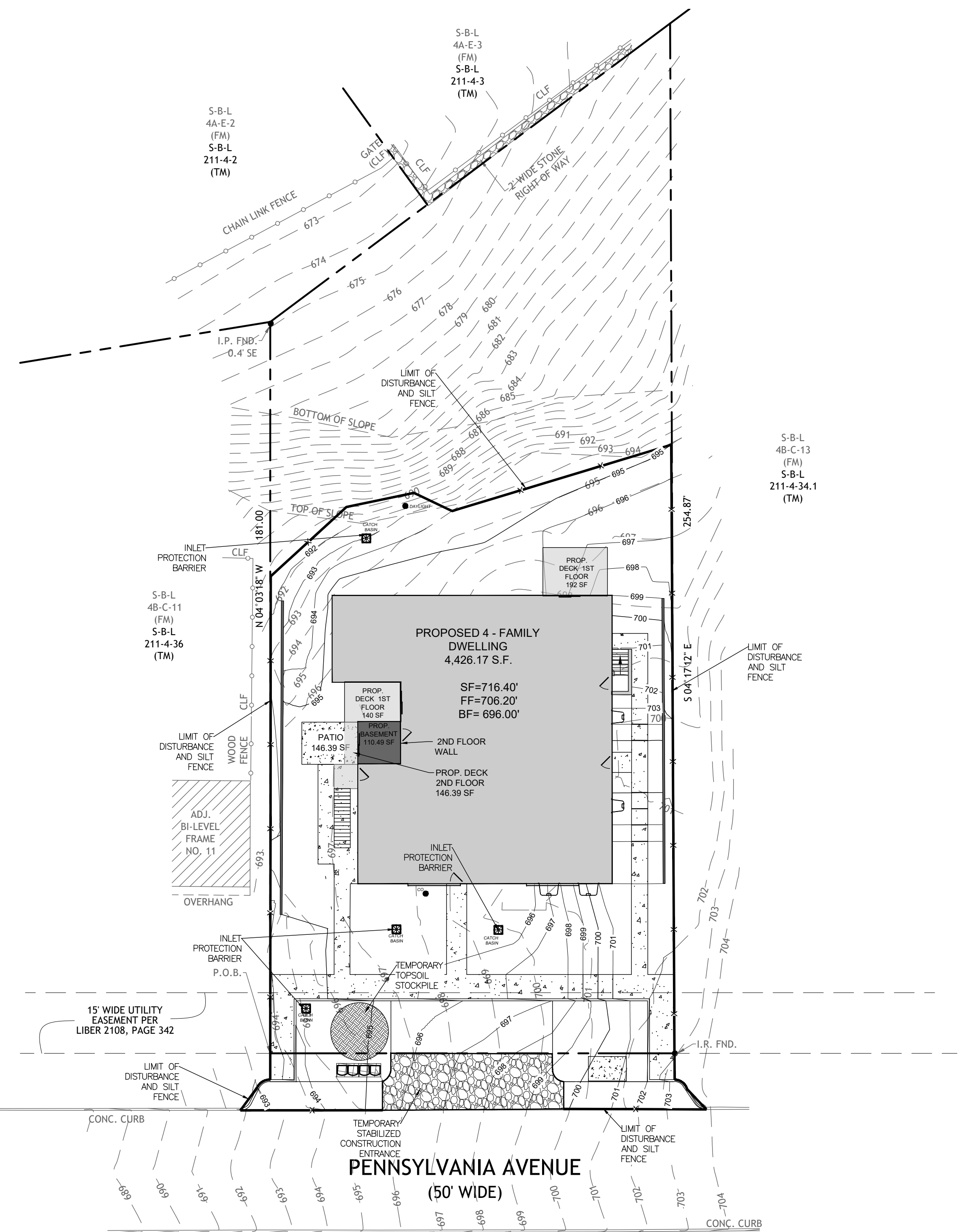
UTILITY PLAN

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

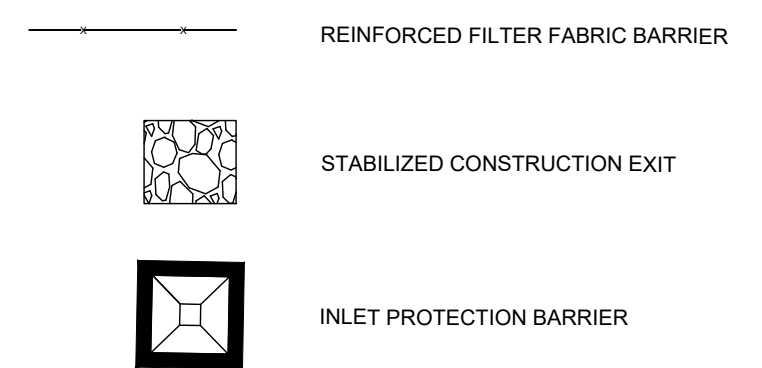
13 PENNSYLVANIA AVE
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ORANGE COUNTY, NEW YORK 10950
SBL 211-4-35

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05 OF 08	1"=20'	24258	07/02/2024

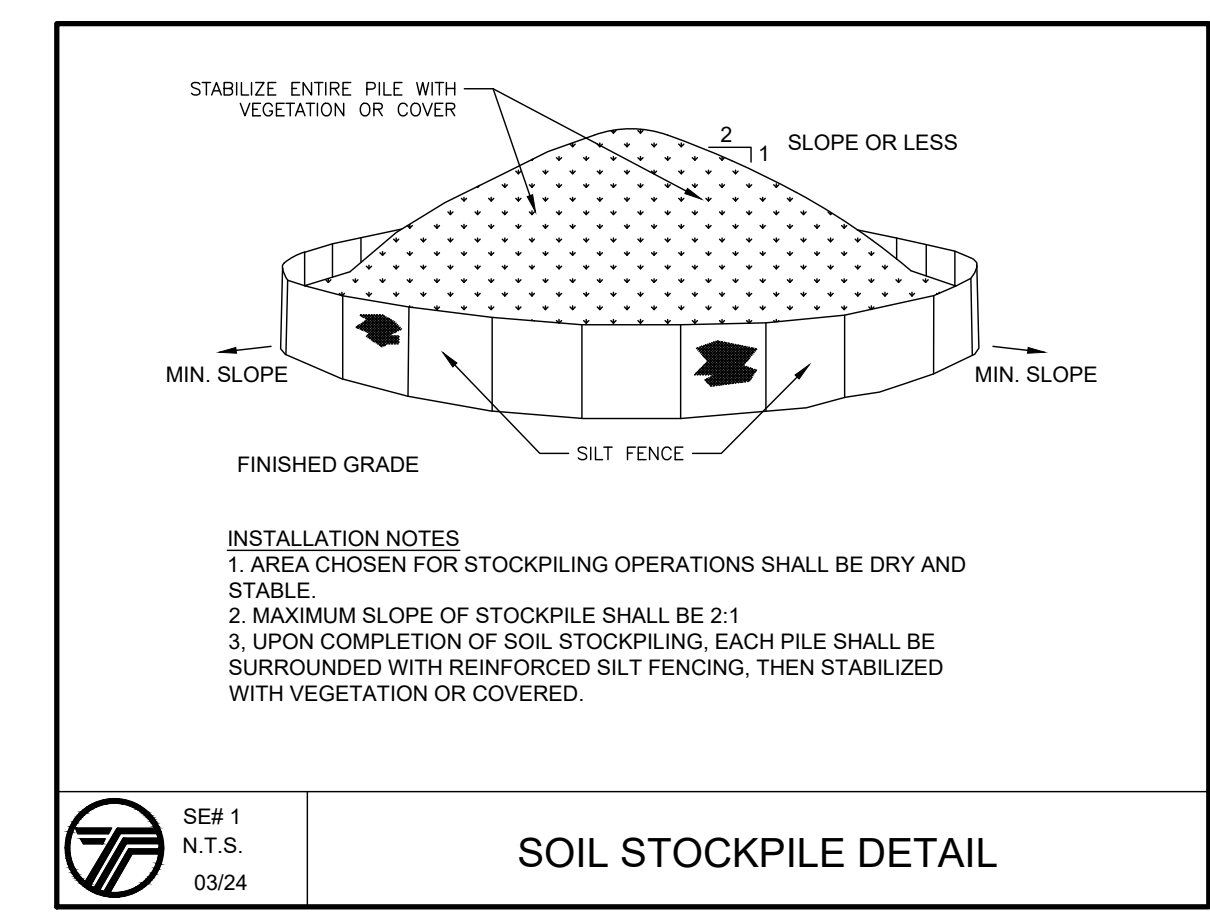
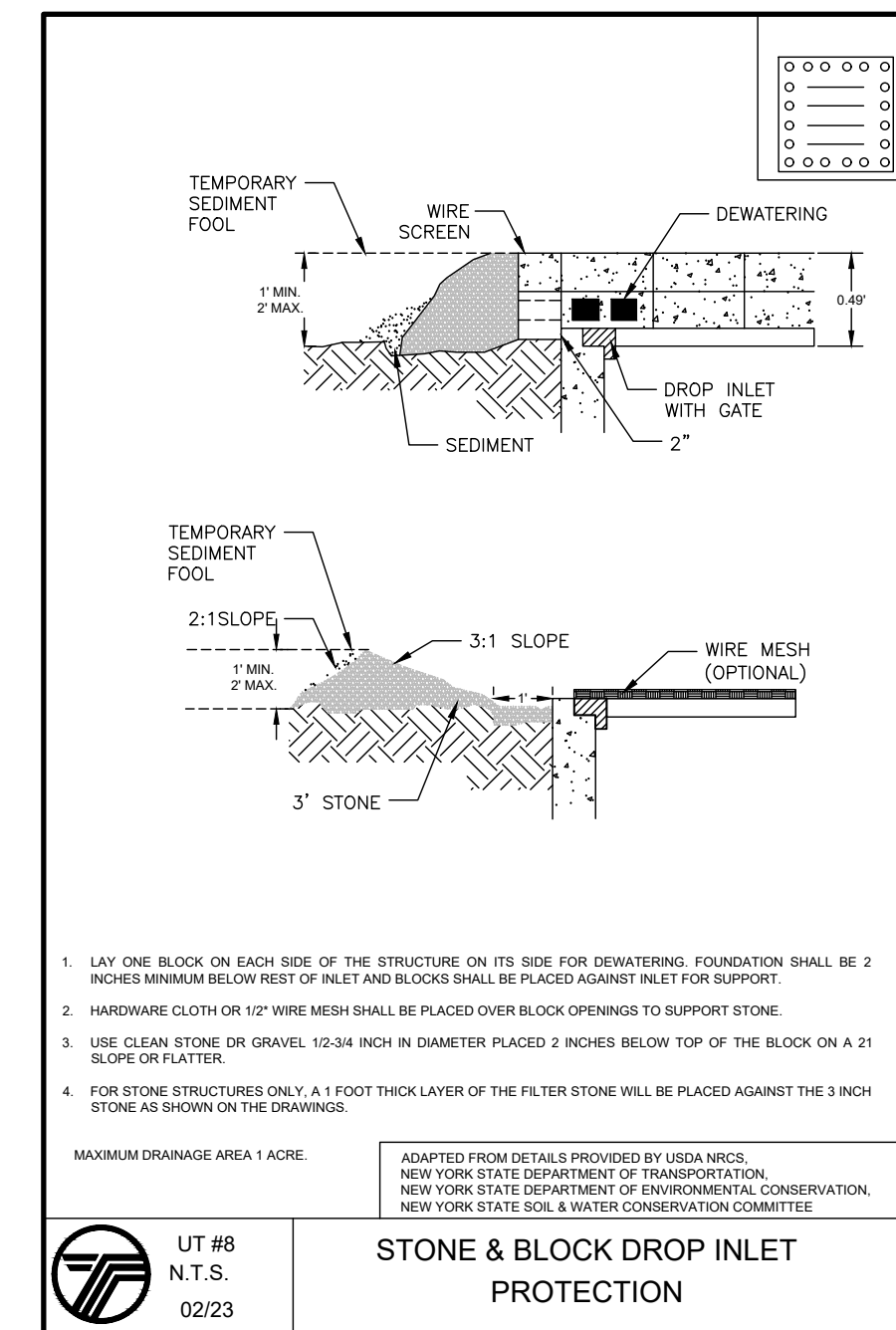
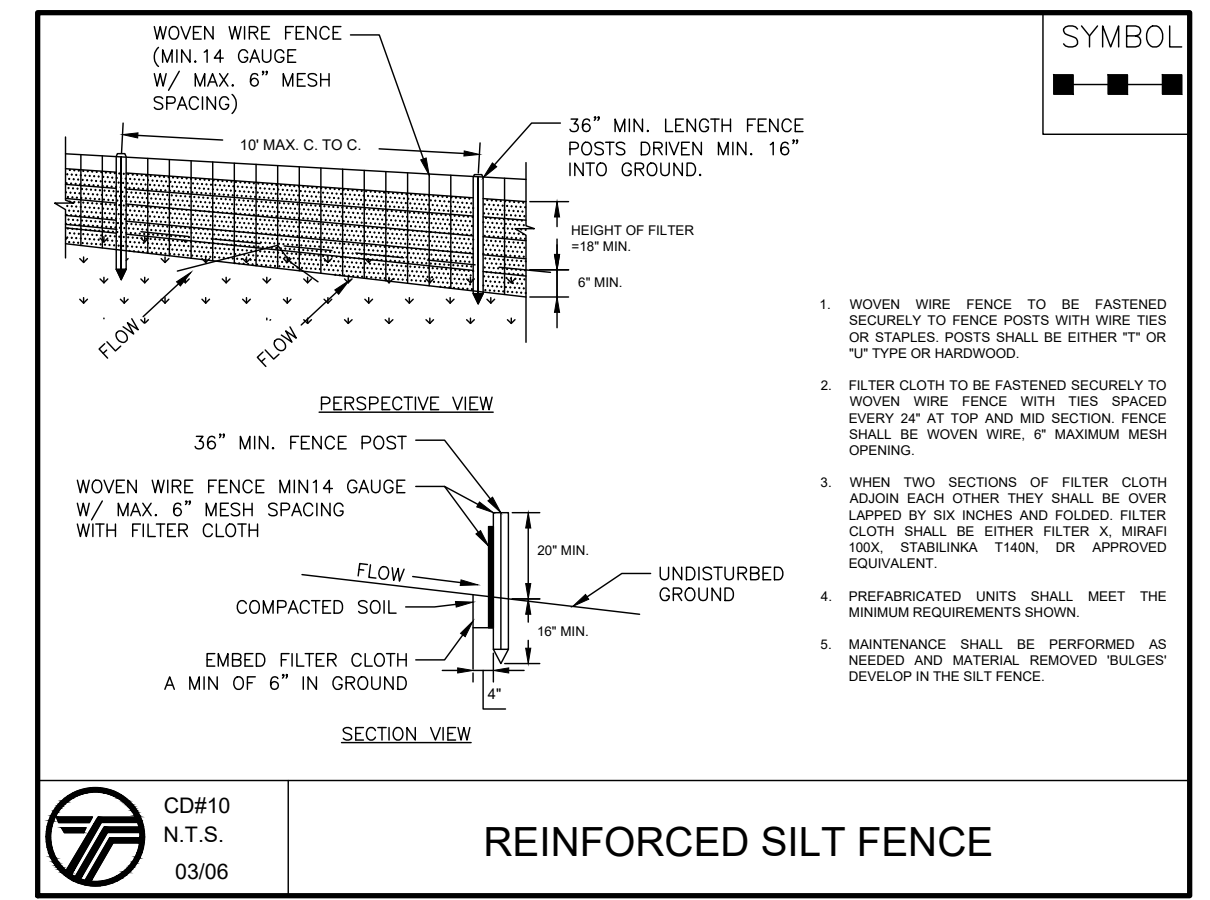




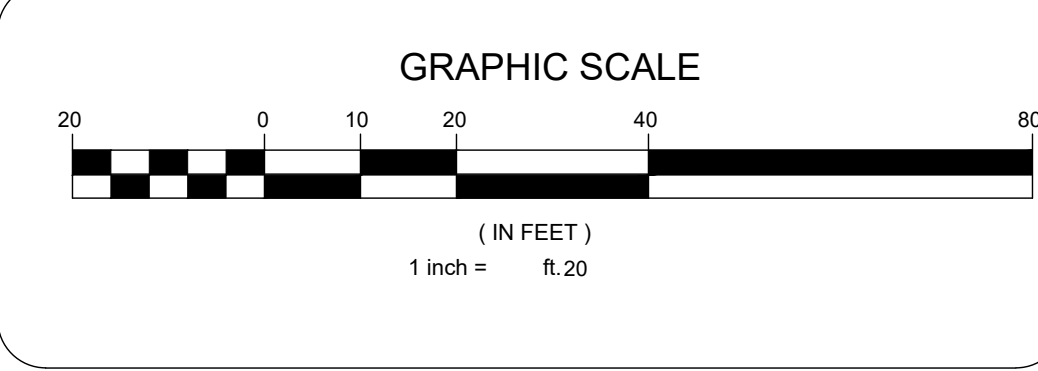
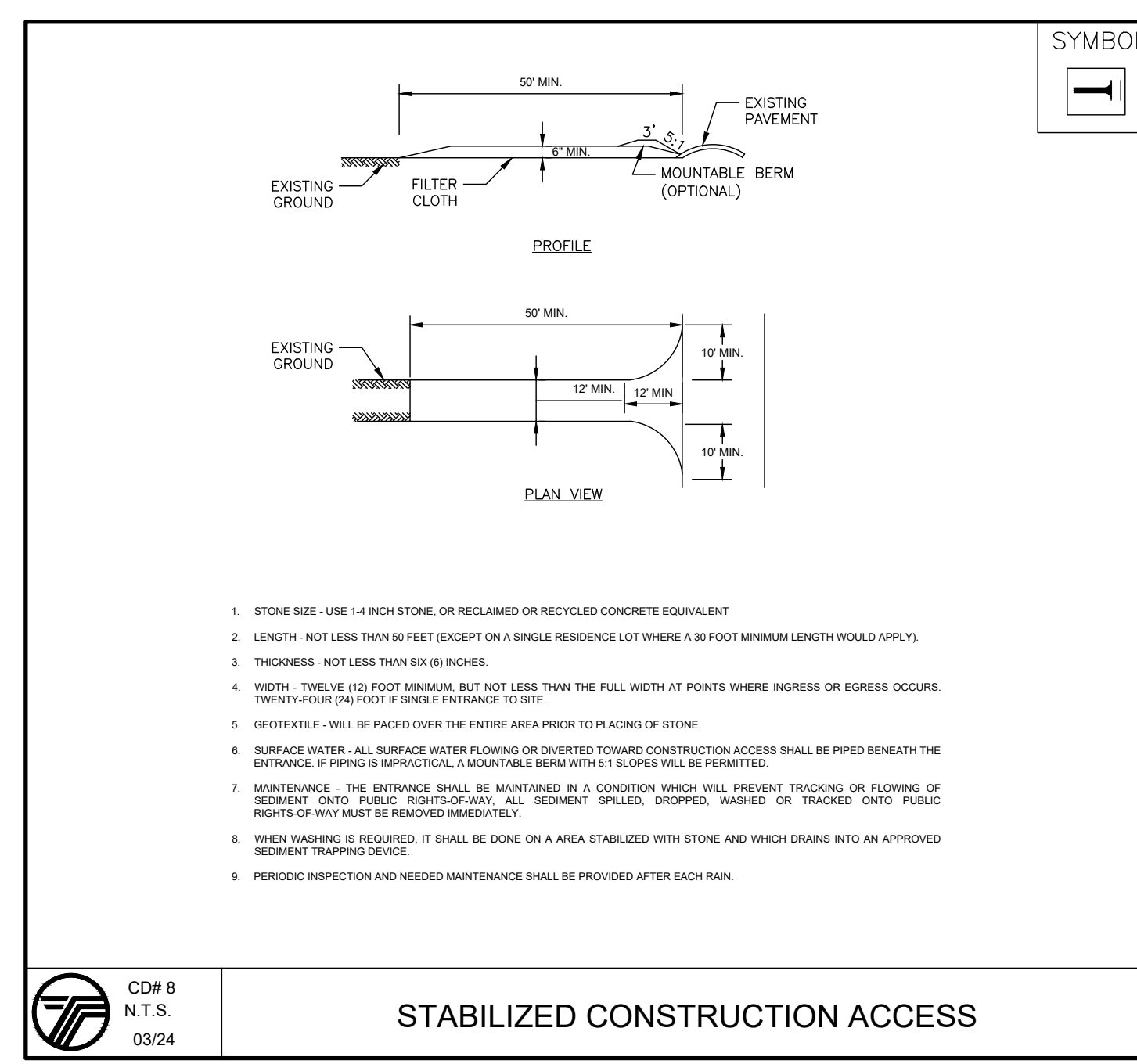
LEGEND:



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



- SEQUENCE OF CONSTRUCTION NOTES**
1. 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.
 2. 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.
 3. 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.
 4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
 5. 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.
 6. 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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ENGINEERING CONSULTANTS

TERRANOVA ENGINEERING CONSULTANTS P.C. NEW YORK LICENSE NO. 0022578
71 LAFAYETTE AVE. SUFFERN NY 10901 SUITE #104 INFO@TERRANOVACOM.P 201451 886-0155

NO.	REVISION	DATE	DR/CK
2	GENERAL REVISIONS	11/25/2025	QAYB
1	GENERAL REVISIONS	11/17/2025	QAYB

JOSIP MEDIC, PE

LIC. 103757 DATE 11/25/2025

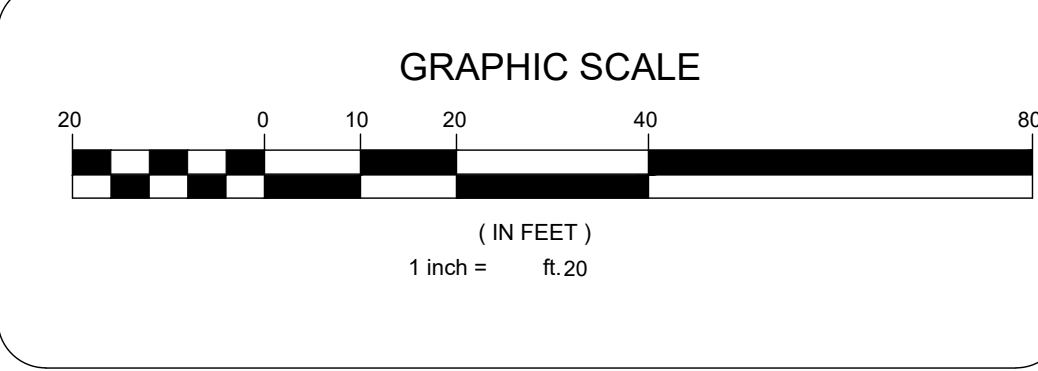
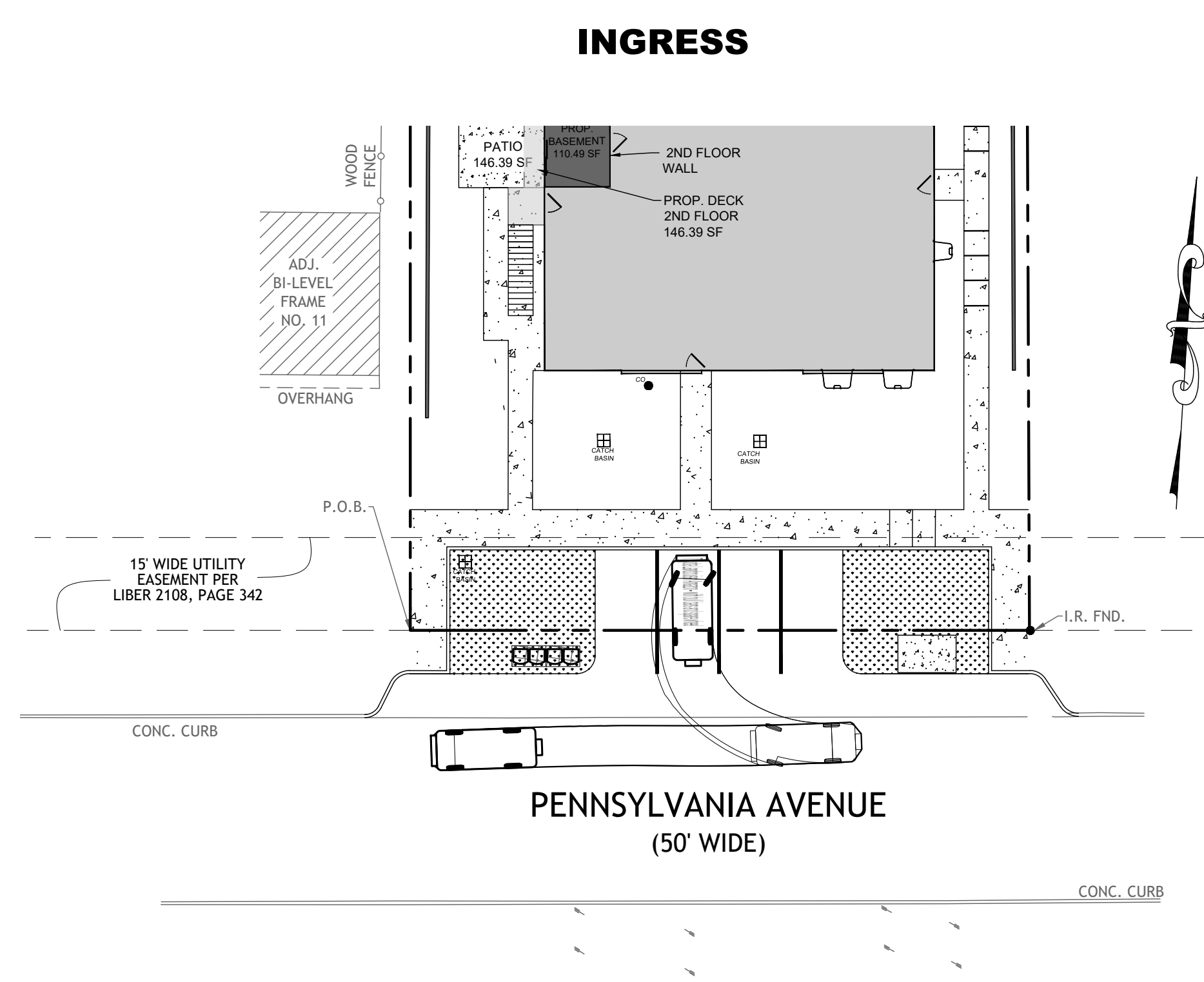
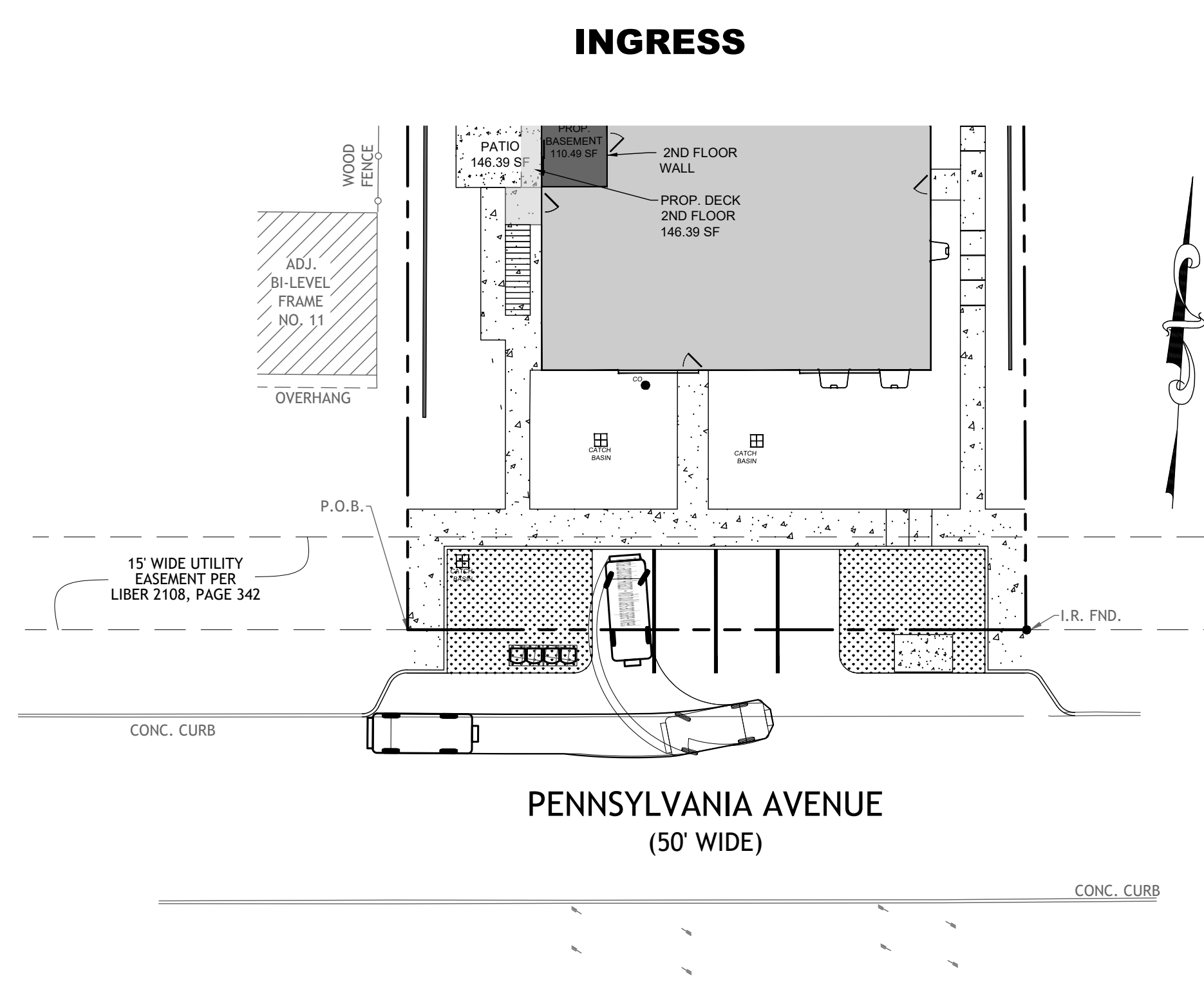
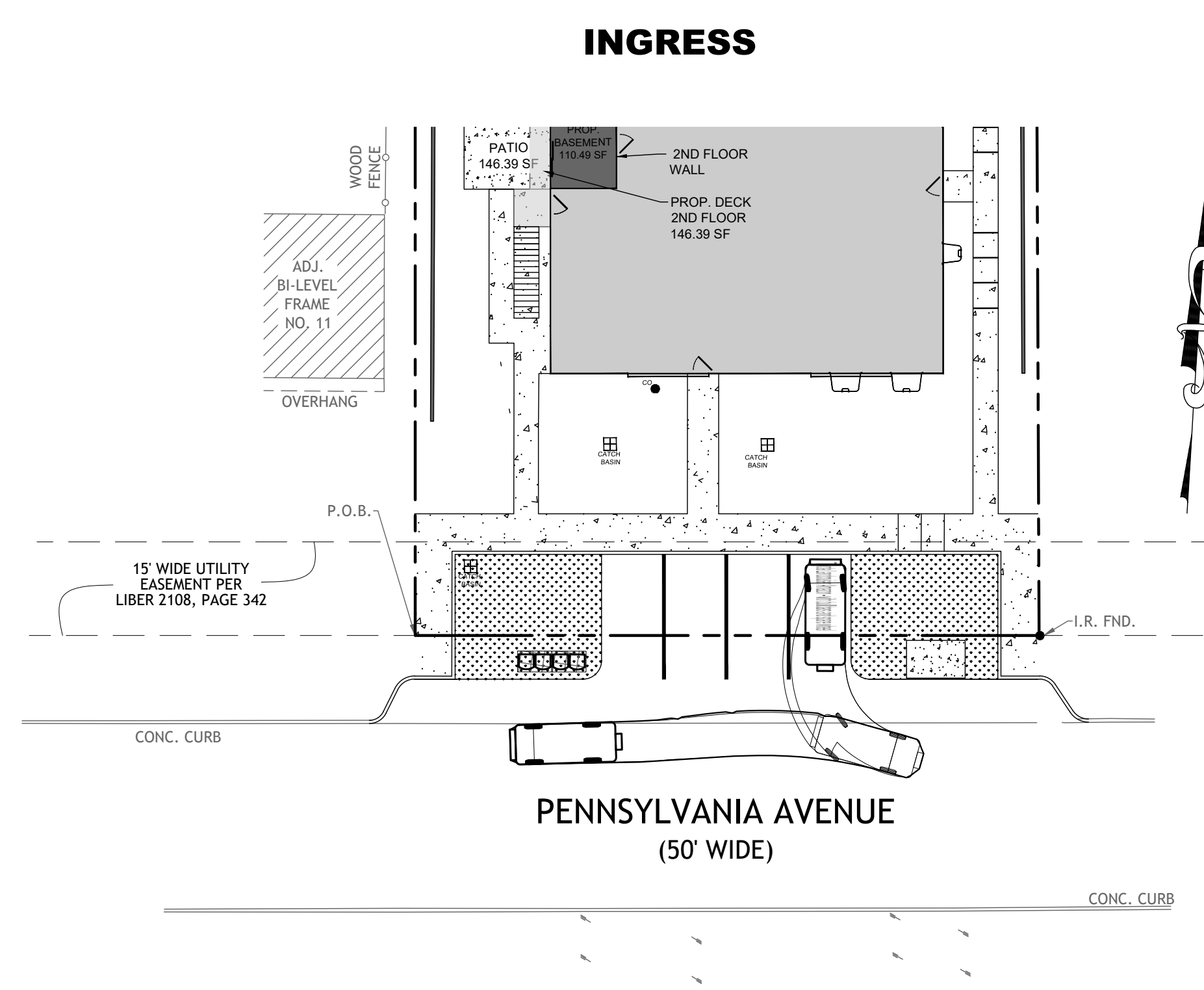
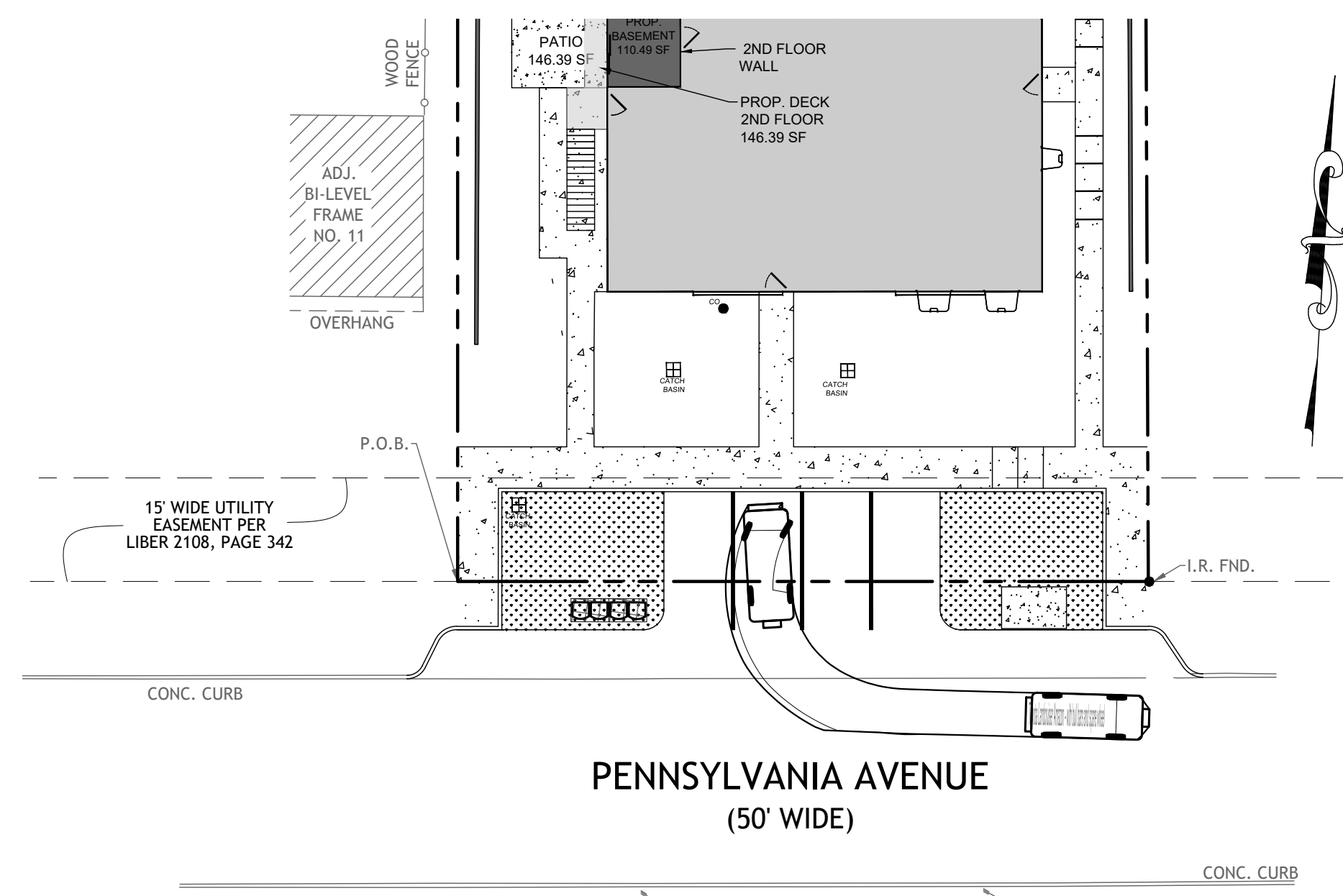
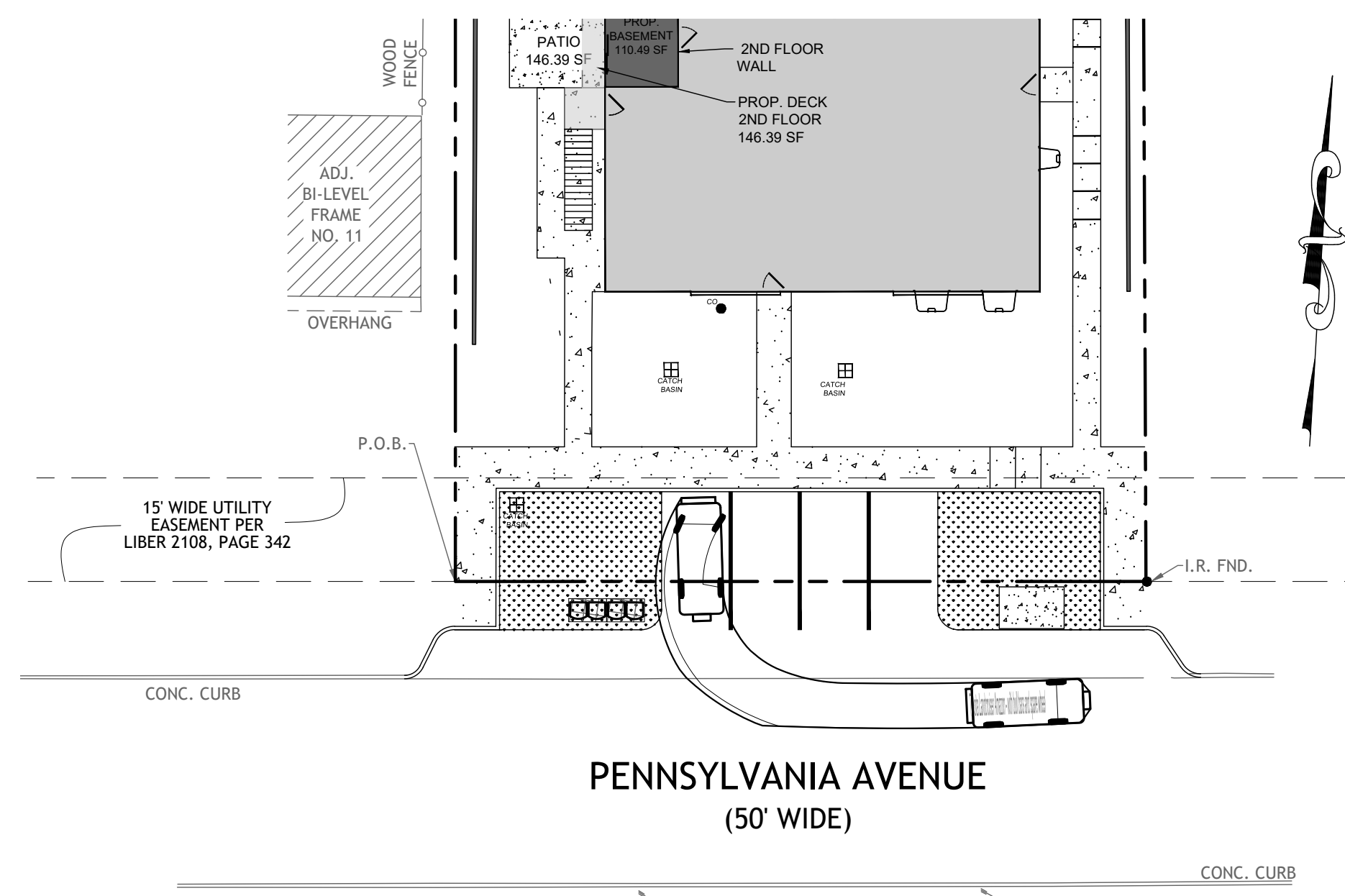
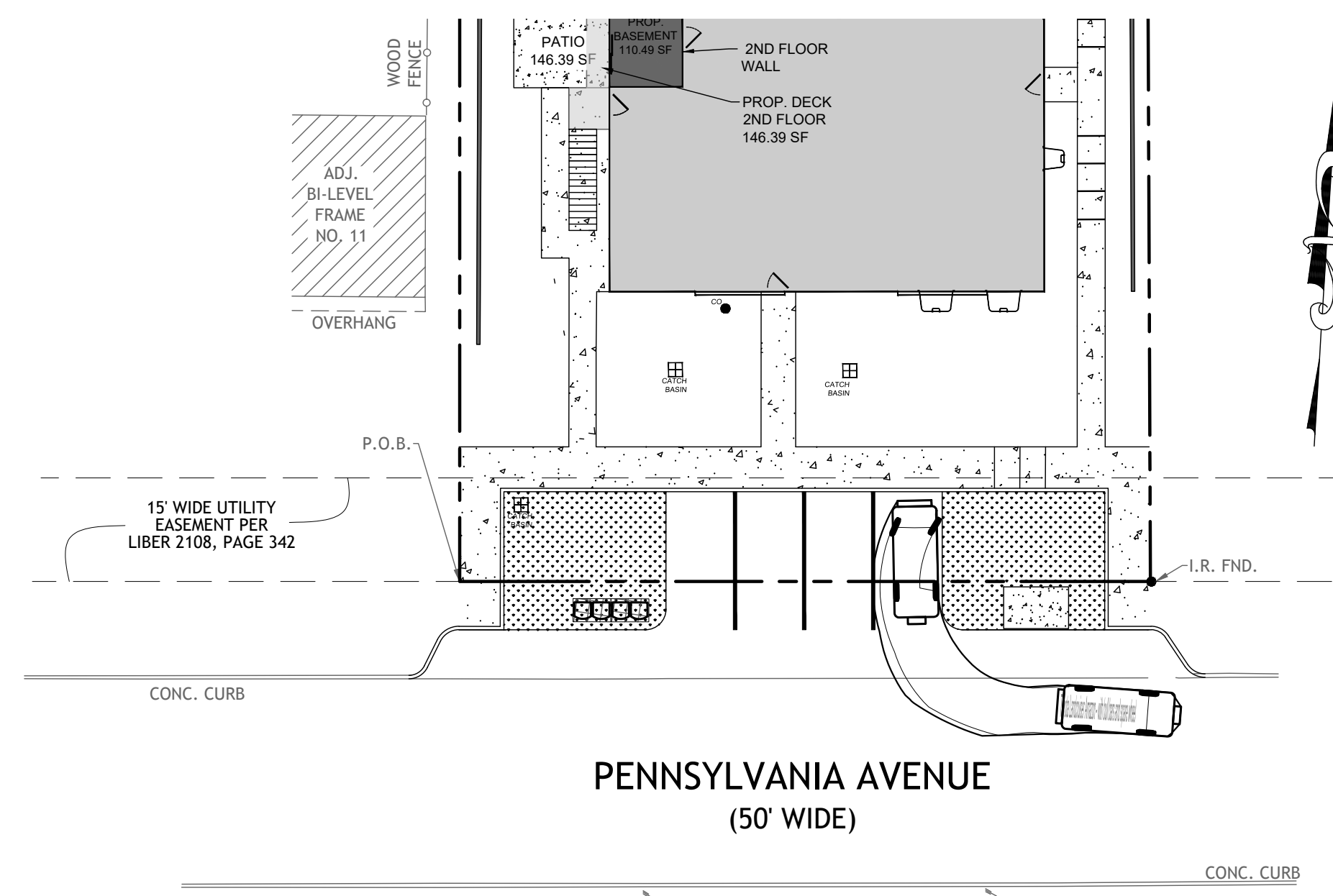
SOIL EROSION AND SEDIMENT CONTROL PLAN

DESIGN BY: YB	DRAWN BY: DA	CHECKED BY: JM
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13 PENNSYLVANIA AVE
13 PENNSYLVANIA AVE, VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NEW YORK 10950
SBL 211-4-35

DRAWING NUMBER: 06 OF 08	SCALE: 1"=20'	FILE NO.: 24258	DATE: 07/02/2024
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TERRANOVA
 ENGINEERING CONSULTANTS
 TERRANOVA ENGINEERING CONSULTANTS SPC. NEW YORK LICENSE NO. 002276
 71 LAFAYETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVACOM P:845-886-0155

NO.	REVISION	DATE	DR/CK
2	GENERAL REVISIONS	11/25/2025	OAYB
1	GENERAL REVISIONS	11/17/2025	OAYB

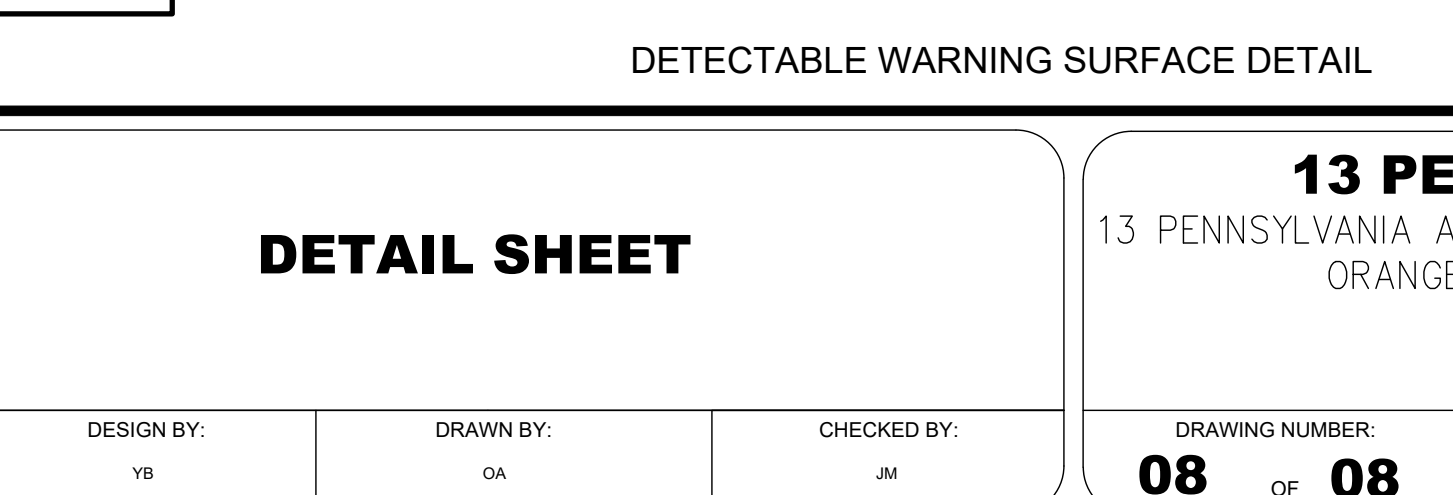
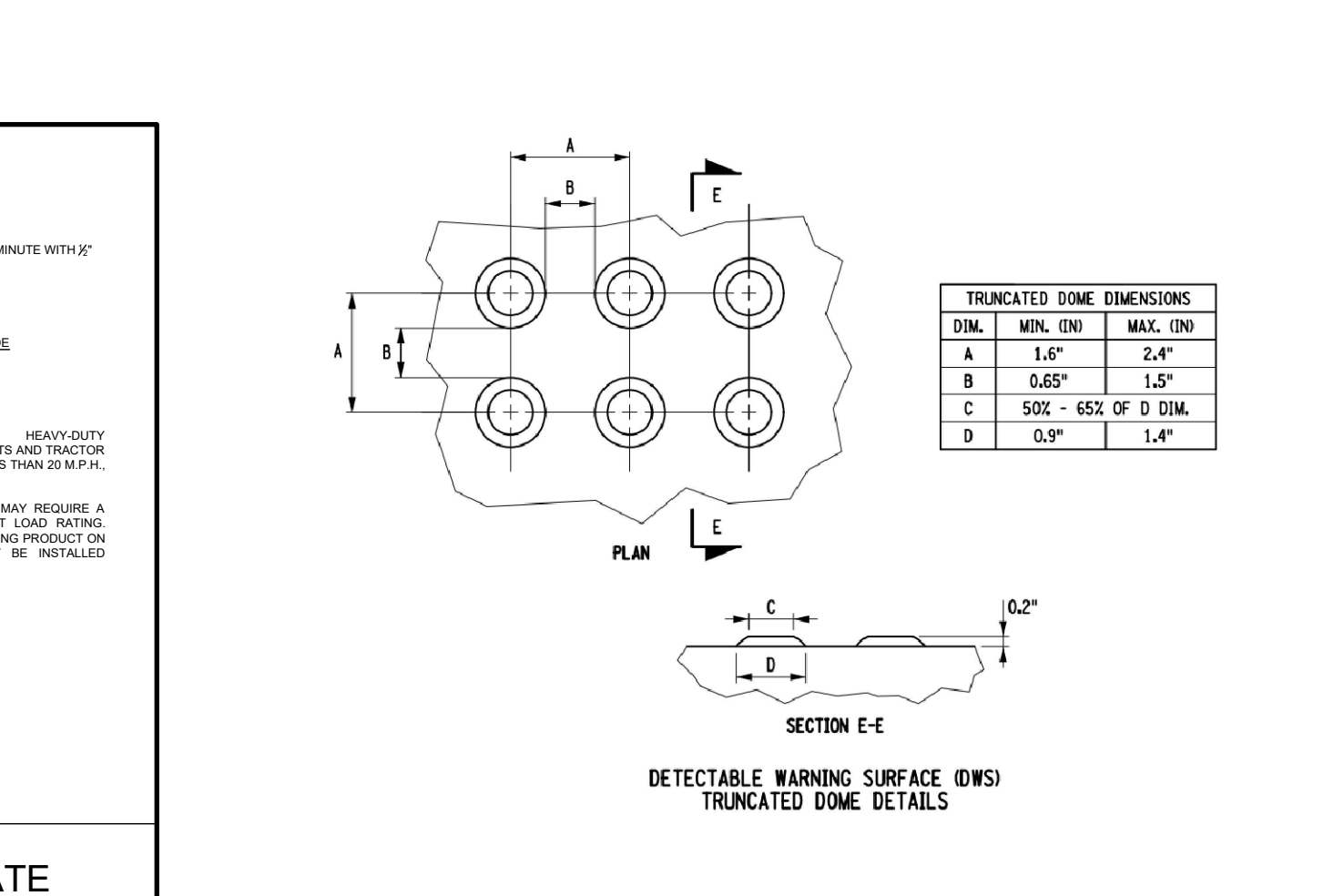
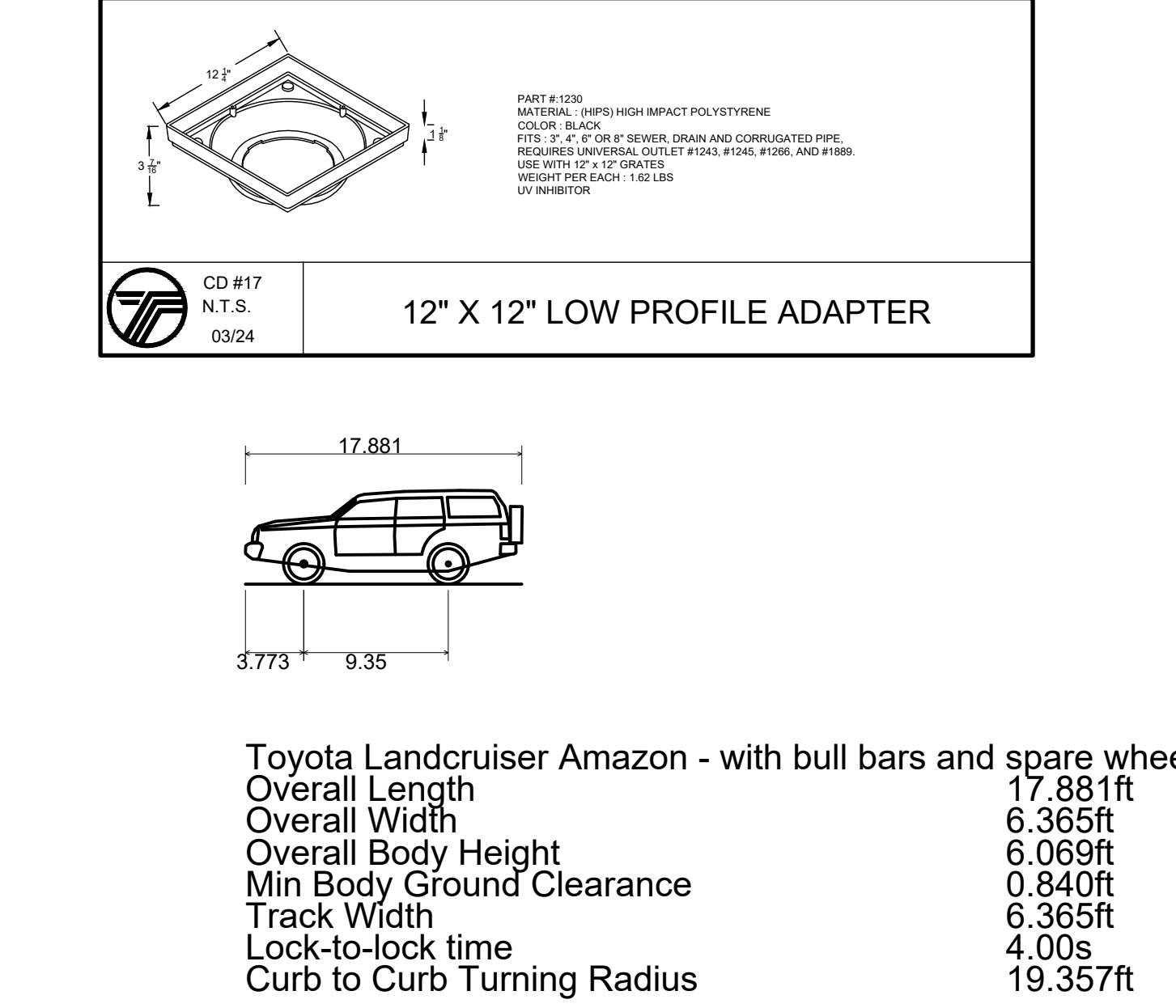
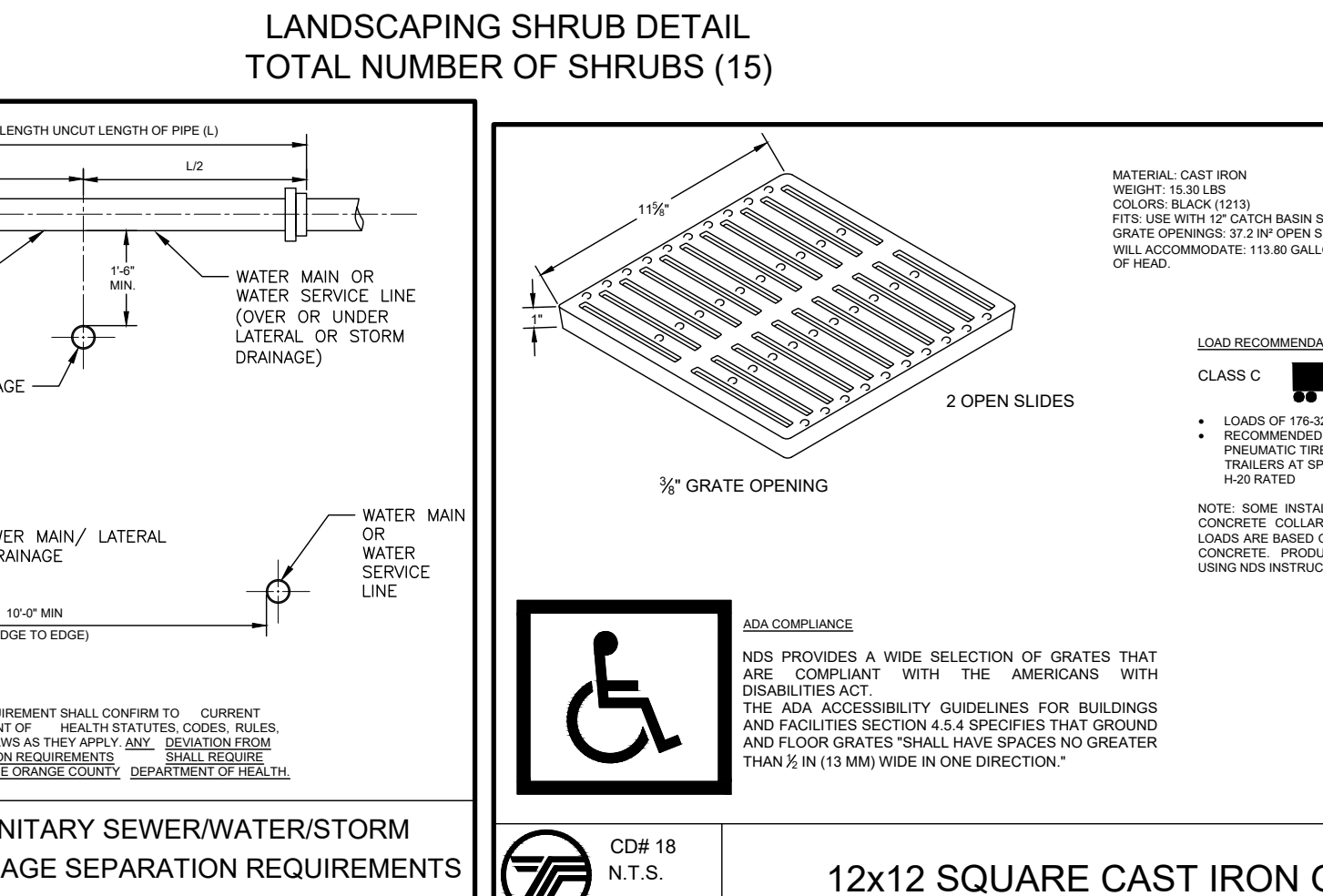
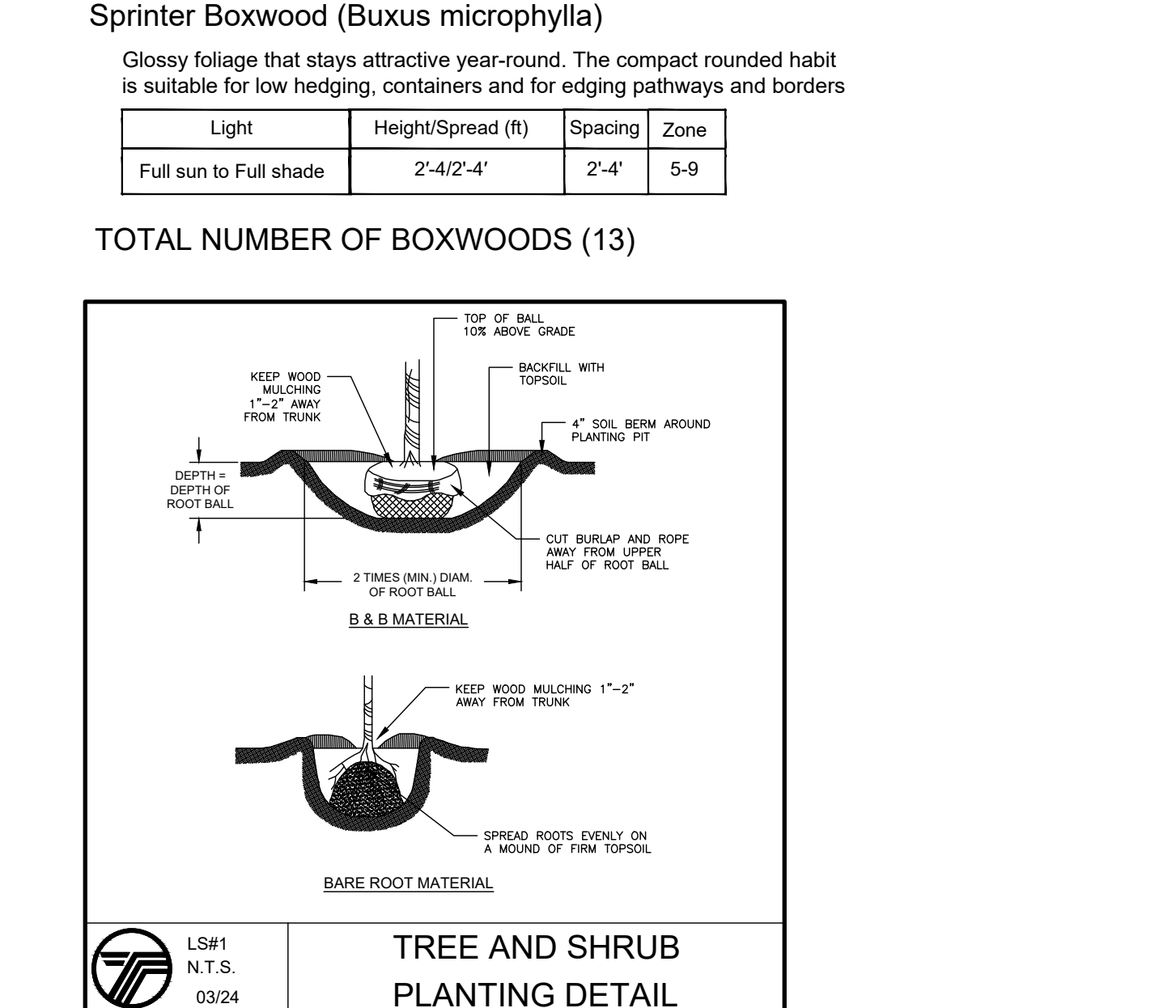
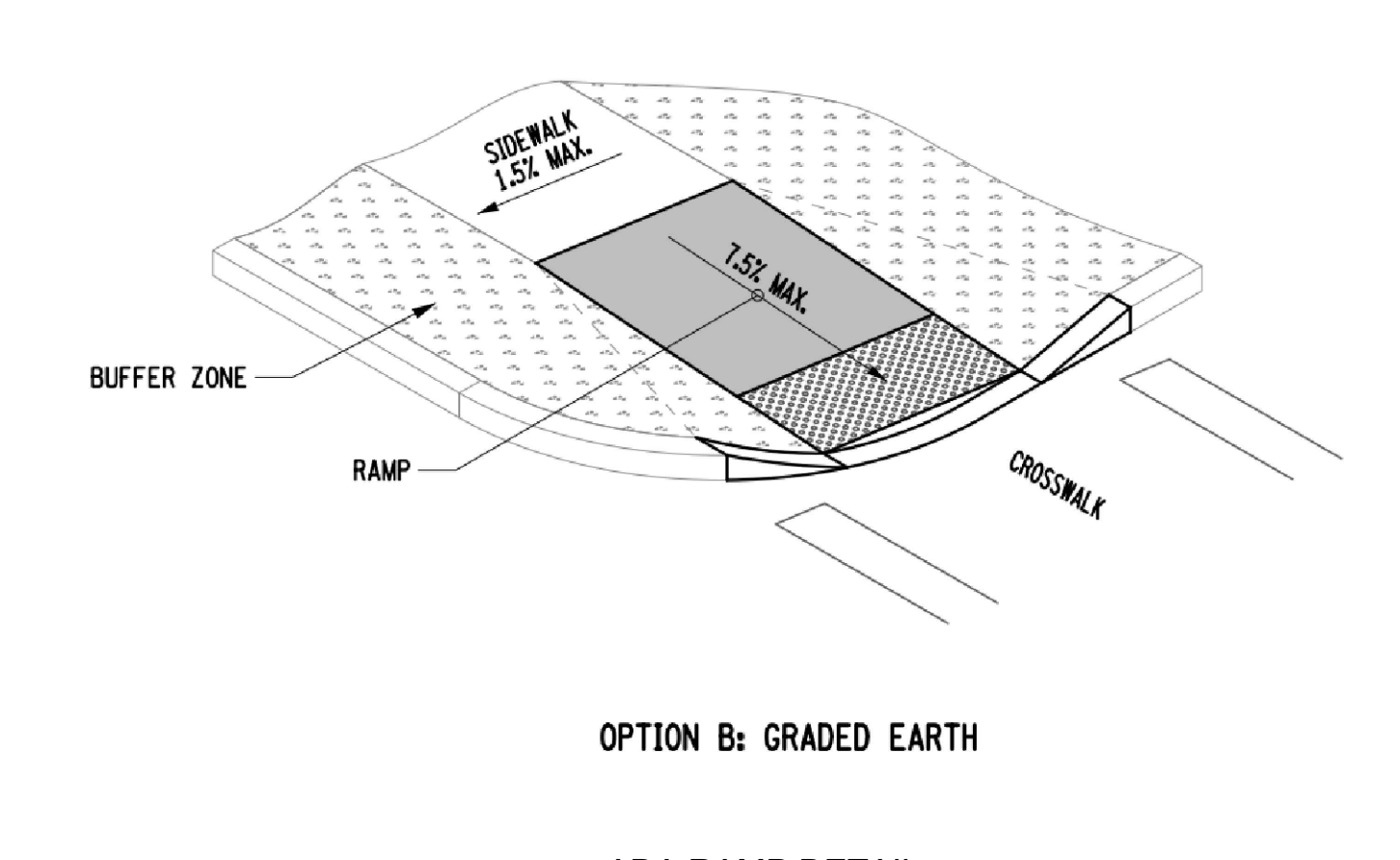
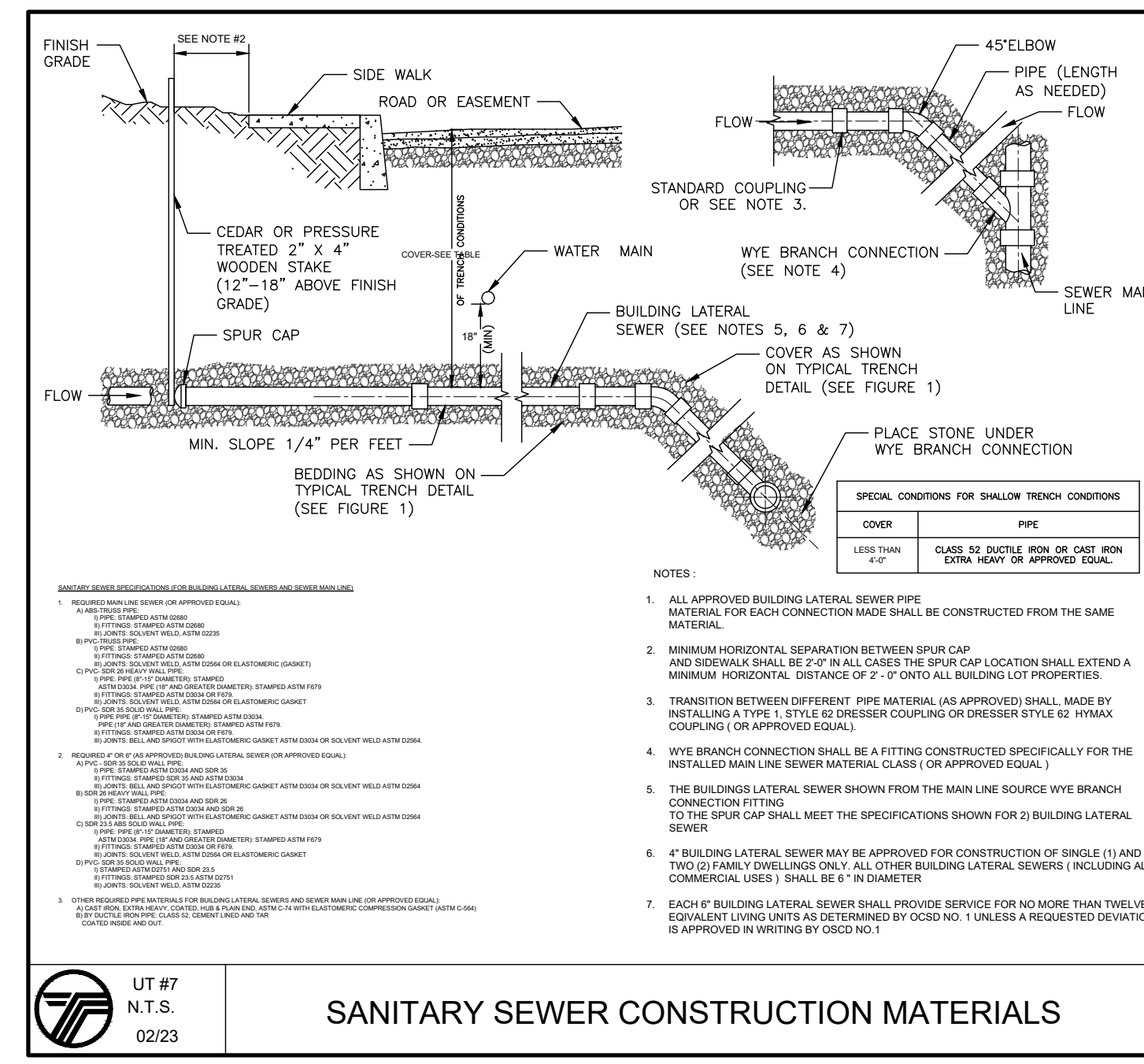
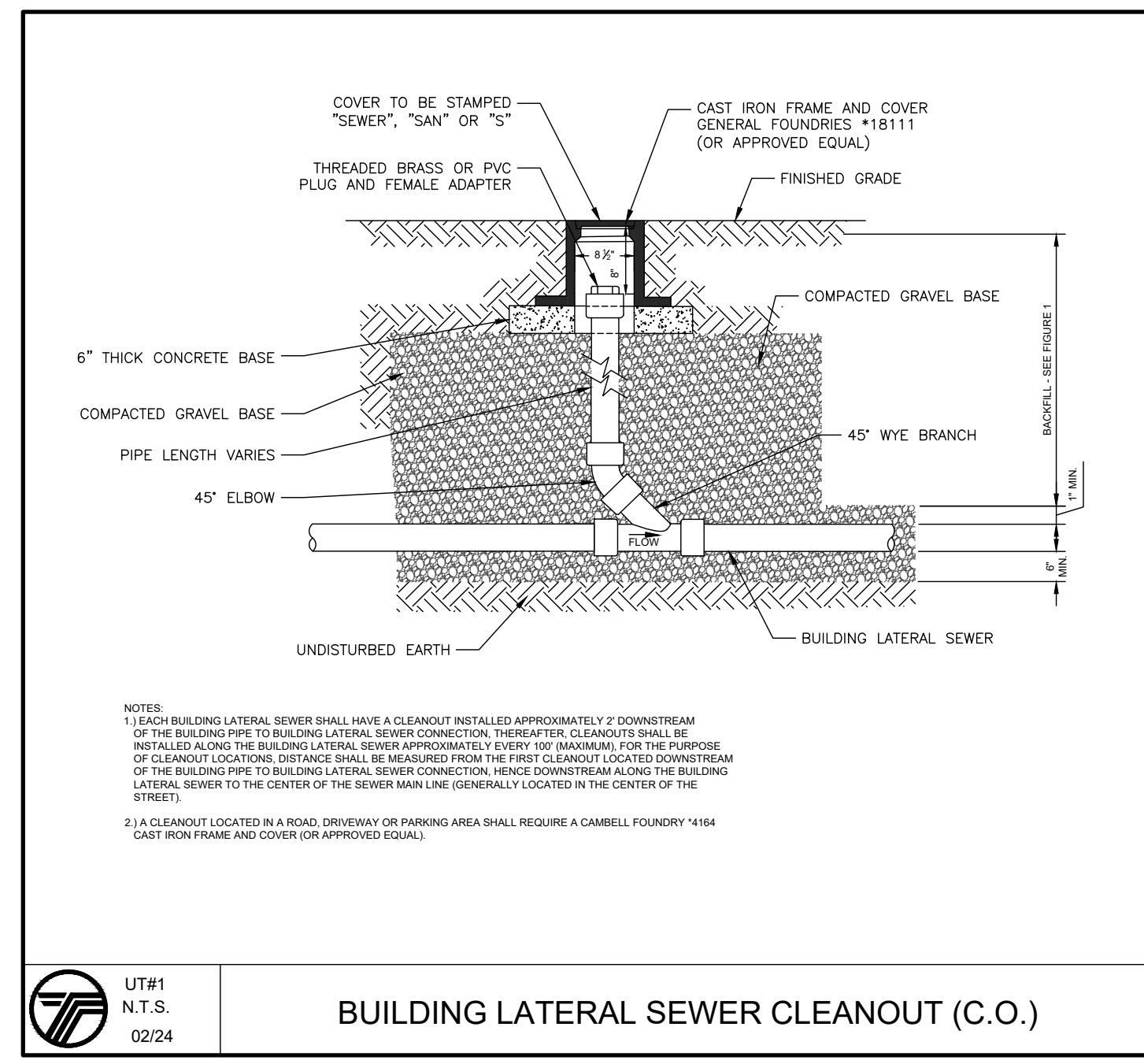
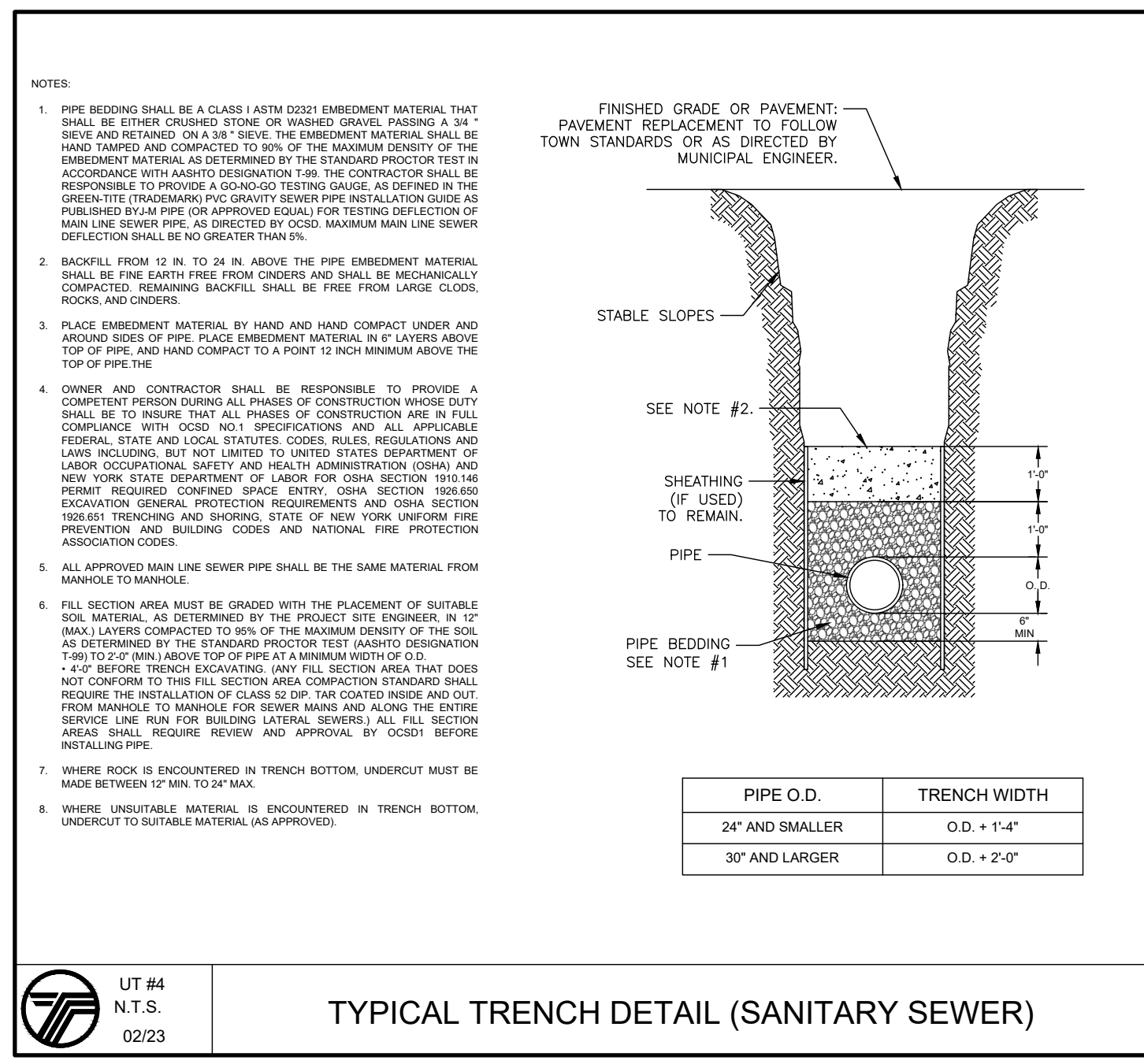
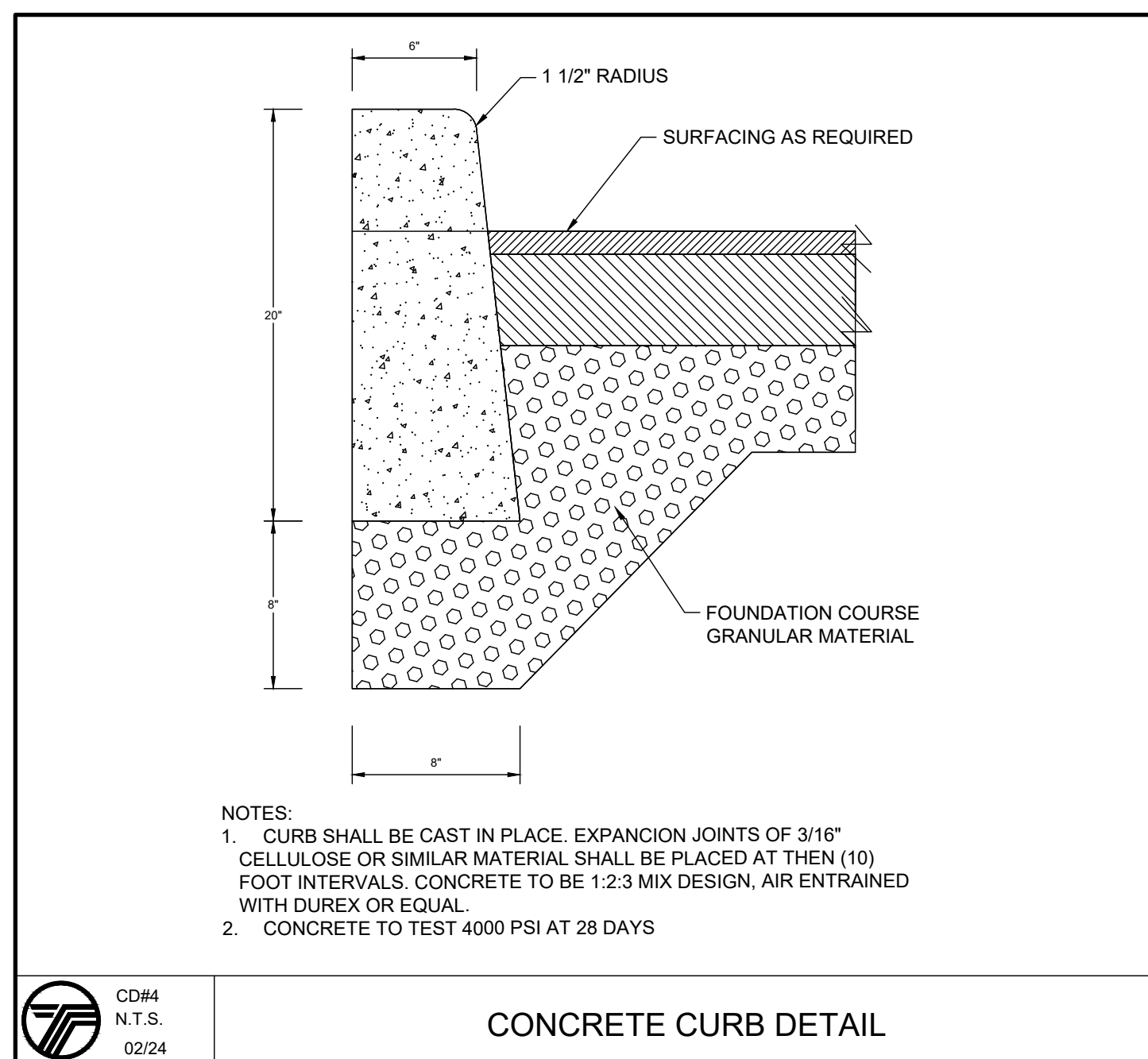
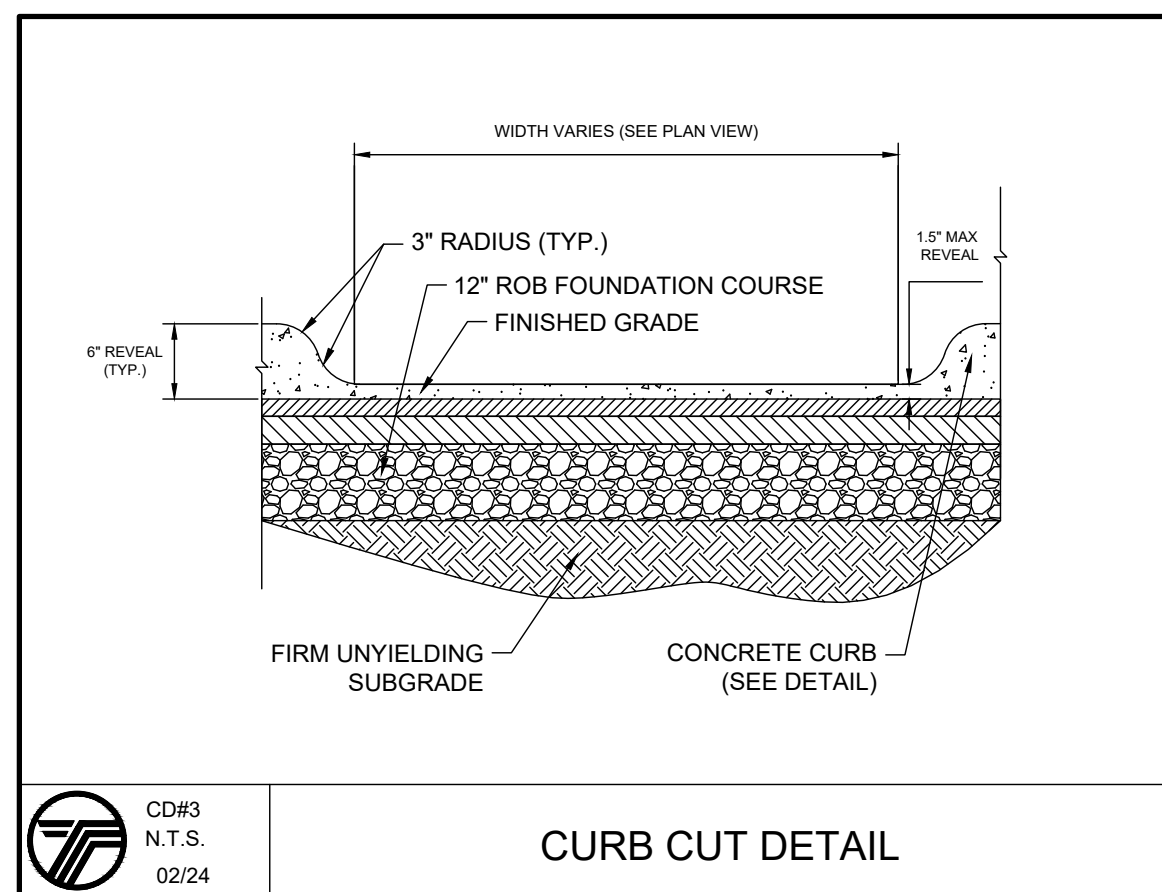
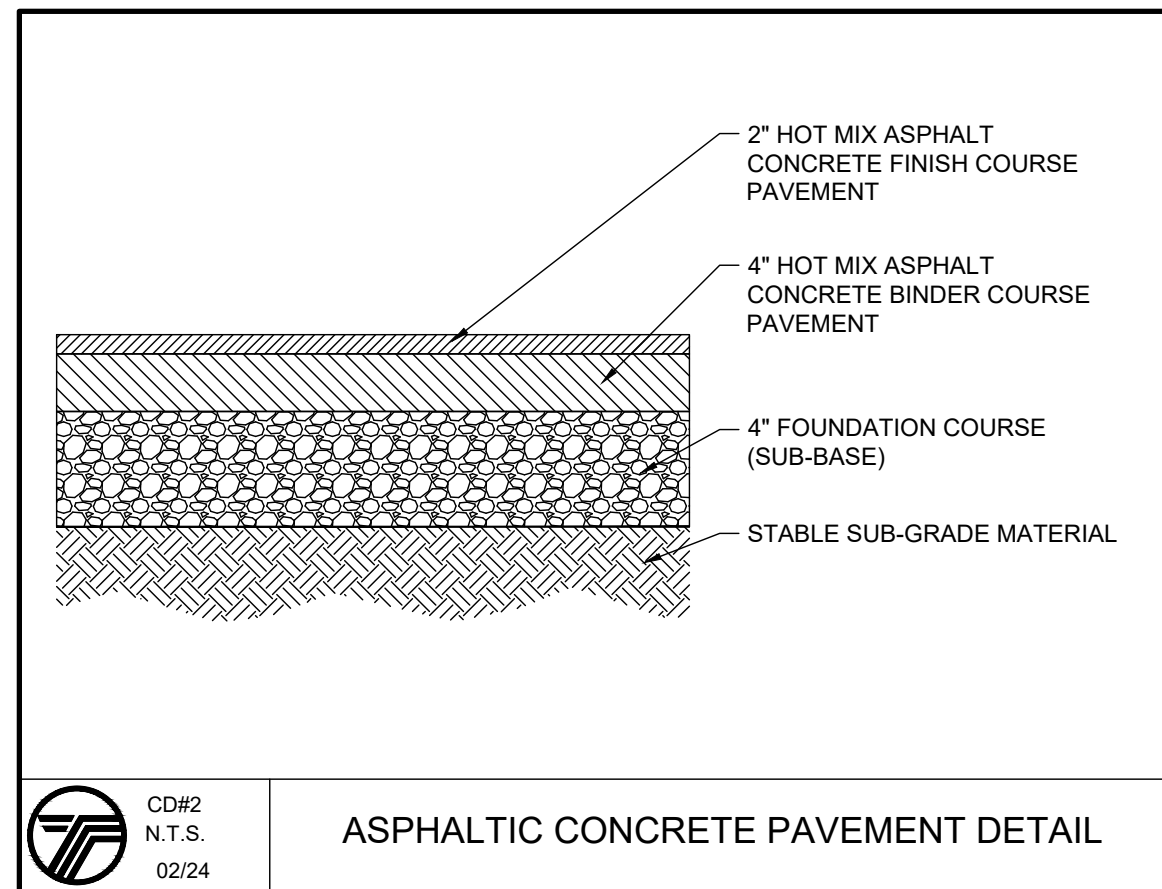
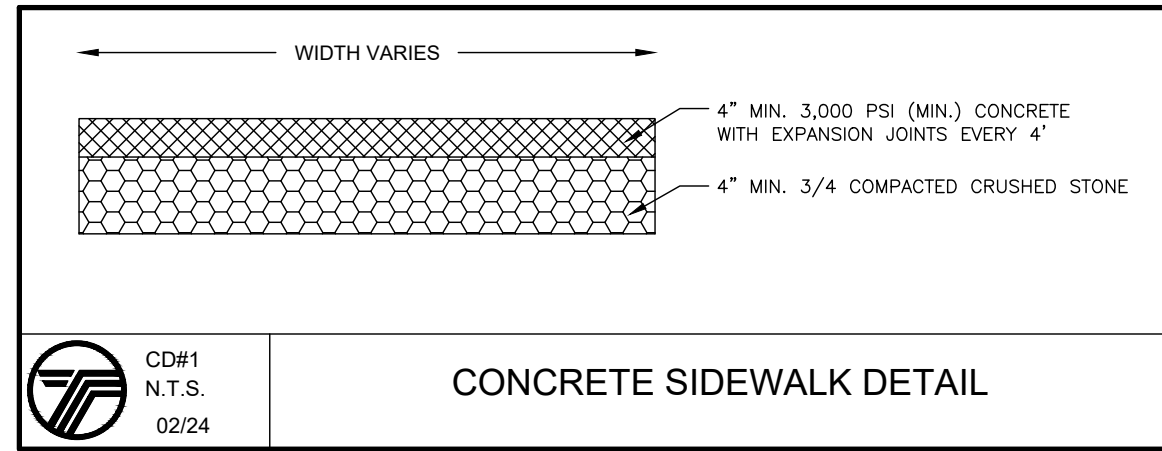
JOSIP MEDIC, PE
 STATE OF NEW YORK
 PROFESSIONAL ENGINEER
 103757
 LIC. 103757 DATE 11/25/2025

TRAFFIC PLAN

DESIGN BY: YB	DRAWN BY: DA	CHECKED BY: JM
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13 PENNSYLVANIA AVE
 13 PENNSYLVANIA AVE, VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, NEW YORK 10950
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