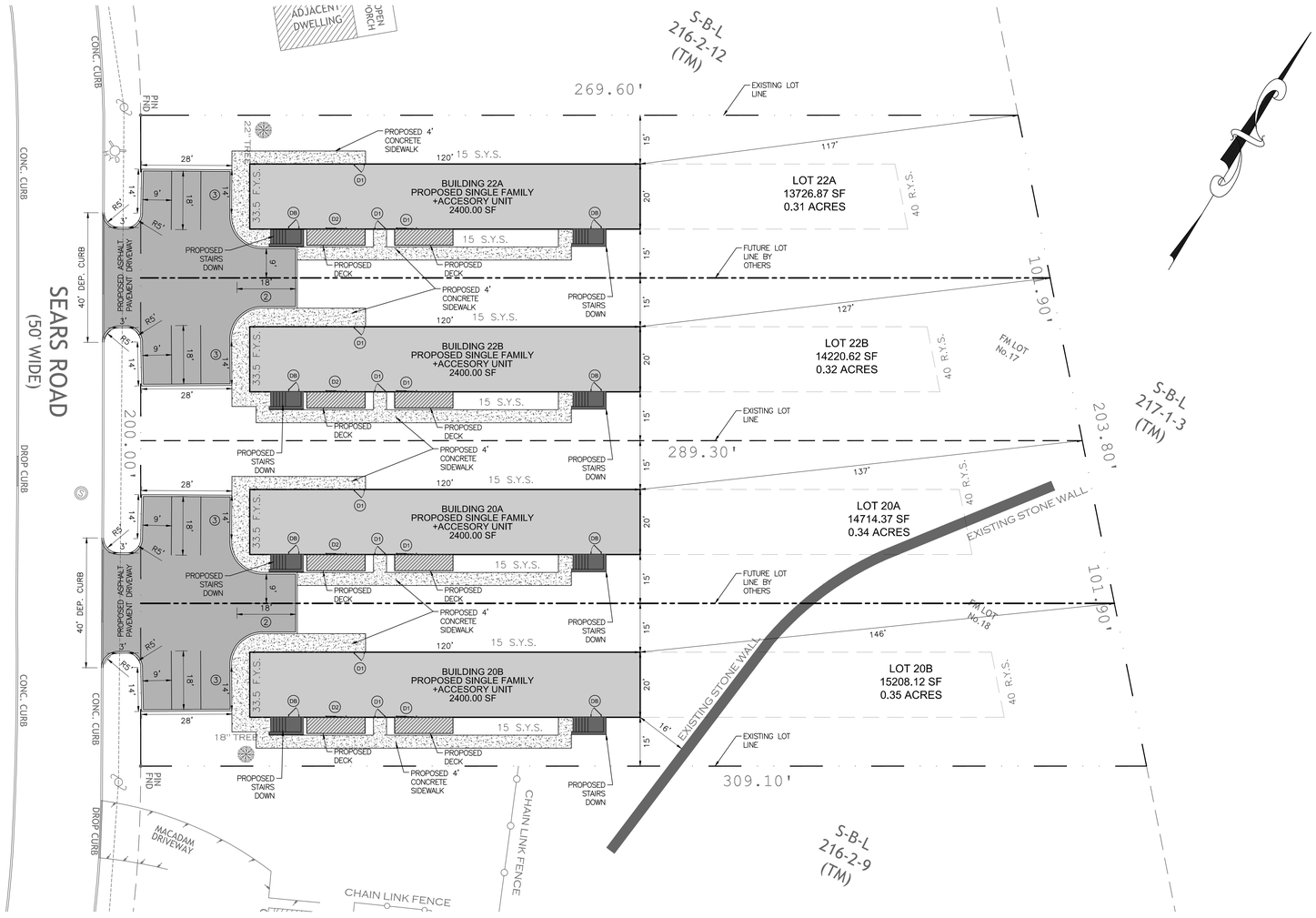


NOTES:
1. BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY JOHN W. McCORD Sr. P.L.S. LIC# 050904, DATED OCTOBER 29, 2024.
2. THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA PROVIDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT 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.
3. THE EXISTING GAS AND ELECTRIC UTILITIES MUST BE LOCATED AND MARKED BEFORE CONSTRUCTION CAN START.
4. IT IS RECOMMENDED TO USED LEAF GUARD OR A SIMILAR PRODUCT ON ALL GUTTERS.
5. FOR ALL UTILITY CONSTRUCTION & IMPROVEMENTS, THE APPLICANT SHALL RESTORE ALL PAVEMENT, CURB, SIDEWALK, ETC. TO MATCH THE EXISTING CONDITIONS.

PLANNING BOARD SIGNATURE

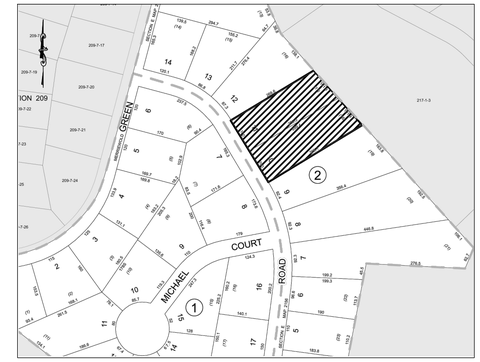
PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

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.

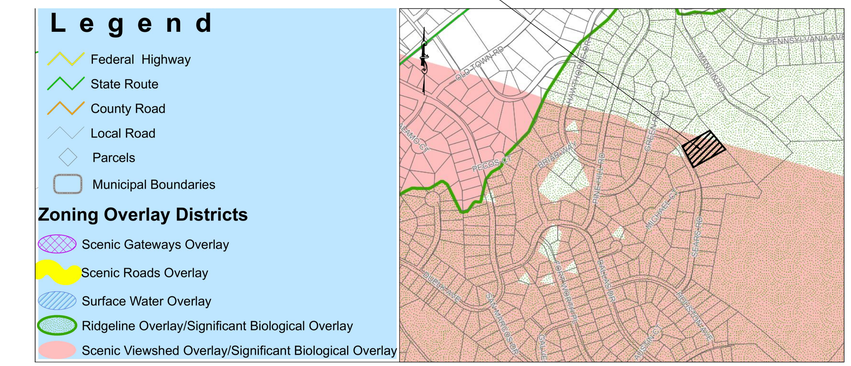
BULK REQUIREMENTS
(ZONE RB) RESIDENCE B DISTRICT

LOT DIMMENSIONS	REQUIRED	LOT 20 EXISTING	LOT 22 EXISTING	LOT 20A PROPOSED	LOT 20B PROPOSED	LOT 22A PROPOSED	LOT 22B PROPOSED
MIN. AREA (SQ. FEET)	10,000	29,922.50	27,947.50	14,714.37	15,208.12	13,726.87	14,220.62
MIN. FRONTAGE (FEET)	50	100.00	100.00	50.00	50.00	50.00	50.00
MAX. BUILDING COVERAGE (%)	50	3.43	3.64	16.31	15.78	17.48	16.87
MIN. FRONT YARD SETBACK (FEET)	33.5	43.70	40.90	33.50	33.50	33.50	33.50
MIN. SIDE YARD (FEET)	15	17.00	17.00	15.00	15.00	15.00	15.00
MIN. REAR YARD SETBACK (FEET)	40	223.52	206.89	137.00	146.00	117.00	127.00
MAX. HEIGHT (STORIES)	2	1	1	2	2	2	2
MAX. HEIGHT (FEET)	35	–	–	TBD	TBD	TBD	TBD
PARKING	**REQUIRED**	**EXISTING**	**EXISTING**	**PROPOSED**	**PROPOSED**	**PROPOSED**	**PROPOSED**
PARKING SPACES	2 PER UNIT	2	2	4	4	4	4



VICINITY MAP
NTS

ZONE MAP
NTS



OVERLAY DISTRICT MAP
NTS

DOOR SCHEDULE:

- (DB) DOOR TO THE BASEMENT
- (D1) DOOR TO THE FIRST FLOOR
- (D2) DOOR TO THE SECOND FLOOR

Dig Safely. New York Call 811 before you dig

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DrawME Designing Group

NO.	REVISION	DATE	DR/CK

JOSIP MEDIC, PE
379 BROOKFIELD DR.
JACKSON, NJ 08527
LIC. 103757
NY 845-666-0155
NJ 732-523-2289
E-MAIL INFO@TERRANVC.COM

JOSIP MEDIC, P.E. LIC. 103757 DATE 11/08/2024

SITE PLAN

DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	AB	JM

20 & 22 SEARS RD
20 & 22 SEARS RD, VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY. NY 10950
SBL 216-2-10 & 11.

DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
01 OF 01	1":20'	24261	11/08/2024