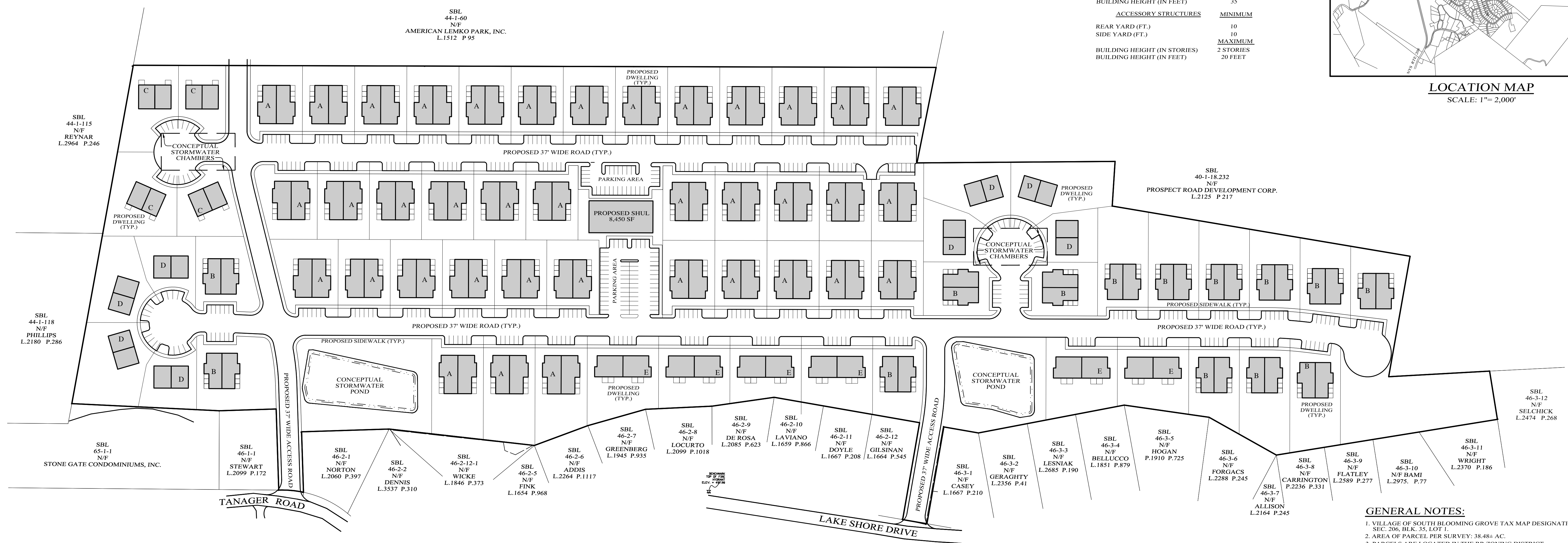


### BULK REQUIREMENTS

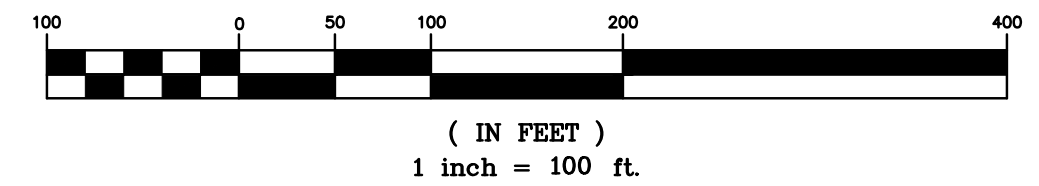
RR ZONE	
	MINIMUM REQUIRED
LOT AREA (S.F.)	10,000
FRONTAGE (FT.)	60*
FRONT YARD (FT.)	33**
REAR YARD (FT.)	40
SIDE YARD (FT.)	15
BUILDING COVERAGE (%)	MAXIMUM 50
*MINIMUM FRONTAGE ON CURVED LOTS SHALL BE MEASURED AT THE FRONT SETBACK LINE	
**MINIMUM FRONT YARD SHALL BE 40 FEET AS MEASURED FROM THE EDGE OF PAVEMENT.	
	MAXIMUM
BUILDING HEIGHT (IN STORIES)	2
BUILDING HEIGHT (IN FEET)	35
ACCESSORY STRUCTURES	
	MINIMUM
REAR YARD (FT.)	10
SIDE YARD (FT.)	10
	MAXIMUM
BUILDING HEIGHT (IN STORIES)	2 STORIES
BUILDING HEIGHT (IN FEET)	20 FEET



LOCATION MAP  
SCALE: 1"= 2,000'



SITE PLAN  
GRAPHIC SCALE



- GENERAL NOTES:**
- VILLAGE OF SOUTH BLOOMING GROVE TAX MAP DESIGNATION: SEC. 206, BLK. 35, LOT 1.
  - AREA OF PARCEL PER SURVEY: 38.48± AC.
  - PARCELS ARE LOCATED IN THE RR ZONING DISTRICT.
  - EXISTING TOPOGRAPHY AND BOUNDARY INFORMATION PROVIDED BY A MAP ENTITLED "OUTBOUND AND TOPOGRAPHIC SURVEY PREPARED FOR 25 LARK DRIVE - SEC. 206 - BLOCK 35 - LOT 1 - AS PREPARED BY: JOHN W. MCCORD, SR. P.L.S. JACKSON, NJ.
  - EXISTING FEATURES AND INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES.
  - ALL NEW UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.

**LEGEND**

EXISTING PROPERTY LINE	---
EXISTING 5' CONTOUR LINE	-----
EXISTING 25' CONTOUR LINE	-----
BUILDING SETBACK LINE	-----
EXISTING EDGE OF PAVEMENT	-----

DATE	REVISIONS
01-22-26	REV. BUILDINGS & ROADS
11-12-25	ADD CONCEPTUAL DRAINAGE & UTILITIES
09-18-25	ADD CONCEPTUAL STORMWATER CONTROL
08-22-25	INITIAL PREPARATION

**LARK  
SUBDIVISION**

VILLAGE OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK  
PROJECT TITLE

**SITE  
PLAN**

DRAWING TITLE

**KIRK ROTHER, P.E.**  
CONSULTING ENGINEER, PLLC  
5 Saint Stephens Lane, Warwick, NY 10990  
(845) 988-0620

D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #
N.A.	N.A.	N.A.	1 OF 1
CAD #	PROJECT #	SCALE	
SP1	LARK	AS SHOWN	