



LOCATION MAP
SCALE: 1" = 2000'

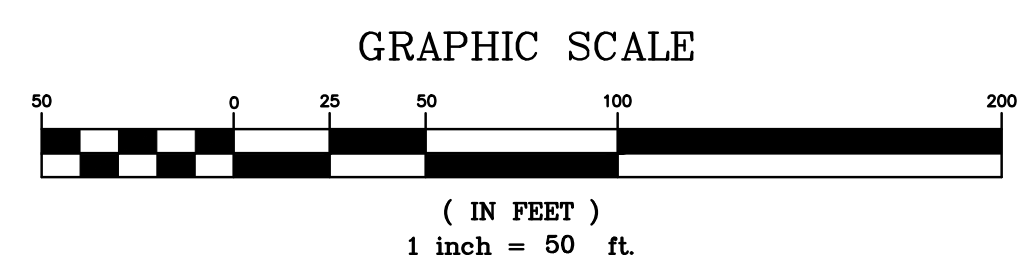
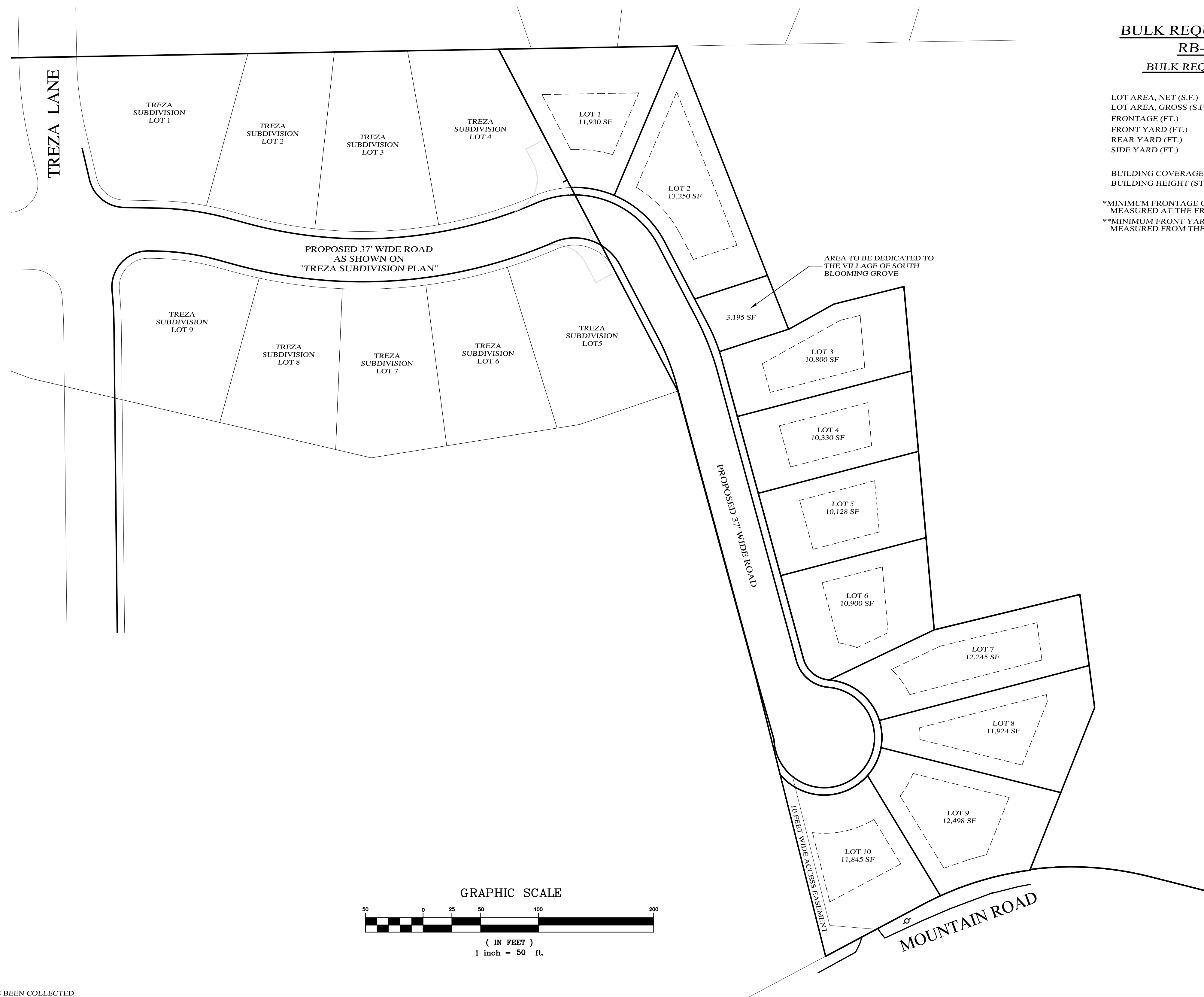
BULK REQUIREMENTS
RB- ZONE

BULK REQUIREMENTS	
	MINIMUM
LOT AREA, NET (S.F.)	10,000
LOT AREA, GROSS (S.F.)	12,000
FRONTAGE (FT.)	60*
FRONT YARD (FT.)	40**
REAR YARD (FT.)	40
SIDE YARD (FT.)	15
MAXIMUM	
BUILDING COVERAGE (%)	50
BUILDING HEIGHT (STORIES)	2

*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.

GENERAL NOTES:

- VILLAGE OF SOUTH BLOOMING GROVE TAX MAP DESIGNATION: SEC. 220, BLK. 1, LOTS 3, 24, & 28
- TOTAL AREA OF PARCELS: APPROX. 3.4 ACRES.
- ENTIRE PARCEL IS LOCATED IN THE RR ZONING DISTRICT.
- TOTAL NUMBER OF PARCELS WITHIN THIS SUBDIVISION: 10
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.
- PROPOSED SUBDIVISION TO BE SERVED BY THE VILLAGE OF SOUTH BLOOMING GROVE MUNICIPAL WATER AND SEWER SYSTEMS.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALITY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF THE FINAL PLANS.
- NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
- CONSISTENT WITH THE NYSDEC REQUIREMENTS FOR SPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FOR CONSTRUCTION ACTIVITY, PERMIT NO. GP-9-20-001, THE APPLICANT SHALL COMPLETE, SIGN AND SUBMIT (TO THE TOWN OF VILLAGE OF SOUTH BLOOMING GROVE BUILDING INSPECTOR) "MONTHLY SUMMARY OF SITE INSPECTION ACTIVITIES" AND "QUARTERLY SUMMARY OF SITE INSPECTION ACTIVITIES" REPORTS.
- A SANITARY SEWER PERMIT IS REQUIRED FROM THE VILLAGE OF SOUTH BLOOMING GROVE SEWER DEPT.
- EACH LOT WILL REQUIRE AN INDIVIDUAL PLOT PLAN AND FOUNDATION STAKE OUT IN THE FIELD, WHICH SHALL BE SUBMITTED AND APPROVED BY THE VILLAGE OF SOUTH BLOOMING GROVE BEFORE CONSTRUCTION.
- THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
- DUE TO POTENTIAL HABITAT FOR THE INDIANA BAT, TREE CUTTING SHALL BE LIMITED TO NOV 1ST THROUGH MARCH 31ST.



EXISTING UTILITIES NOTE:

EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO THEIR SATISFACTION PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.

LEGEND

EXISTING PROPERTY LINE	—————
PROPOSED PROPERTY LINE	—————
EXISTING 2' CONTOUR LINE
EXISTING 10' CONTOUR LINE
BUILDING SETBACK LINE	-----
EXISTING EDGE OF PAVEMENT	-----
PROPOSED WALK	-----
PROPOSED CONC. CURB	-----
PROPOSED EASEMENT	-----

RECORD APPLICANT
HARTMANN DESIGN
412 NORTH MAIN STREET #301
MONROE, NY 10950

APPROVED FOR FILING:

OWNER _____ DATE _____

APPROVED AS A FINAL PLAT BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF SOUTH BLOOMING GROVE.

PLANNING BOARD CHAIRMAN _____ DATE _____

DATE	REVISIONS
04-24-25	INITIAL PREPARATION

43 MOUNTAIN RD
VILLAGE OF SOUTH 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

KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 079053	DATE
D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #
N.A.	N.A.	N.A.
CAD # 25106	PROJECT #	SCALE
SKETCH	25106.0	AS SHOWN

1 OF 1