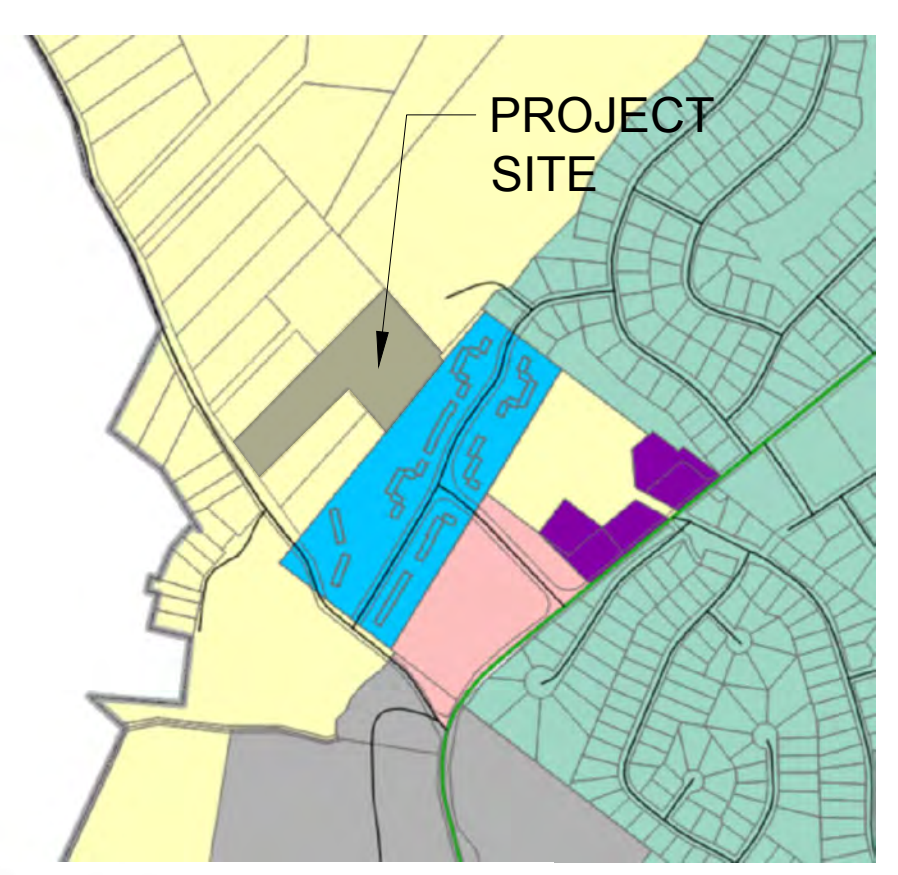


VICINITY MAP NTS



- Zoning**
- ORI, Office Research/Light Industrial
  - R-M, Residence-Multiple Dwelling
  - RB, Residence B
  - RC-1, Rural Crossroads I
  - RC-2, Rural Crossroads II
  - RR, Rural Residential

ZONE MAP NTS

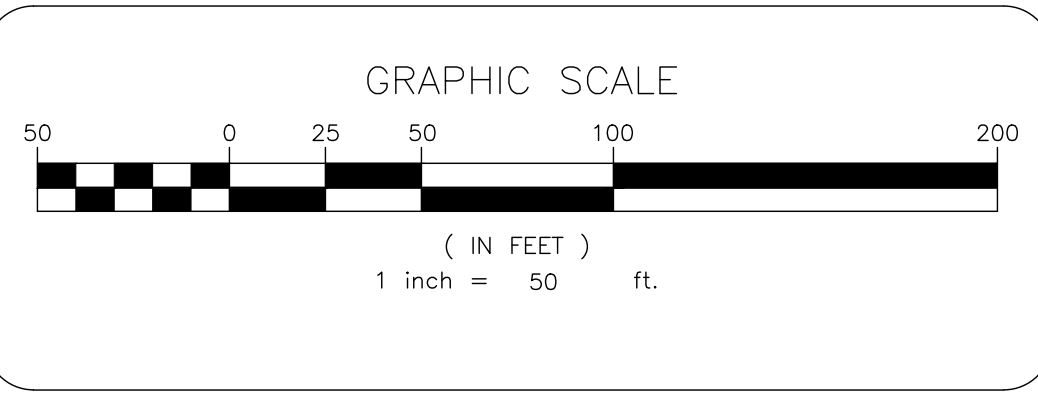
**BULK REQUIREMENTS (ZONE RR) RURAL RESIDENTIAL**

MINIMUM:	REQUIRED	EXISTING	PROVIDED
LOT AREA		317,072.55	317,072.55
FRONTAGE		50.77	50.77
FRONT YARD	DETERMINED BY PLANNING BOARD		57.9
REAR YARD			42.8
SIDE YARD (ONE)		VACANT LOT	57.8
SIDE YARD (BOTH)			157.70
<b>MAXIMUM:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROVIDED</b>
COVERAGE (%)	DETERMINED BY PLANNING BOARD	VACANT LOT	44.72
BUILDING HEIGHT/STORIES	2 STORIES		2
<b>PARKING:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROVIDED</b>
PARKING SPACES	-	VACANT LOT	132

- LEGEND:**
- WM WATER METER
  - GM GAS METER
  - CO CLEAN-OUT (LATERAL SEWER CONNECTION)
  - MH MANHOLE
  - LS LIFT STATION
  - CB CATCH BASIN
  - TB TRENCH BASIN
  - PS PUMP STATION

**NOTES:**

- BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY JOHN W. MCCORD, S.P.L.S. LIC# 050804, DATED JULY 28, 2023.
- 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.



**TERRANOVA**  
ENGINEERING CONSULTANTS

TERRANOVA ENGINEERING CONSULTANTS P.C. NEW YORK LICENSE No. 0022978  
71 LAFAVETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVACOM.P (845) 666-0155

NO.	REVISION	DATE	DR/CK

**JOSIP MEDIC, PE**

LIC. 103757 DATE 02/24/2025

**SITE PLAN**

DESIGN BY:	DRAWN BY:	CHECKED BY:
JB	JM	JM

**38 PEDDLER HILL ROAD**  
38 PEDDLER HILL RD, VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK  
SBL 206-1-27

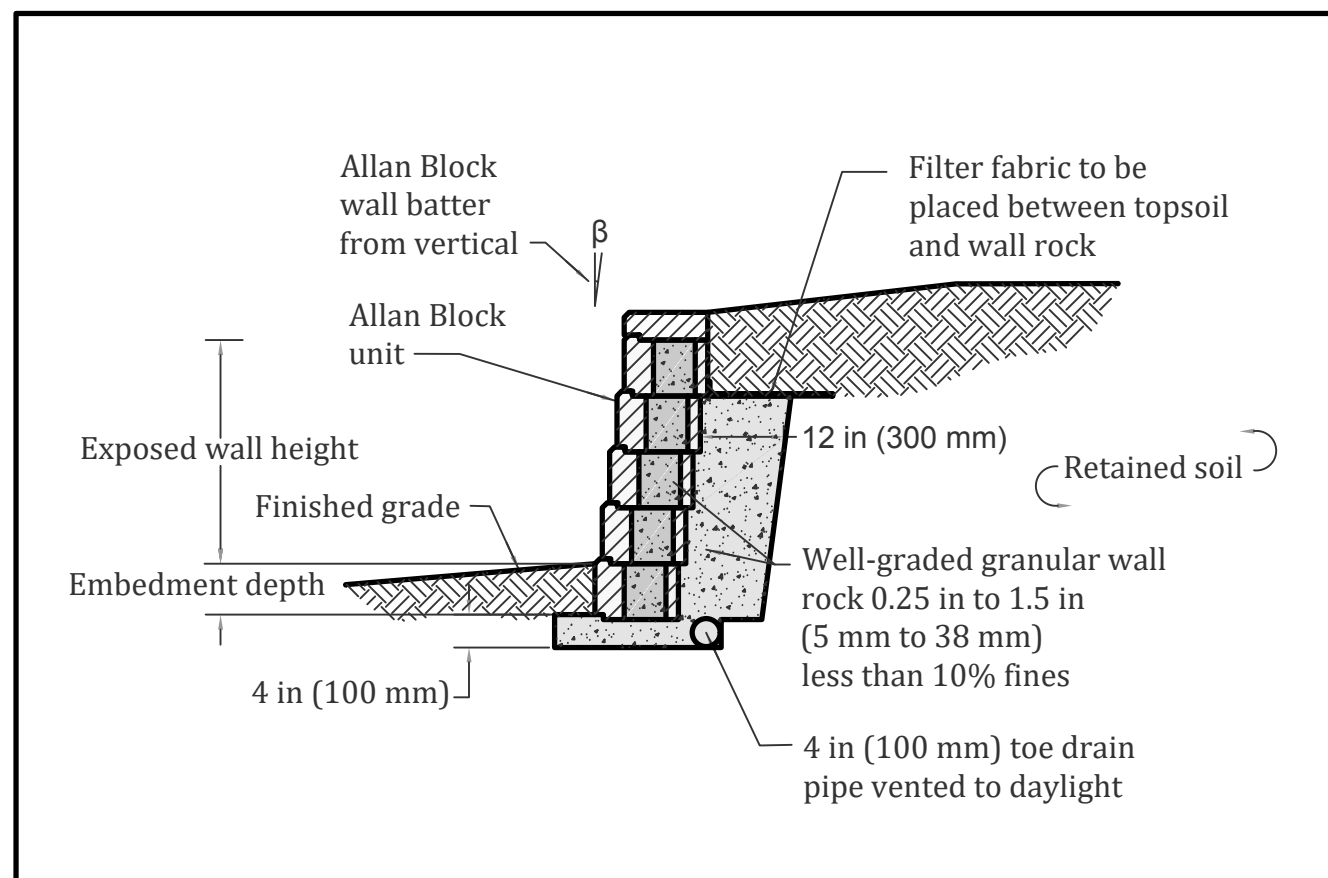
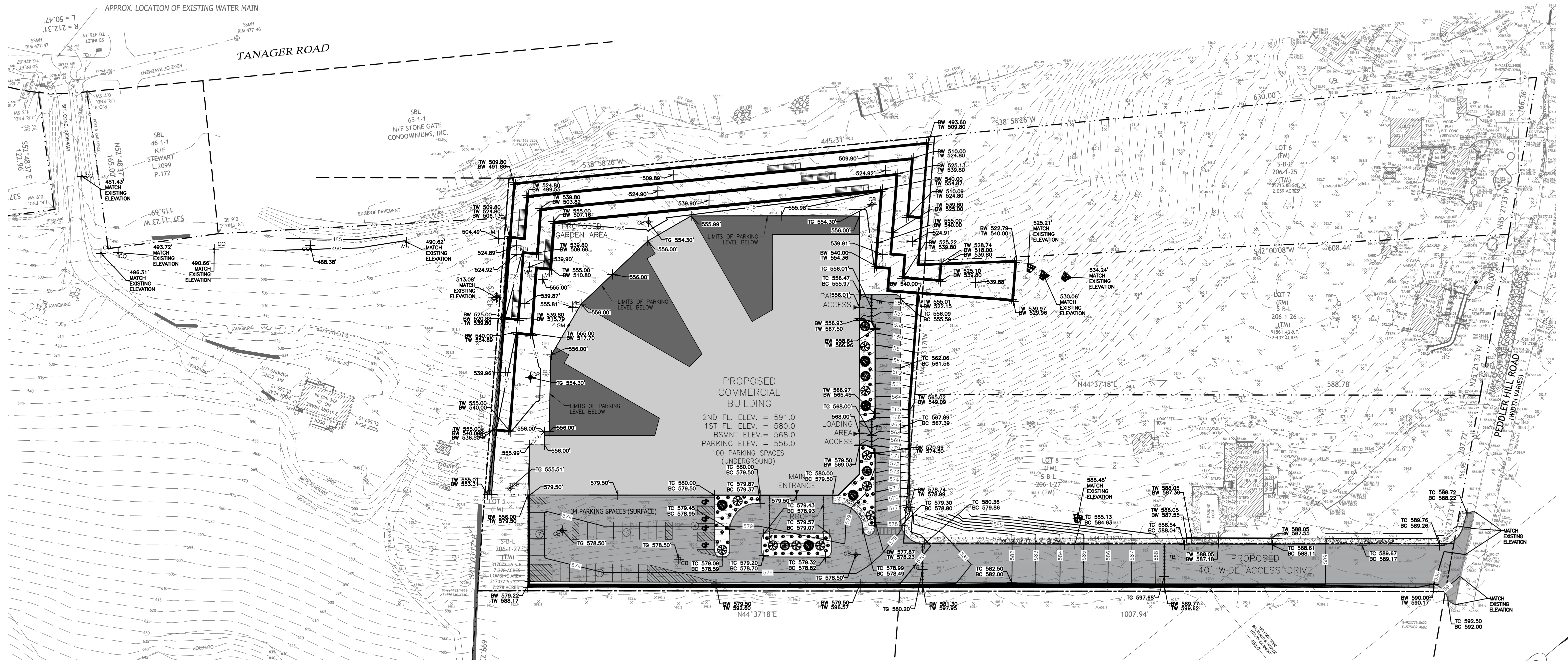
DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
<b>01</b> OF <b>14</b>	1"=50'	25107	02/11/2025

PREPARED FOR

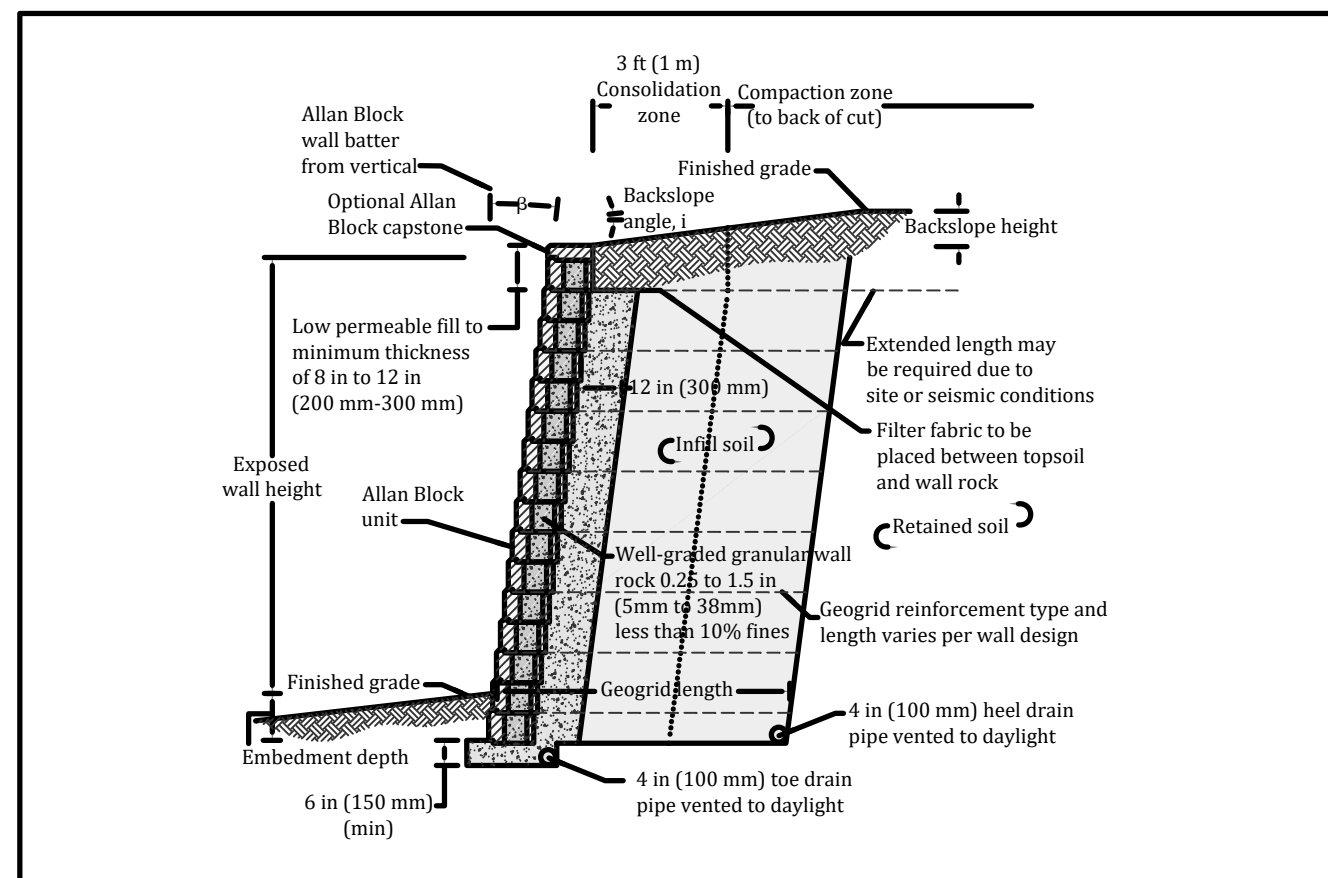
**BRACH&MANN ASSOCIATES**

PO Box 6522 Morrisville, NY 13094  
T: 518-538-7800-8014  
F: 518-538-7800-8015  
mail@brachmann.com

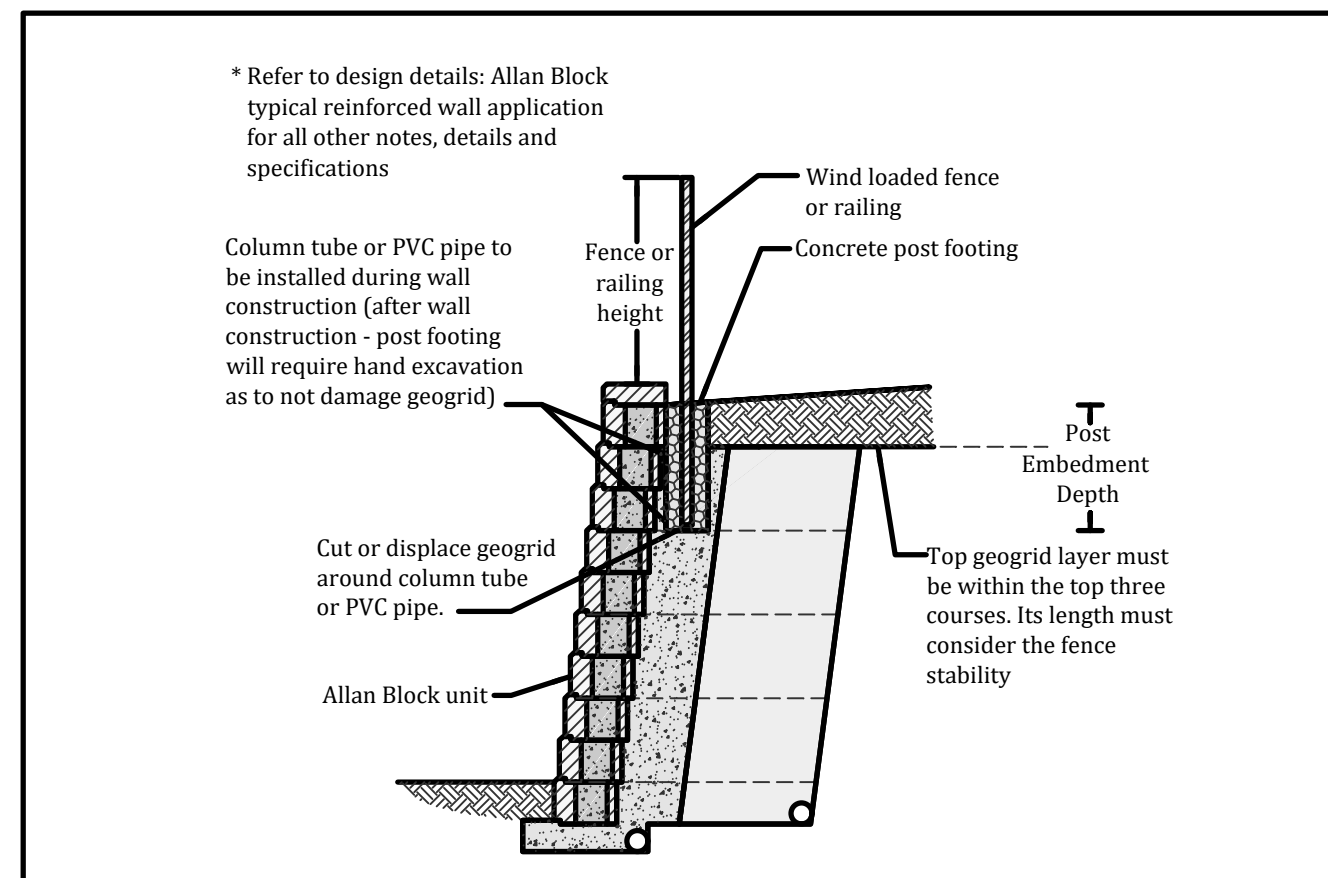
**Call 811**  
before you dig



Designed By: Title: **AB-01 TYPICAL GRAVITY WALL** Date: \_\_\_\_\_  
 Checked By: \_\_\_\_\_ Project No: \_\_\_\_\_  
 Scale: Not to Scale Drawing No: \_\_\_\_\_



Designed By: Title: **AB-02 TYPICAL REINFORCED GEOGRID WALL** Date: \_\_\_\_\_  
 Checked By: \_\_\_\_\_ Project No: \_\_\_\_\_  
 Scale: Not to Scale Drawing No: \_\_\_\_\_



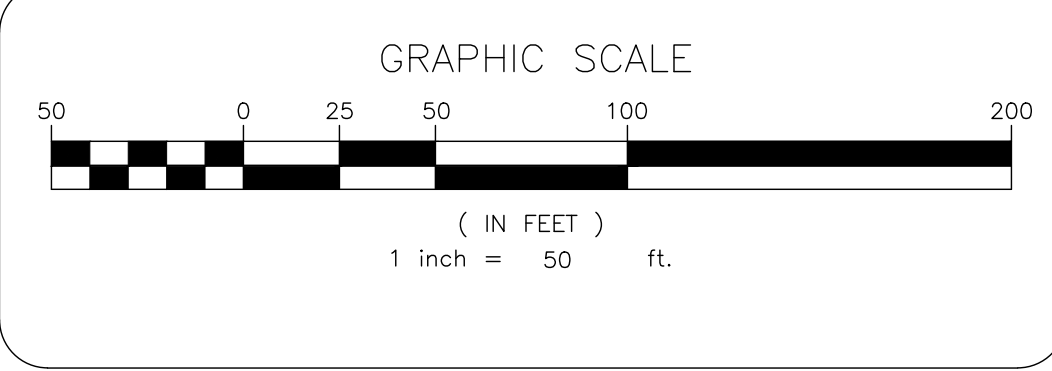
Designed By: Title: **AB-30 WIND FENCE 1** Date: \_\_\_\_\_  
 Checked By: \_\_\_\_\_ Project No: \_\_\_\_\_  
 Scale: Not to Scale Drawing No: \_\_\_\_\_

- LEGEND:**
- FF FIRST FLOOR ELEVATION
  - TW TOP OF WALL
  - BW BOTTOM OF WALL
  - TG TOP OF GRATE
  - BC BOTTOM OF CURB
  - ME MATCH EXISTING

**NOTES:**  
 RETAINING WALL DESIGNS ARE NOT FINAL AND WILL NEED TO BE DETERMINED AND DESIGNED BY STRUCTURAL ENGINEERS.

PREPARED FOR  
**BRACH&MANN**  
**BM**  
 ASSOCIATES  
 PO Box 622 Monroe, NY 10949  
 P: 845-782-0214  
 F: 845-782-0215  
 mail@brachmann.com

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NO.	REVISION	DATE	DR/CK

**JOSIP MEDIC, PE**

STATE OF NEW YORK  
 PROFESSIONAL ENGINEER  
 103757

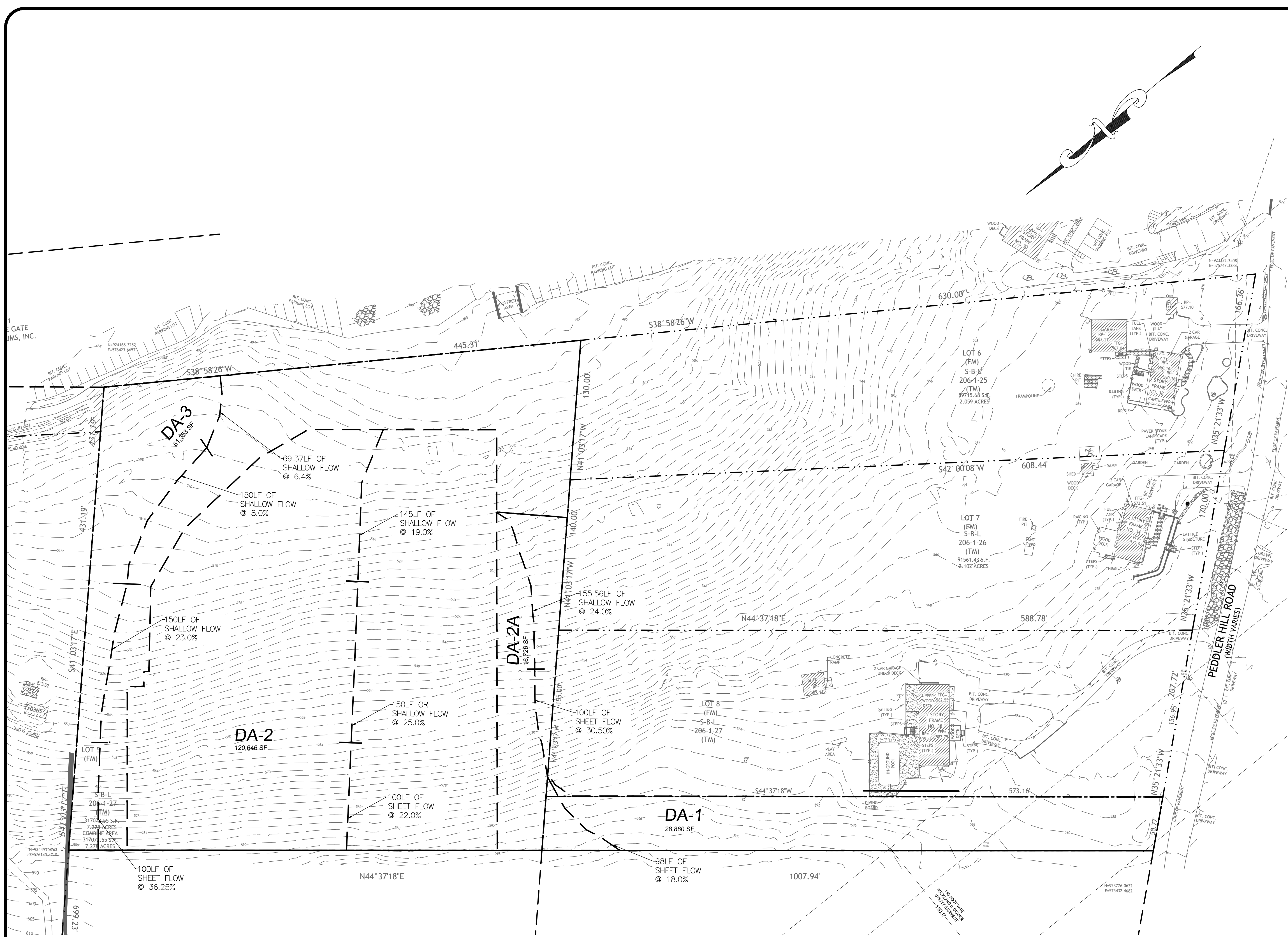
LIC. 103757 DATE 02/24/2025

**GRADING PLAN**

DESIGN BY: TB  
 DRAWN BY: JH  
 CHECKED BY: JM

**38 PEDDLER HILL ROAD**  
 VILLAGE OF SOUTH BLOOMING GROVE  
 ORANGE COUNTY, NEW YORK  
 SBL 206-1-27

DRAWING NUMBER: **02** OF **14**  
 SCALE: 1"=50'  
 FILE NO.: 25107  
 DATE: 02/11/2025



EX. DRAINAGE AREA #1	
AREA TYPE	AREA (SQ FT)
RETAINING WALL	2,064.42
CURB	567.64
ACCESS DRIVE	22,987.20
SIDEWALK	3,434.31
<b>TOTAL</b>	<b>29,053.57</b>

DA1 AREA	31,506
LAWN	2,452.43

EX. DRAINAGE AREA #2A	
AREA TYPE	AREA (SQ FT)
WALLS	813.93
CURB	1,107.22
PAVEMENT	9,654.87
SIDEWALK	202.47
<b>TOTAL</b>	<b>11,778.49</b>

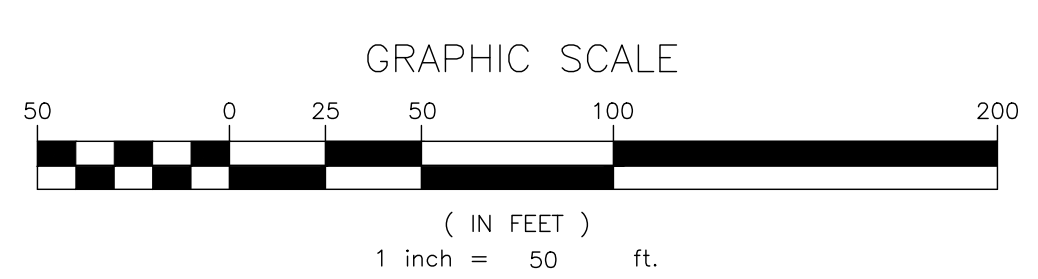
DA2A AREA	16,890
LAWN	5,111.51

EX. DRAINAGE AREA #2	
AREA TYPE	AREA (SQ FT)
BUILDING	86,024.14
RETAINING WALL	1,198.60
CURB	422.94
PAVEMENT	27,453.33
SIDEWALK	205.27
ROOF (ADDL.)	575.45
<b>TOTAL</b>	<b>115,882.73</b>

DA2 AREA	120,646
LAWN	4,763.27

EX. DRAINAGE AREA #3	
AREA TYPE	AREA (SQ FT)
RETAINING WALL	7,225.73
STAIRS	1,033.62
<b>TOTAL</b>	<b>8,259.35</b>

DA3 AREA	64,919
LAWN	56,659.65



**TERRANOVA**  
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71 LAFAYETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVAC.COM P: (845) 666-0155

NO.	REVISION	DATE	DR/CK

**JOSIP MEDIC, PE**

LIC. 103757 DATE 02/24/2025

**DRAINAGE AREA PLAN (PRE-DEVELOPED)**

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

PREPARED FOR

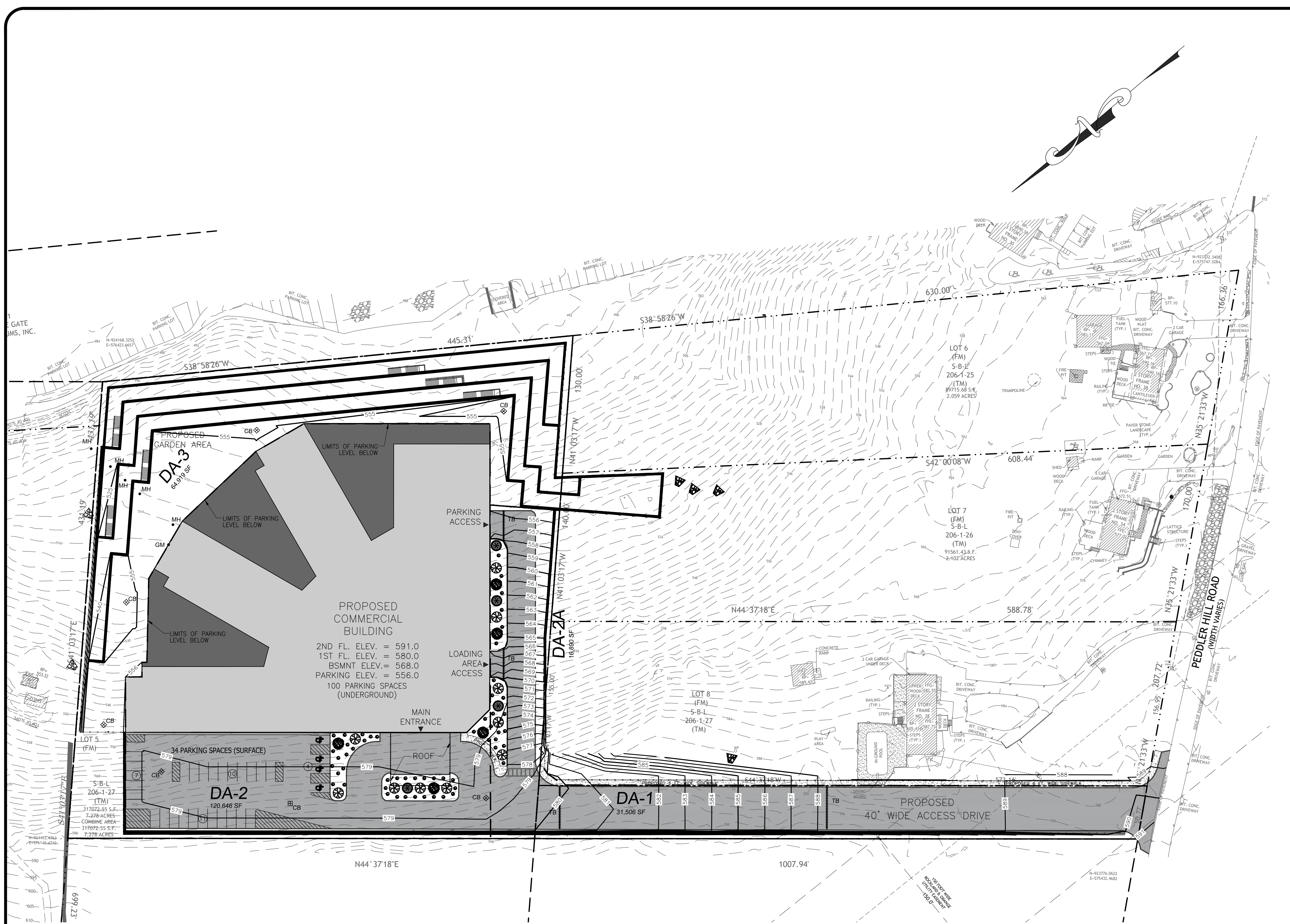
**BRACH&MANN ASSOCIATES**

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F: 845-978-0215  
mail@brachmann.com

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**38 PEDDLER HILL ROAD**  
38 PEDDLER HILL RD, VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK  
SBL 206-1-27

DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
<b>03</b> OF <b>14</b>	1"=50'	25107	02/11/2025



PROP. DRAINAGE AREA #1

AREA TYPE	AREA (SQ FT)
RETAINING WALL	2,064.42
CURB	567.64
ACCESS DRIVE	22,987.20
SIDEWALK	3,434.31
<b>TOTAL</b>	<b>29,053.57</b>

DA1 AREA

LAWN	2,452.43
------	----------

PROP. DRAINAGE AREA #2A

AREA TYPE	AREA (SQ FT)
WALLS	813.93
CURB	1,107.22
PAVEMENT	9,654.87
SIDEWALK	202.47
<b>TOTAL</b>	<b>11,778.49</b>

DA2A AREA

LAWN	5,111.51
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PROP. DRAINAGE AREA #2

AREA TYPE	AREA (SQ FT)
BUILDING	86,024.14
RETAINING WALL	1,198.60
CURB	422.94
PAVEMENT	27,453.33
SIDEWALK	205.27
ROOF (ADDL.)	575.45
<b>TOTAL</b>	<b>115,882.73</b>

DA2 AREA

LAWN	4,763.27
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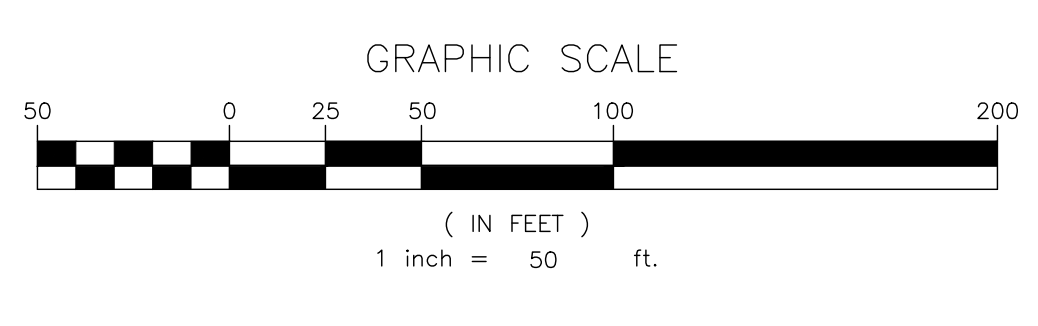
PROP. DRAINAGE AREA #3

AREA TYPE	AREA (SQ FT)
RETAINING WALL	7,225.73
STAIRS	1,033.62
<b>TOTAL</b>	<b>8,259.35</b>

DA3 AREA

LAWN	56,659.65
------	-----------

- LEGEND:
- WM WATER METER
  - GM GAS METER
  - CO CLEAN-OUT (LATERAL SEWER CONNECTION)
  - MH MANHOLE
  - LS LIFT STATION
  - CB CATCH BASIN
  - TB TRENCH BASIN
  - PS PUMP STATION



**TERRANOVA**  
ENGINEERING CONSULTANTS

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NO.	REVISION	DATE	DR/CK

**JOSIP MEDIC, PE**

LIC. 103757 DATE 02/24/2025

**DRAINAGE AREA PLAN (DEVELOPED)**

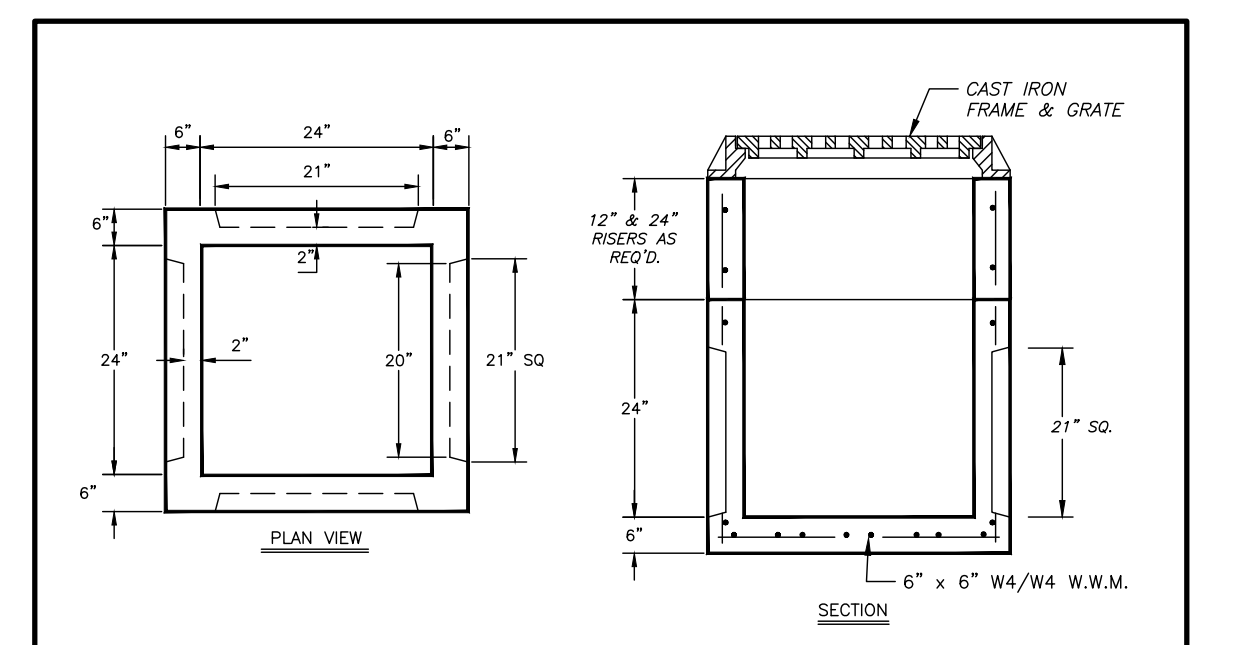
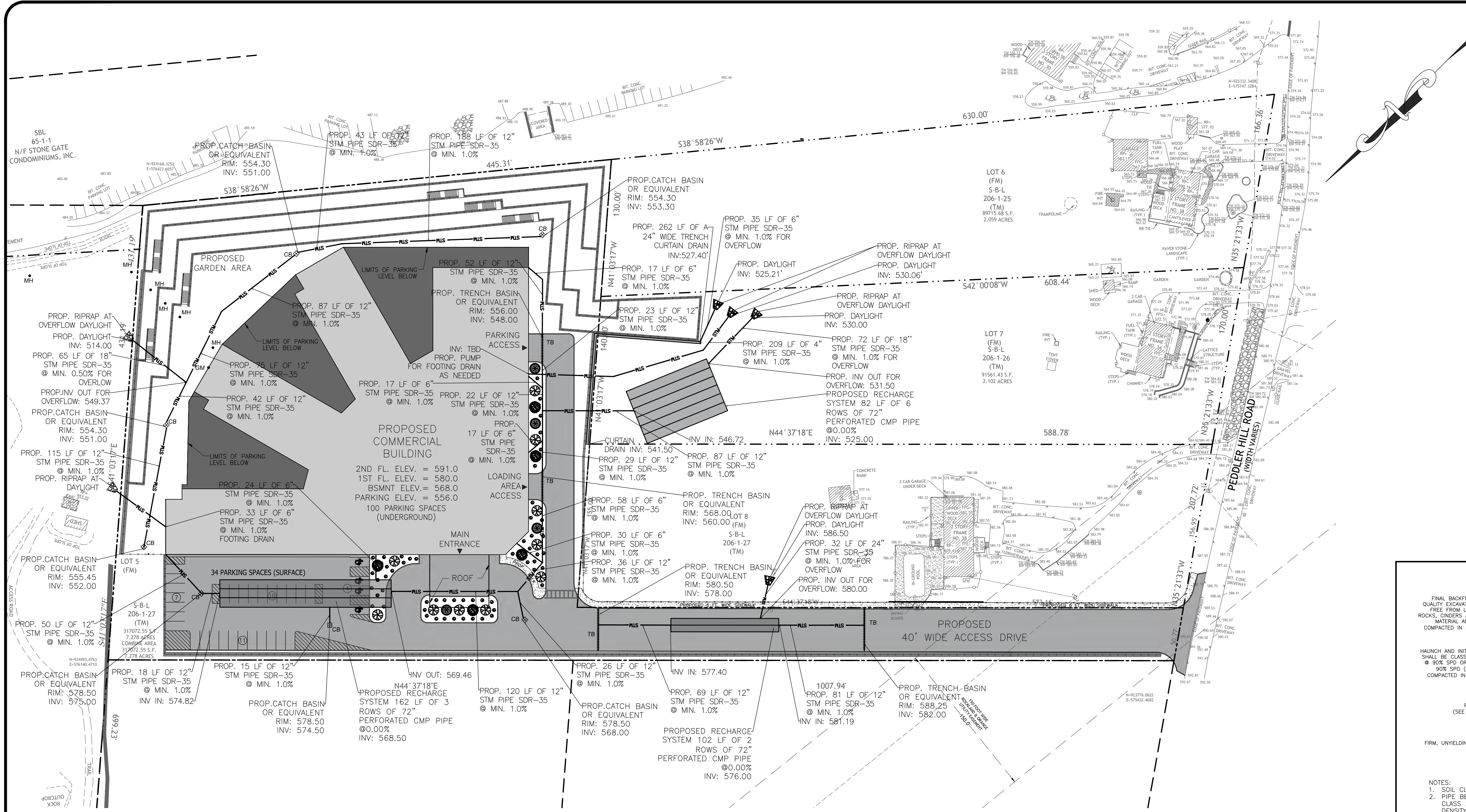
DESIGN BY:	DRAWN BY:	CHECKED BY:
TB	JM	JM

BRACH&MANN ASSOCIATES

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T: 650-760-0014 F: 650-760-0015 mail@brachmann.com

**38 PEDDLER HILL ROAD**  
38 PEDDLER HILL RD, VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK  
SBL 206-1-27

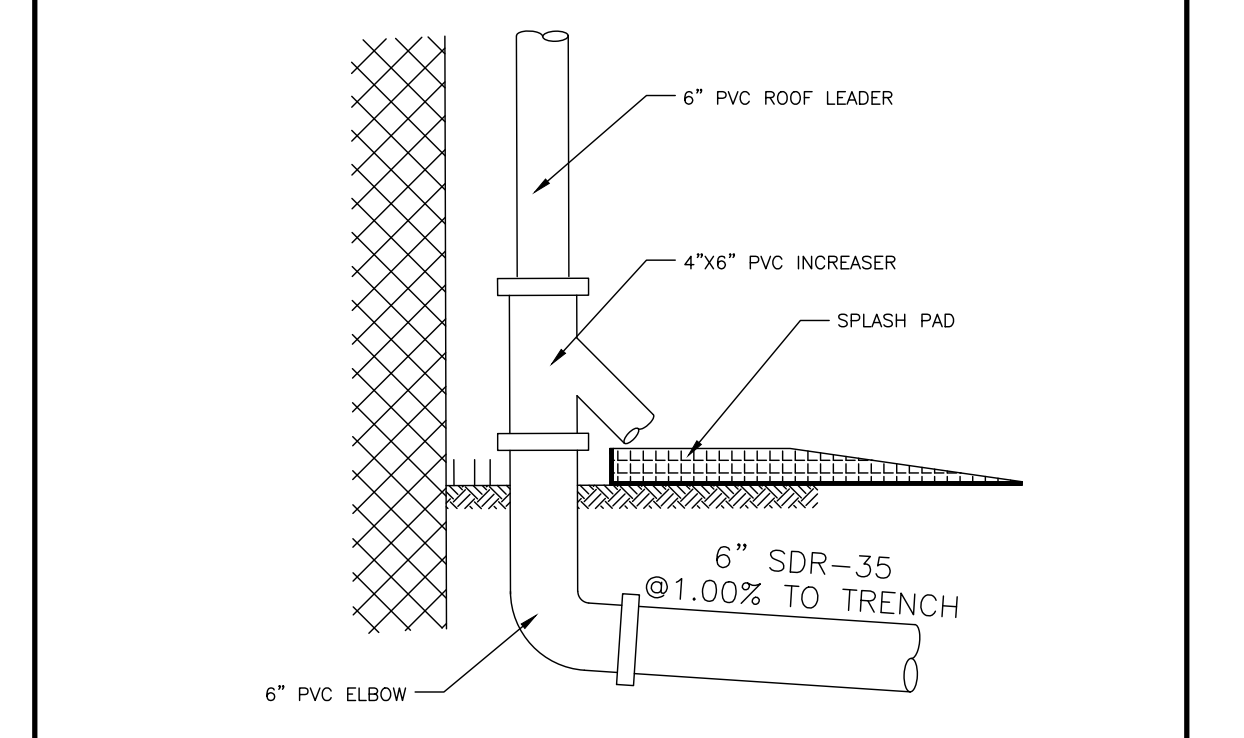
DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
<b>04</b> OF <b>14</b>	1"=50'	25107	02/11/2025



NOTES: \*CONCRETE: 4,000 PSI @ 28 DAYS  
 \*REINFORCING: AS PER ASTM A-185 6" x 6"  
 \*W/W W.W.M.  
 \*WEIGHTS: CATCH BASIN - 1755 LBS.  
 \*CONCRETE FLAT TOP ALSO AVAILABLE 340 LBS.  
 (\*3" THICK) RISER WEIGHTS: 750 LBS/FT.

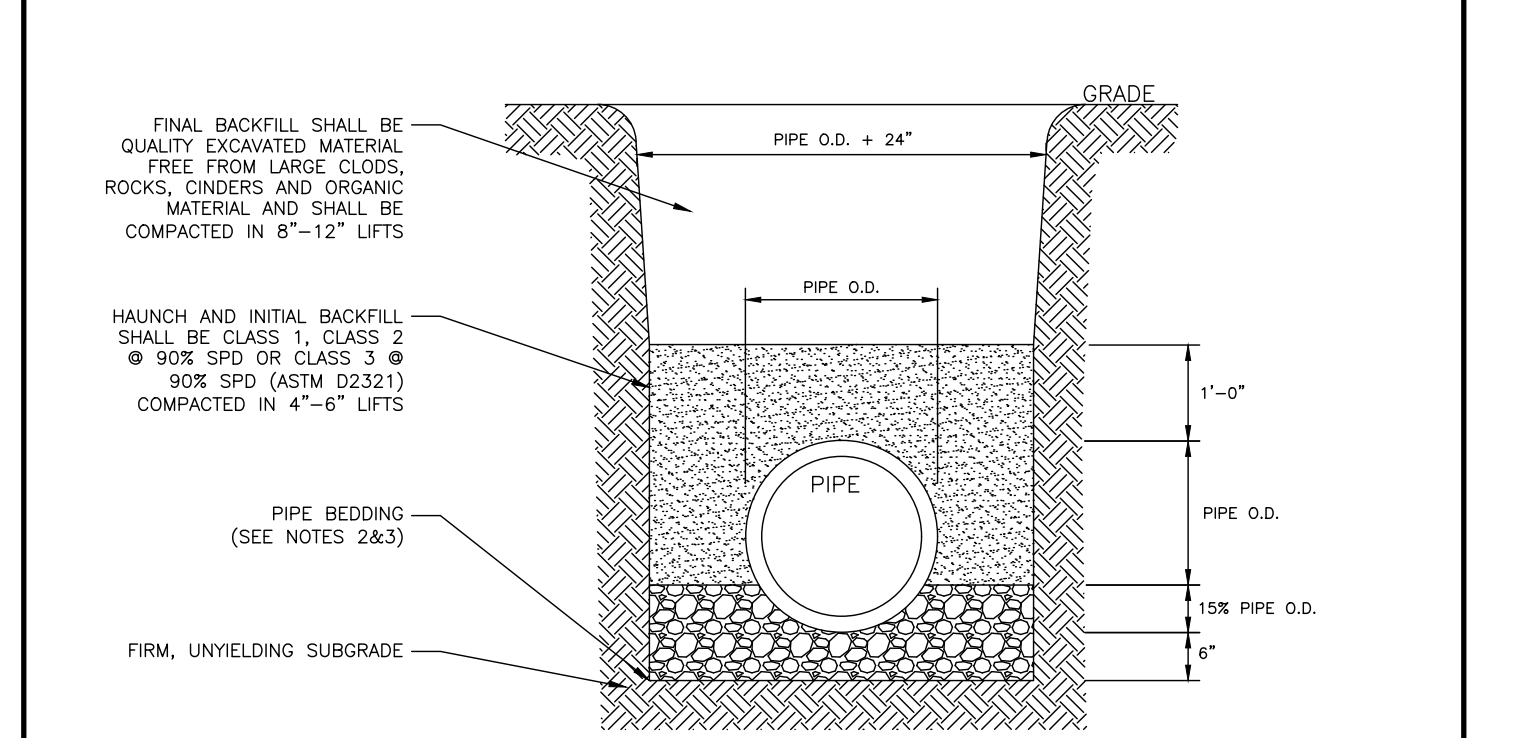
CD#22  
 N.T.S.  
 05/24

**24"x24"x24" KNOCKOUT CATCH BASIN**



CD#6  
 N.T.S.  
 03/24

**ROOF LEADER DETAIL**



NOTES:  
 1. SOIL CLASSES AS DEFINED IN ASTM D 2487 AND D 2321.  
 2. PIPE BEDDING FOR STORM SEWERS SHALL BE CLASS 1 EMBEDMENT MATERIAL OR CLASS 2 OR 3 EMBEDMENT MATERIAL COMPACTED TO 90% STANDARD PROCTOR DENSITY.  
 3. PIPE BEDDING FOR WATERMAIN SHALL BE CLASS 1 EMBEDMENT MATERIAL OR SAND.  
 4. PARTICLE SIZE IN THE EMBEDMENT ZONE SHALL NOT EXCEED 2".  
 5. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT TO SUITABLE MATERIAL.  
 6. PIPE BEDDING AND BACKFILL IS TO BE IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDES AND REQUIREMENTS.

DR#2  
 N.T.S.  
 03/24

**PIPE BEDDING & BACKFILL DETAIL**

- RECHARGE NOTES:**
- RECHARGE TRENCHES ARE TO BE LOCATED A MINIMUM OF 8 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 THE WYE FITTING IN THE ROOF LEADER. 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.

- LEGEND:**
- RL PROPOSED 6" PVC ROOF LEADER PER STORM DRAIN DETAILS.
  - FD PROPOSED 6" PVC FOOTING DRAIN
  - WM WATER METER
  - GM GAS METER
  - CO CLEAN-OUT (LATERAL SEWER CONNECTION)
  - MH MANHOLE
  - LS LIFT STATION
  - CB CATCH BASIN
  - TB TRENCH BASIN
  - PS PUMP STATION

NO.	REVISION	DATE	DR/CK

**JOSIP MEDIC, PE**

LIC. 103757 DATE 02/24/2025

**DRAINAGE PLAN**

DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	JH	JM

**38 PEDDLER HILL ROAD**  
 38 PEDDLER HILL RD, VILLAGE OF SOUTH BLOOMING GROVE  
 ORANGE COUNTY, NEW YORK  
 SBL 206-1-27

DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
<b>05</b> OF <b>14</b>	1"=50'	25107	02/11/2025

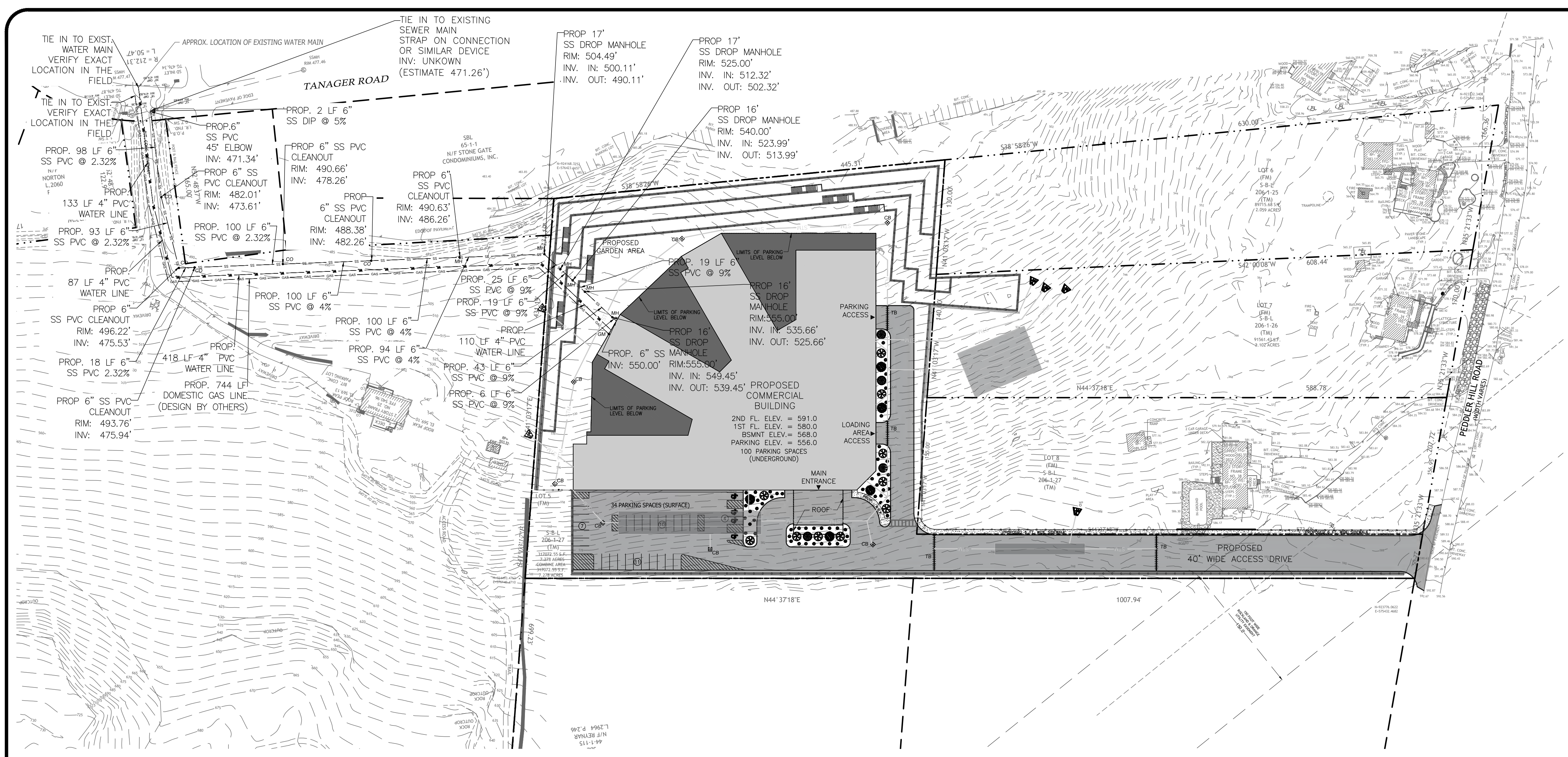
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 71 LAFFAYETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVAC.COM P:(845) 666-0155

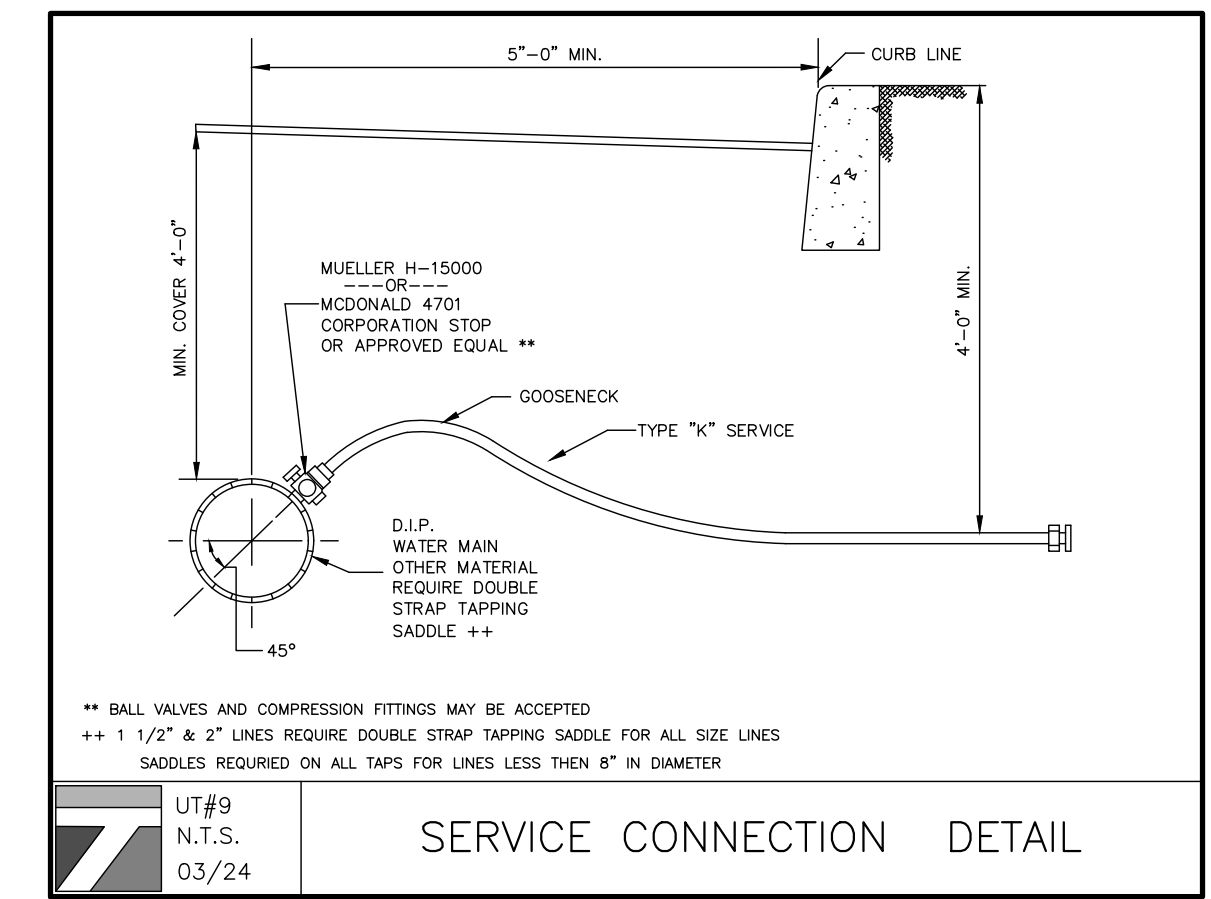
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NOTES:  
WATER LINE PRESSURE WILL BE DETERMINED WITH HYDRANT FLOW TESTS TO DETERMINE IF BOOSTERS ARE NEEDED.



**2.25 SEWERS NEAR WATER MAINS**

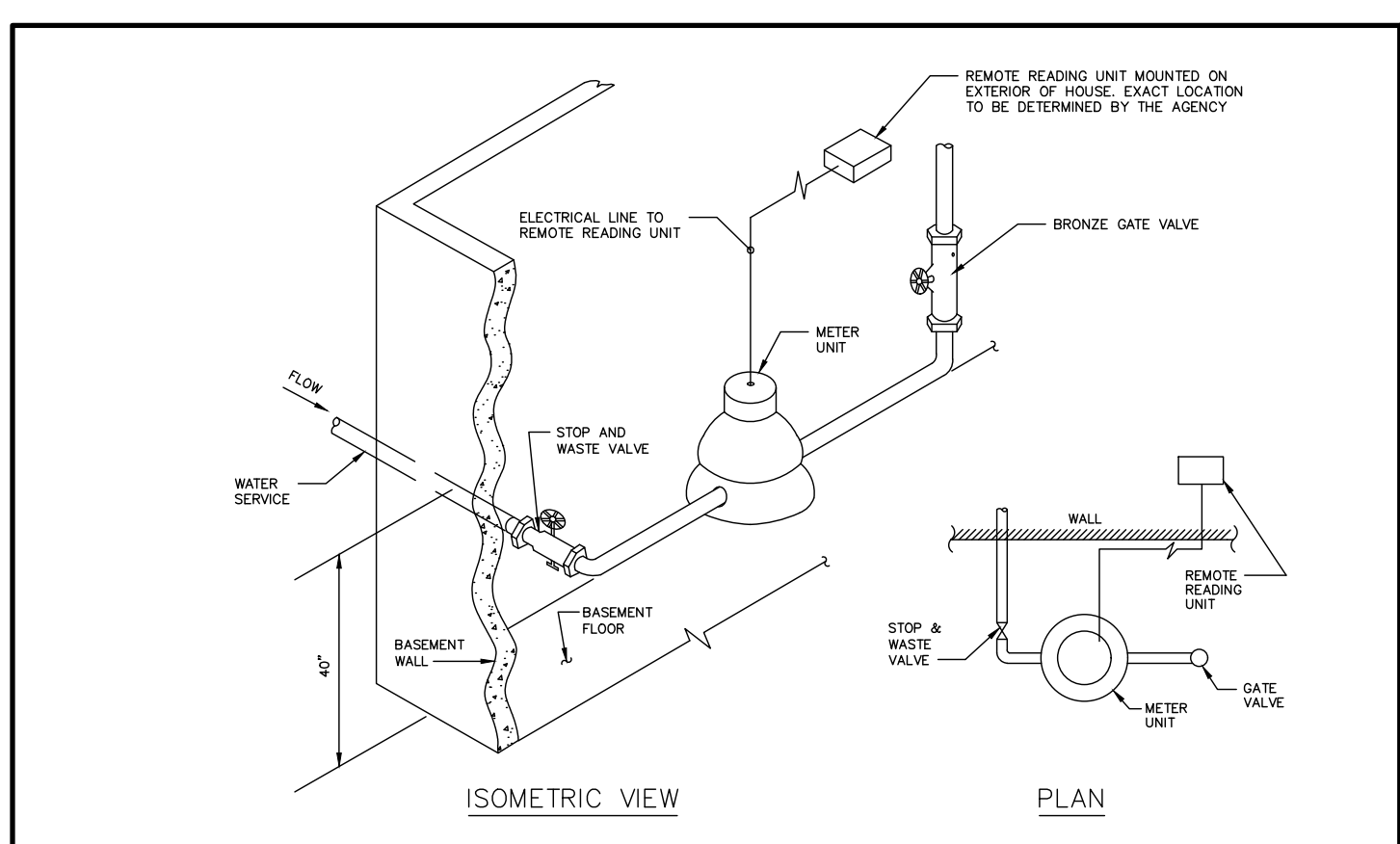
ALL SANITARY SEWER MAINS, LATERALS AND APPURTANCES (INCLUDING MANHOLES) SHALL BE LAID AT LEAST TEN FEET (10'), HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN OR WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET (10'), A SANITARY SEWER MAY BE LAID CLOSER THAN TEN FEET (10') 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 LOK 35 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 OF 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 SUP-ON OR MECHANICAL JOINT CLASS 52 DIP PIPE. PIPE MUST 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.

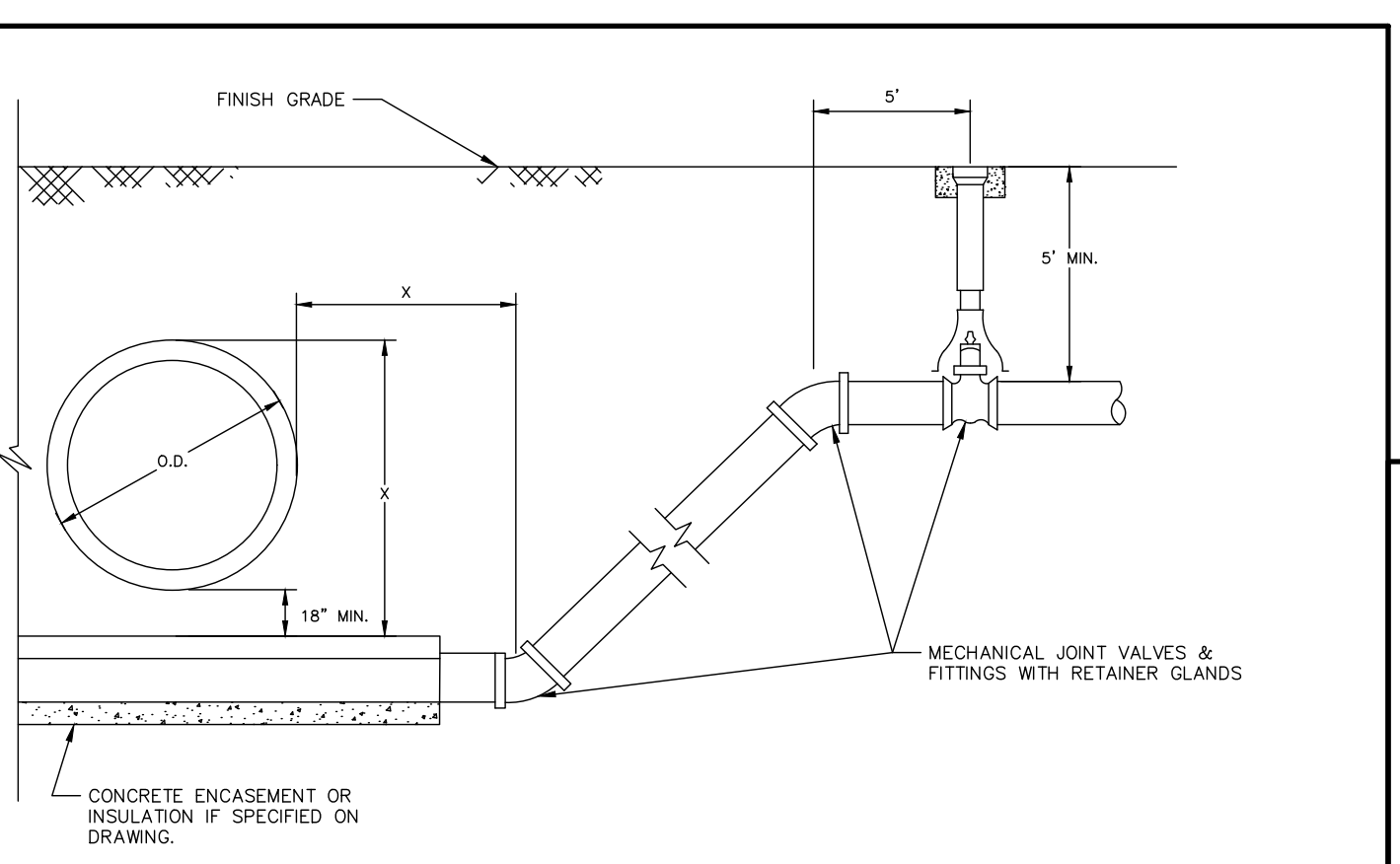
WHERE A WATER MAIN MUST CROSS UNDER A SEWER, A VERTICAL SEPARATION OF EIGHTEEN INCHES (18") BETWEEN THE BOTTOM OF THE SEWER AND THE TOP OF THE WATER MAIN MUST BE MAINTAINED, WITH ADEQUATE SUPPORT FOR THE LARGER SIZED SEWER LINES TO PREVENT THEM FROM SETTLING ON AND BREAKING THE WATER MAIN.



UT#16  
N.T.S.  
05/24

INSIDE RESIDENTIAL METER INSTALLATION

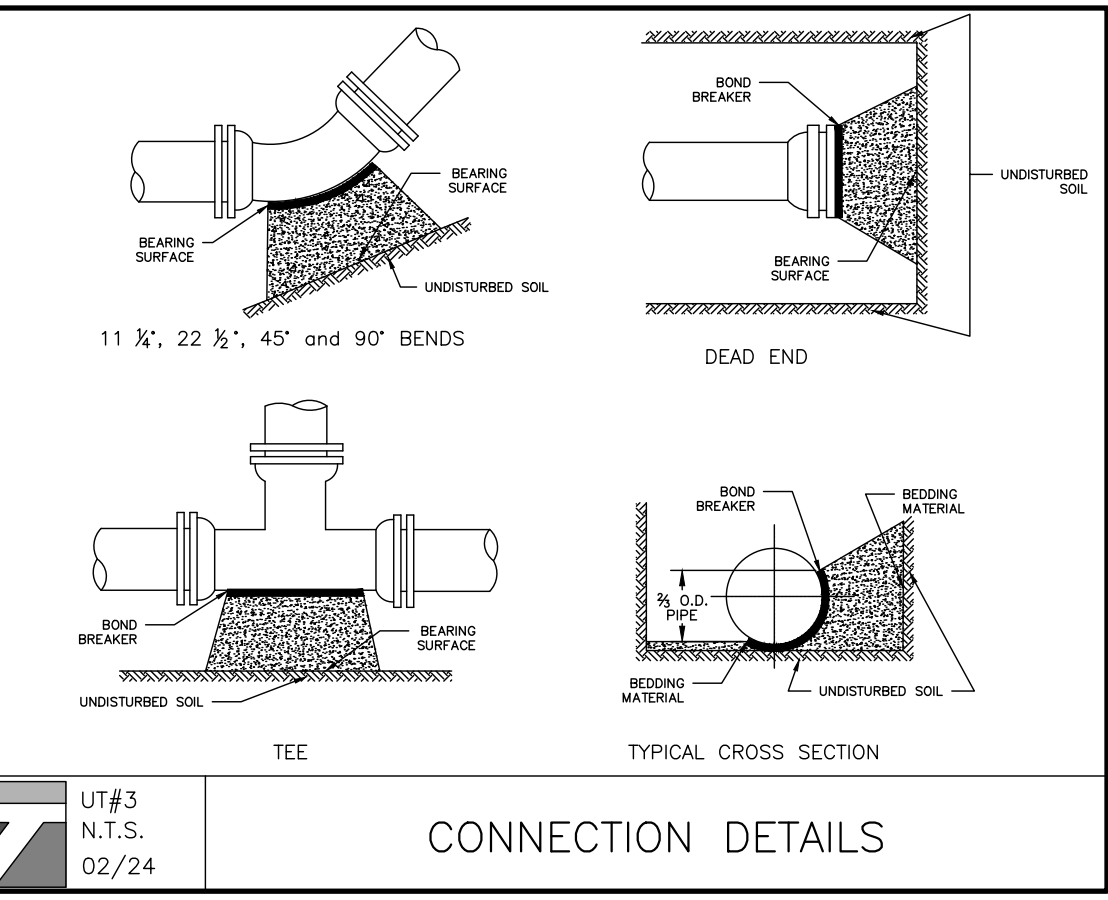
NOTES:  
1. METER MUST BE INSTALLED HORIZONTALLY.  
2. PLUMBER IS RESPONSIBLE FOR SUPPLYING STRAIGHT METER SPUDS SPACED TO ACCEPT THE APPROPRIATE SIZE METER.  
3. IF A COMMERCIALLY MANUFACTURED METER YOKE IS USED IT CAN BE VERTICAL SETTER OR HORIZONTAL SETTER HOWEVER THE METER MUST BE INSTALLED HORIZONTALLY.  
4. METER YOKE OR SPUDS TO BE PROVIDED WITH VALVES ON BOTH SIDES OF THE METER.  
5. METER YOKE TO BE PROVIDED WITH SADDLE NUTS TO FACILITATE INSTALLATION OF THE METER.  
6. 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#10  
N.T.S.  
03/24

VERTICAL DEFLECTION DETAIL

NOTES:  
1. CONCRETE ENCASUREMENT OR INSULATION WILL ONLY BE INSTALLED IF SPECIFICALLY REQUIRED ON THE CONSTRUCTION DRAWINGS.  
2. CONCRETE ENCASUREMENT WILL BE IN ACCORDANCE WITH THE STANDARD DETAIL FOR ENCASUREMENT UNLESS OTHERWISE SPECIFIED.  
3. IF PIPE IS ENCASED THE LOWER FITTINGS WILL BE RODDED TO RETAINER CLAMP 10 FEET INSIDE OF CONCRETE ENCASUREMENT.  
4. IF PIPE IS NOT ENCASED THE PIPE BETWEEN LOWER FITTINGS SHALL HAVE RESTRAINED JOINTS.  
5. ALL RETAINER CLAMPS OR RESTRAINED JOINTS SHALL BE WRAPPED IN POLYETHYLENE.  
6. ALL PIPE SHALL BE WRAPPED IN POLYETHYLENE IF CORROSIVE SOILS ARE ENCOUNTERED.  
7. 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.  
8. LOWER FITTING SHALL BE RODDED TO UPPER FITTING IF A PIPE JOINT EXISTS BETWEEN THESE FITTINGS.  
9. UPPER FITTINGS SHALL BE RODDED TO VALVE.  
10. VALVE SHALL BE RODDED A MINIMUM OF 20 FEET FROM THE CROSSING.



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

CONNECTION DETAILS

PIPE SIZE	8"	10"	12"	14"	16"	18"	20"	24"
MINIMUM BEARING SURFACE AREA (FT <sup>2</sup> )	1.0	1.5	2.5	4.5	8.0	12.5	17.5	35.0

NOTES:  
1. ON 16" AND LARGER TRANSMISSION MAINS BENDS SHALL BE BOTH RODDED AND THRUST BLOCKED.  
2. BEARING SURFACES SHOWN IN CHART ARE MINIMUM.  
3. BASED ON 150 PSI INTERNAL PIPE PRESSURE PLUS WATER HAMMER = 120PSI.  
4. 12" WATER HAMMER = 110 PSI.  
5. 16" AND LARGER WATER HAMMER = 70 PSI.  
6. SOIL BEARING CAPACITY = 3,000 LB/50 SQ. FT.  
7. ALL 90 DEGREE BENDS SHALL BE RODDED AND THRUST BLOCKED.  
8. NA = NOT APPLICABLE.

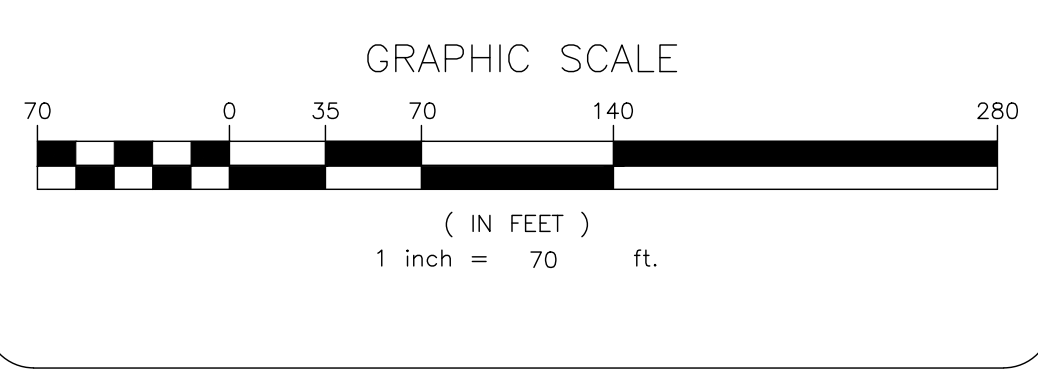
UT#11  
03/24

CONCRETE THRUST BLOCK DETAIL

LEGEND:  
WM WATER METER  
GM GAS METER  
CO CLEAN-OUT (LATERAL SEWER CONNECTION)  
MH MANHOLE

BRACH & MANN ASSOCIATES  
1000 W. 10th Street, York, PA 17403  
TEL: 717-853-8811 FAX: 717-853-8812  
mail@brachmann.com

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**TERRANOVA**  
ENGINEERING CONSULTANTS

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71 LAFAVETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVACOM.PY(845) 666-0155

NO.	REVISION	DATE	DR/CK

**JOSIP MEDIC, PE**

STATE OF NEW YORK  
103757  
LICENSED PROFESSIONAL ENGINEER

LIC. 103757 DATE 02/24/2025

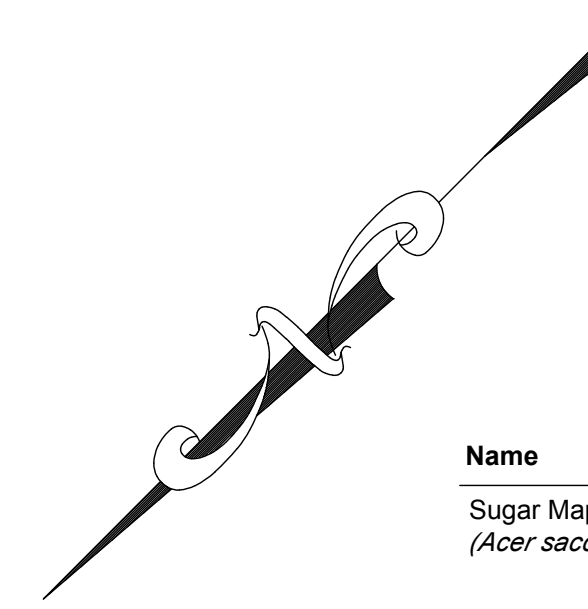
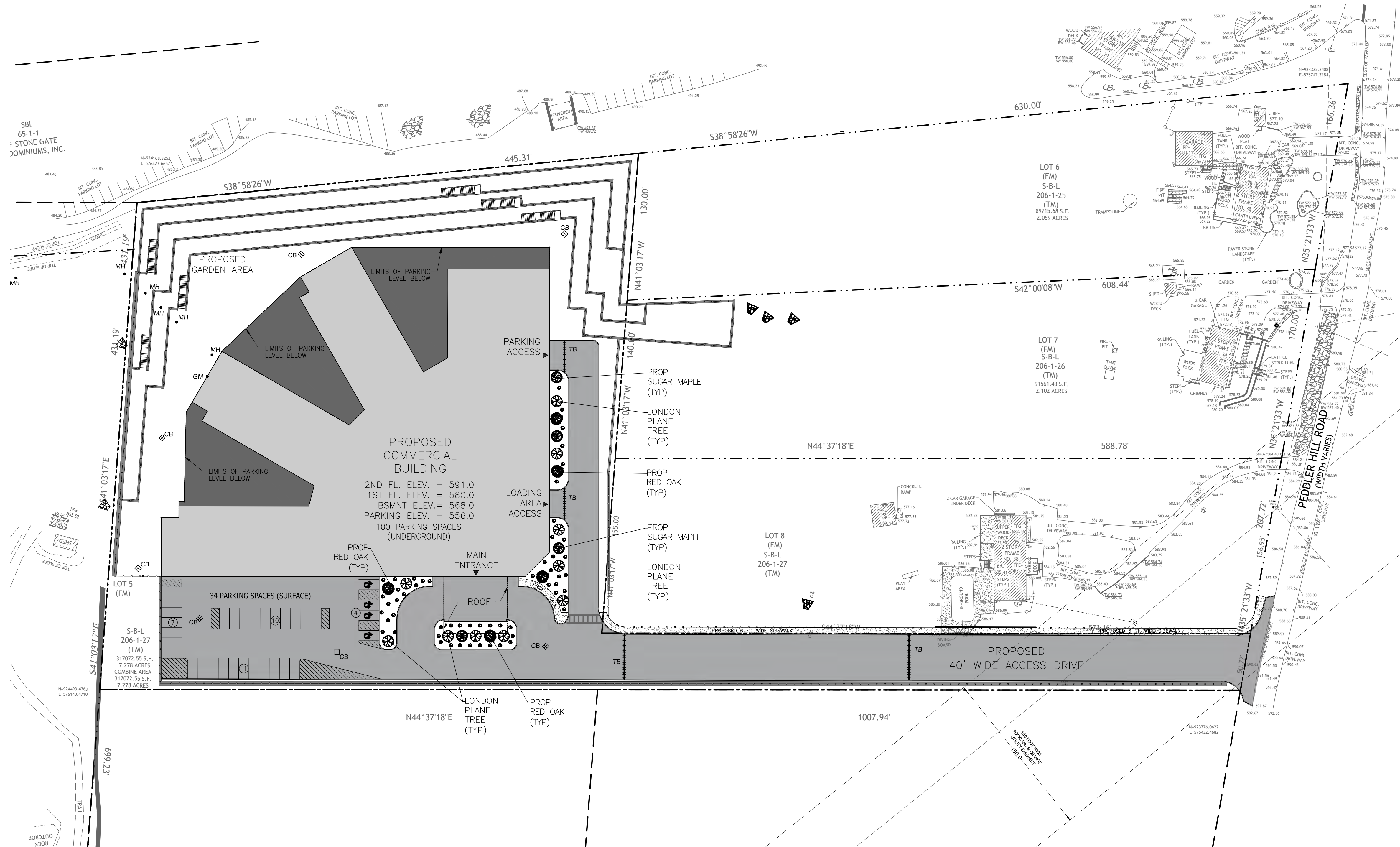
**UTILITY PLAN**

DESIGN BY: TB  
DRAWN BY: JM  
CHECKED BY: JM

**38 PEDDLER HILL ROAD**  
38 PEDDLER HILL RD, VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK  
SBL 206-1-27

DRAWING NUMBER: **06** OF **14**  
SCALE: 1"=70'  
FILE NO.: 25107  
DATE: 02/11/2025





Name	Soil/Moisture	Sun/Shade	pH**-Size-Growth
Sugar Maple ( <i>Acer saccharum</i> )	Well-drained, moist	Full sun Partial shade	Optimal pH: 5.0-7.0 Height: 40'-80' Width: 30'-60' Growth Rate: Slow-Med

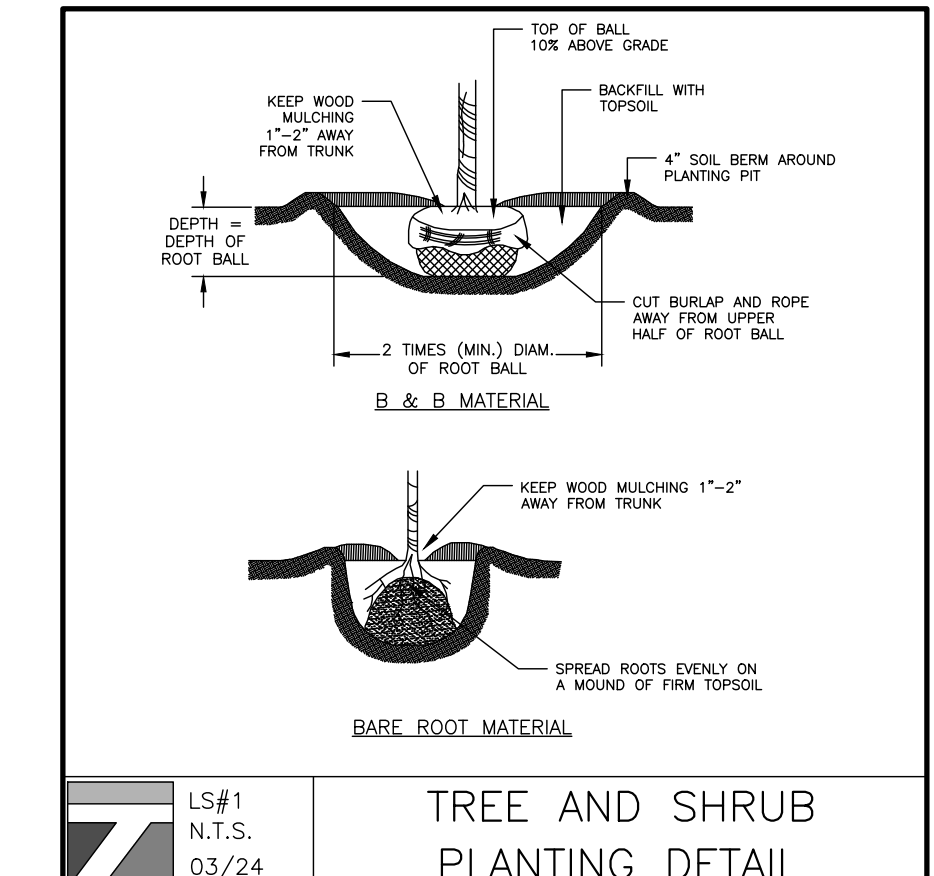
Name	Soil/Moisture	Sun/Shade	pH**-Size-Growth
London Planetree ( <i>Plantanus x Acerifolia</i> )	Well-drained, moist	Full sun Partial shade	Optimal pH: 3.7-6.5 Height: 70'-100' Width: 60'-75' Growth Rate: Med-Fast

Name	Soil/Moisture	Sun/Shade	pH**-Size-Growth
Red Oak ( <i>Quercus Rubra</i> )	Well-drained, moist	Full sun Partial shade	Optimal pH: 4.0-7.0 Height: 50'-75' Width: 40'-60' Growth Rate: Med-Fast

**Buttonbush (*Cephalanthus occidentalis*)**  
Fragrant spheres of white flowers attract butterflies, hummingbirds and native bees. Top wildlife species. Good for rain gardens.

Light	Soil	Height/Spread (ft)	Zone
Full sun	Moist -wet	8/8'	5-11

**LANDSCAPING SHRUB DETAIL**

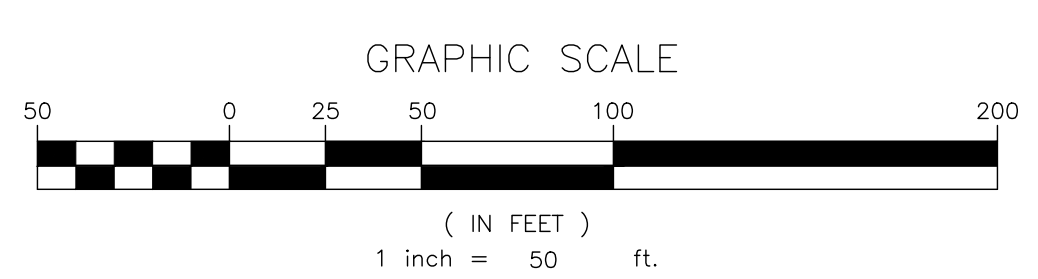


PROPOSED TREES: 19

PROPOSED SHRUB: 55

- LEGEND:**
- WM WATER METER
  - GM GAS METER
  - CO CLEAN-OUT  
(LATERAL SEWER CONNECTION)
  - MH MANHOLE
  - LS LIFT STATION
  - CB CATCH BASIN
  - TB TRENCH BASIN
  - PS PUMP STATION

**NOTES:**  
1. ENSURE THAT ALL LANDSCAPING DOES NOT INTERFERE WITH ANY UTILITIES OR PIPES DURING OR AFTER CONSTRUCTION



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NO.	REVISION	DATE	DR/CK

**JOSIP MEDIC, PE**

LIC. 103757 DATE 02/24/2025

**LANDSCAPING PLAN**

DESIGN BY: TB	DRAWN BY: JM	CHECKED BY: JM
------------------	-----------------	-------------------

**BRACH&MANN ASSOCIATES**

PREPARED FOR: **BM**

PO Box 6522 Marvick, NY 10949  
T: 845-669-7600-8014  
F: 845-669-7600-8015  
mail@brachmann.com

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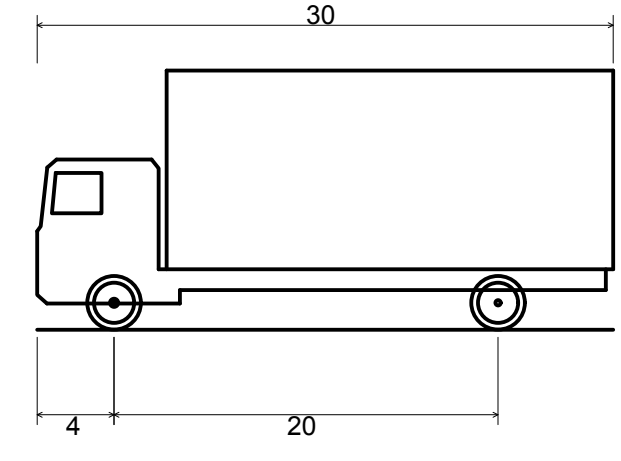
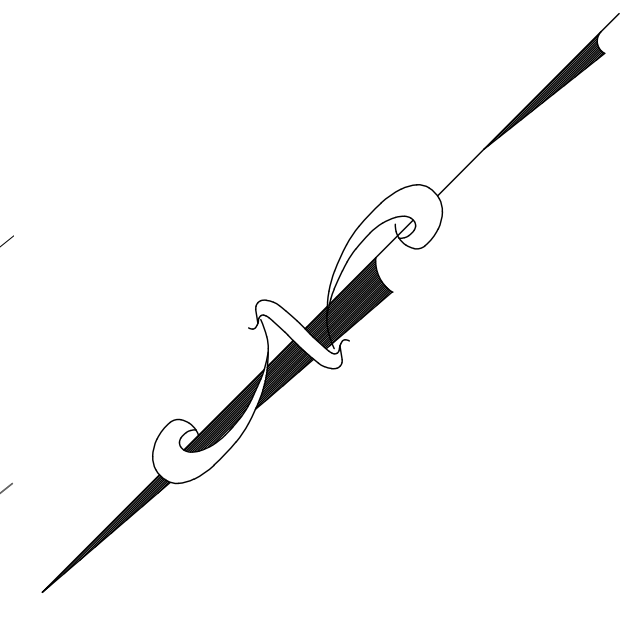
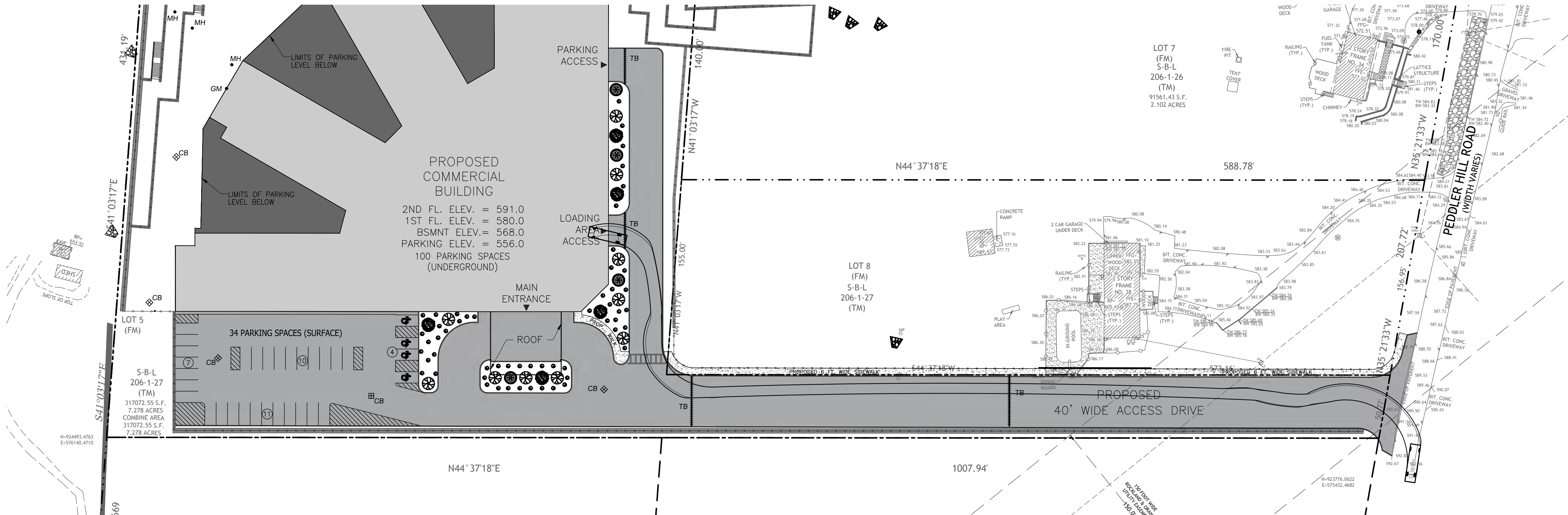
**38 PEDDLER HILL ROAD**  
38 PEDDLER HILL RD, VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK  
SBL 206-1-27

DRAWING NUMBER: <b>08</b> OF <b>14</b>	SCALE: 1"=50'	FILE NO.: 25107	DATE: 02/11/2025
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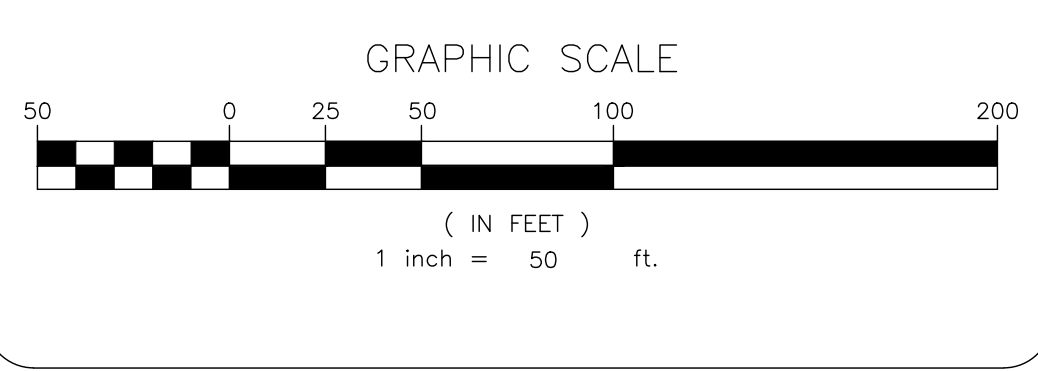
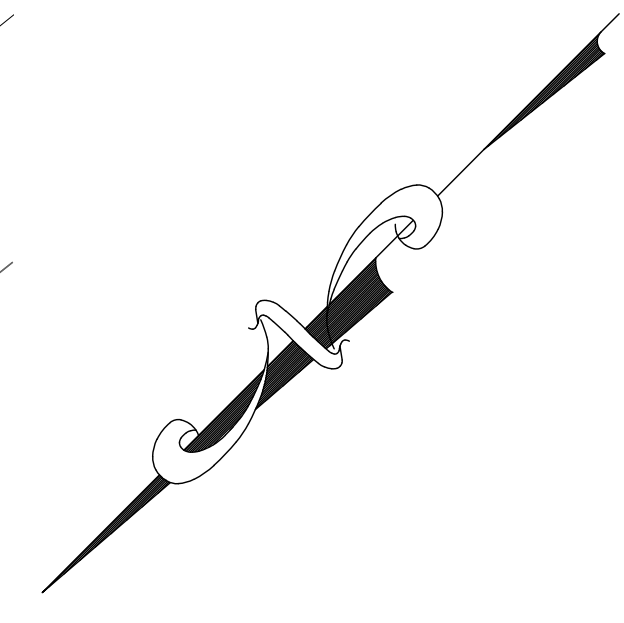
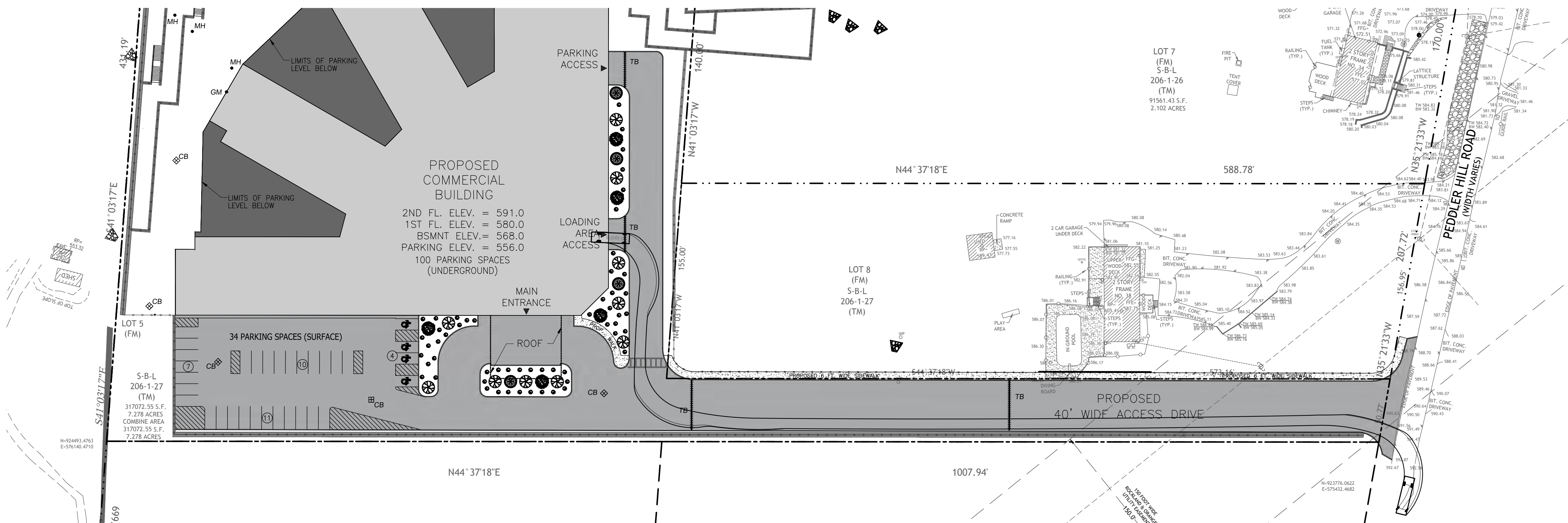


**INGRESS**



SU-30 - Single Unit Truck  
 Overall Length 30.000ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.367ft  
 Track Width 8.000ft  
 Lock-to-lock time 5.00s  
 Max Steering Angle (Virtual) 31.80°

**EGRESS**



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NO.	REVISION	DATE	DR/CK

**JOSIP MEDIC, PE**  
  
 L.C. 103757 DATE 02/24/2025

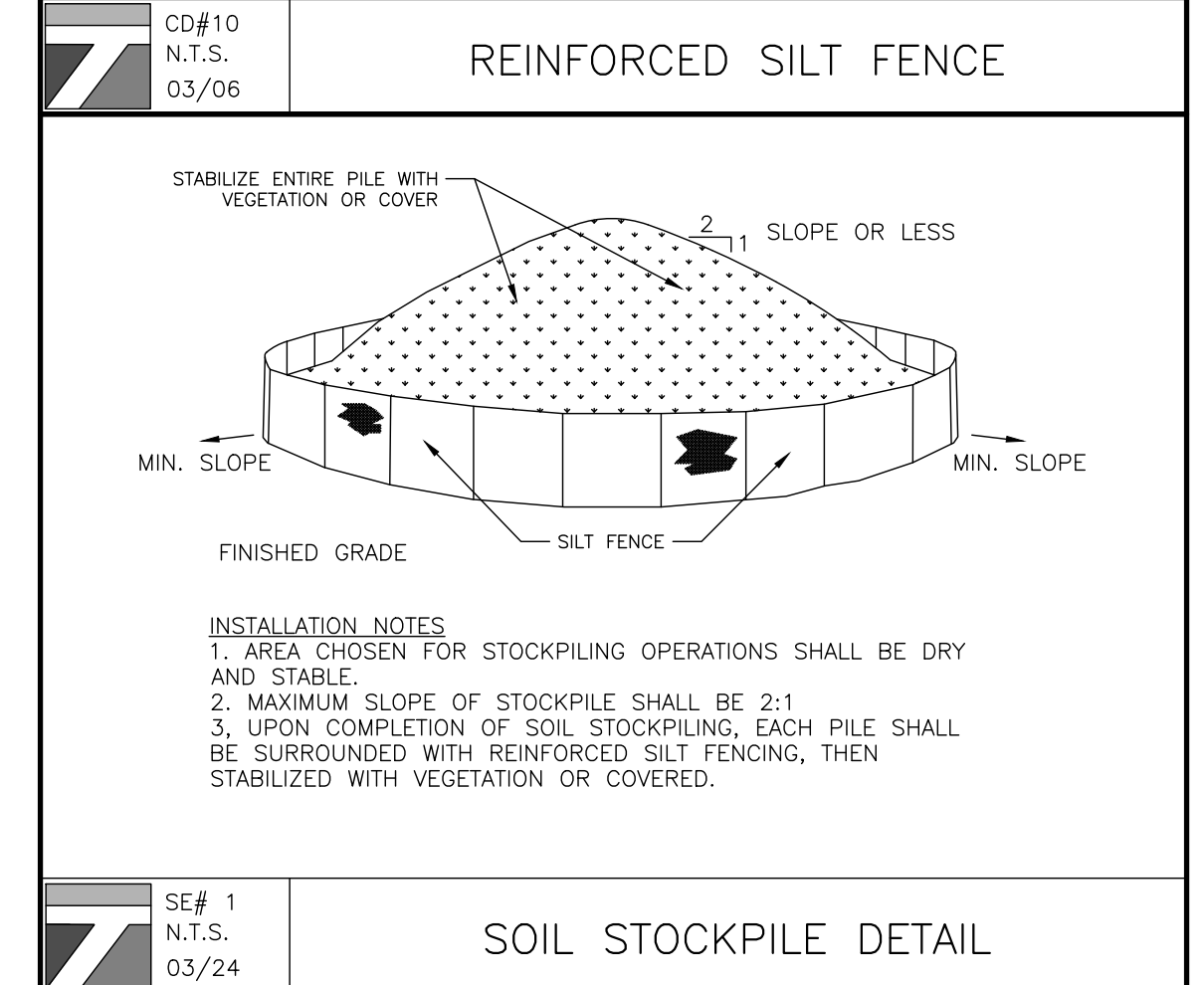
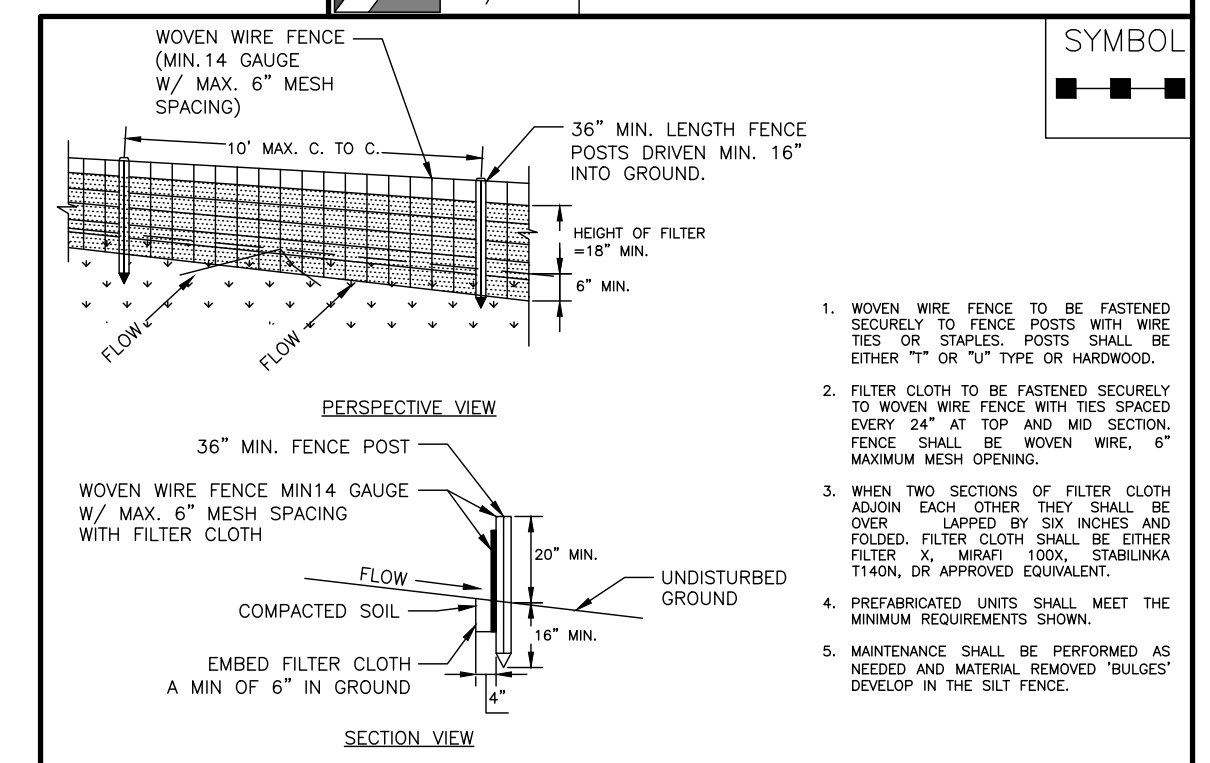
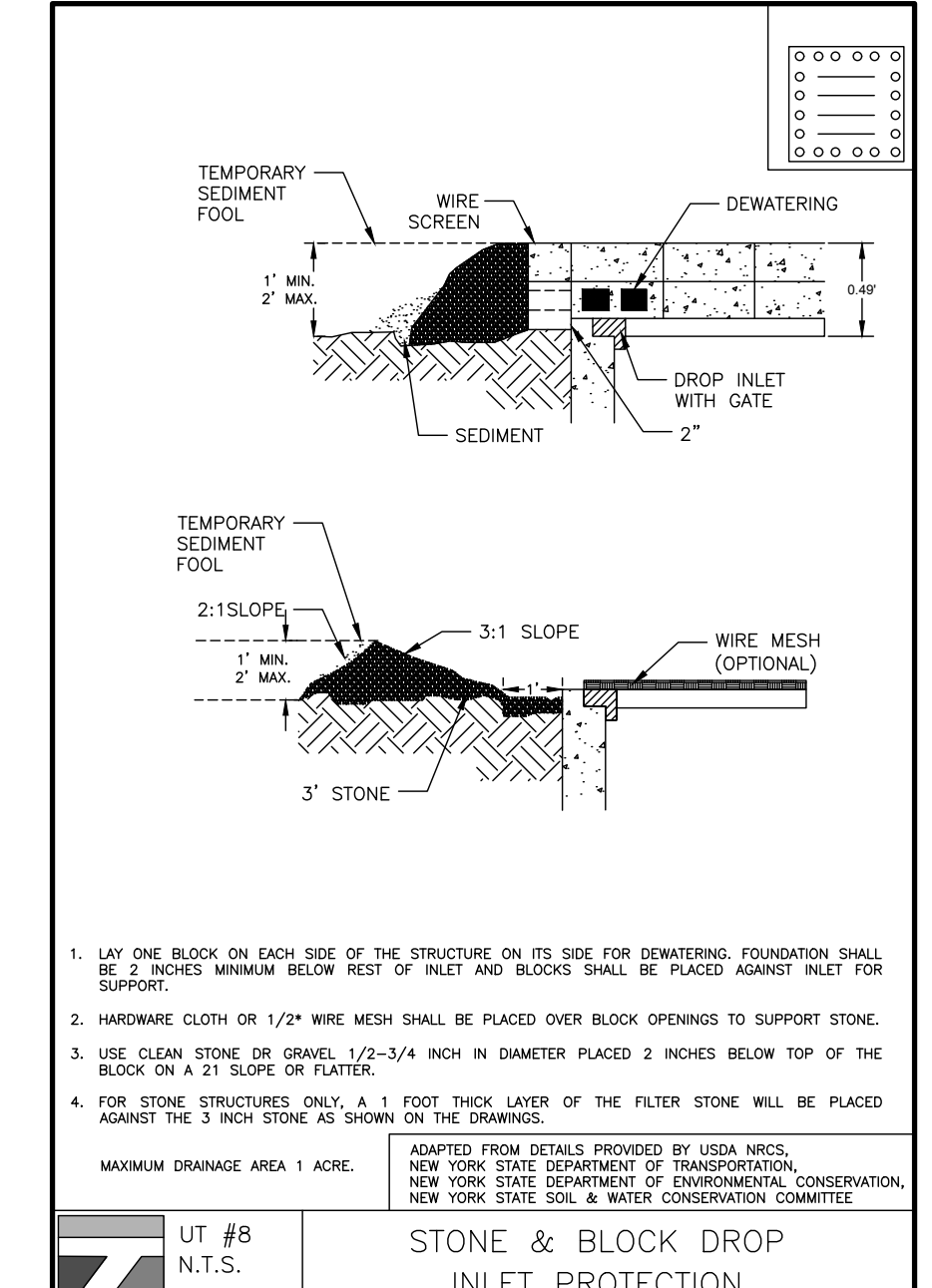
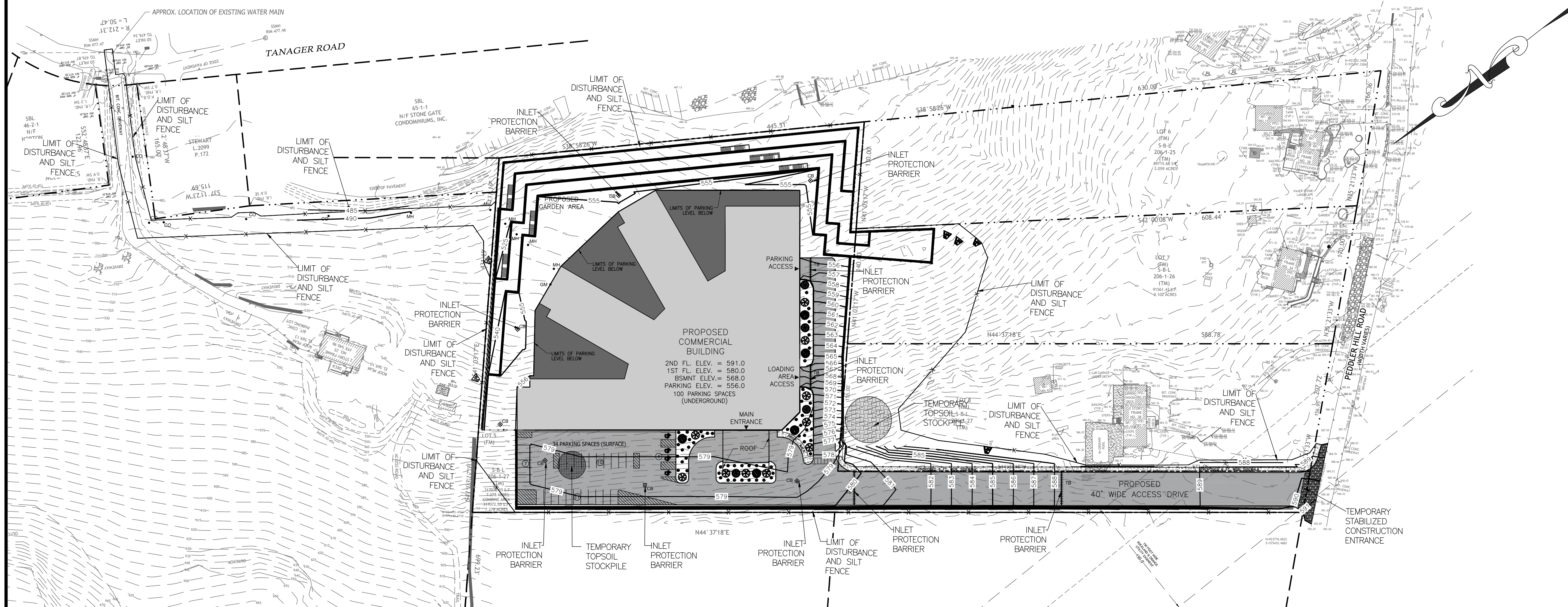
**TRAFFIC PLAN**

DESIGN BY: TB	DRAWN BY: JM	CHECKED BY: JM
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**BRACH&MANN ASSOCIATES**  
 PREPARED FOR  
  
 Dig, Safely. New York  
**Call 811**  
 before you dig

**38 PEDDLER HILL ROAD**  
 38 PEDDLER HILL RD, VILLAGE OF SOUTH BLOOMING GROVE  
 ORANGE COUNTY, NEW YORK  
 SBL 206-1-27

DRAWING NUMBER: <b>11</b> OF <b>14</b>	SCALE: 1"=50'	FILE NO.: 25107	DATE: 02/11/2025
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**SEQUENCE OF CONSTRUCTION NOTES**

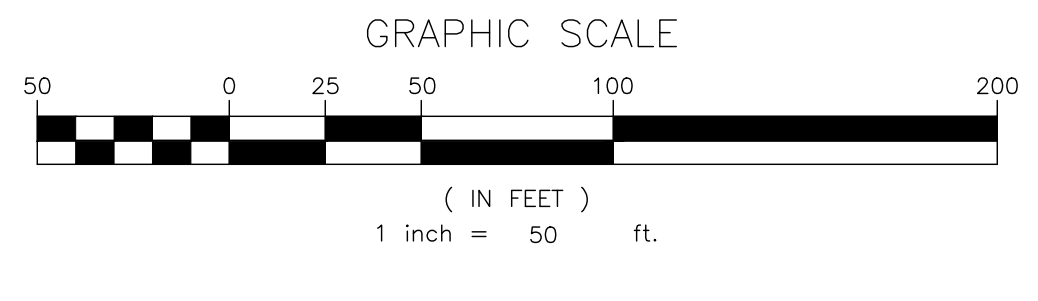
- CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATION SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPPP) PLANS TO KEEP SILT AND /OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.
- 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.
- 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.
- CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
- 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.
- 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.

**LEGEND:**

- REINFORCED FILTER FABRIC BARRIER
- STABILIZED CONSTRUCTION EXIT
- INLET PROTECTION BARRIER

**NOTES:**

- AREA OF DISTURBANCE: 285,920 SF.



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NO.	REVISION	DATE	DR/CK

**JOSIP MEDIC, PE**

LIC. 103757 DATE 02/24/2025

**SOIL EROSION AND SEDIMENT CONTROL PLAN**

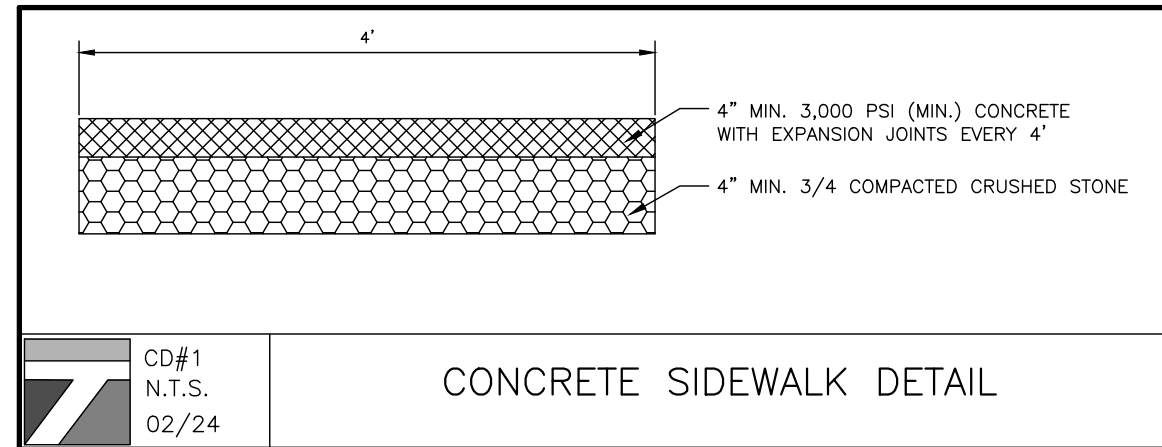
DESIGN BY: TB DRAWN BY: JM CHECKED BY: JM

BRACH&MANN ASSOCIATES  
**BM**  
ASSOCIATES  
PO Box 6522 Maroon, NY 10949  
T: 845-782-8014 F: 845-782-8015  
mail@bmaecc.com

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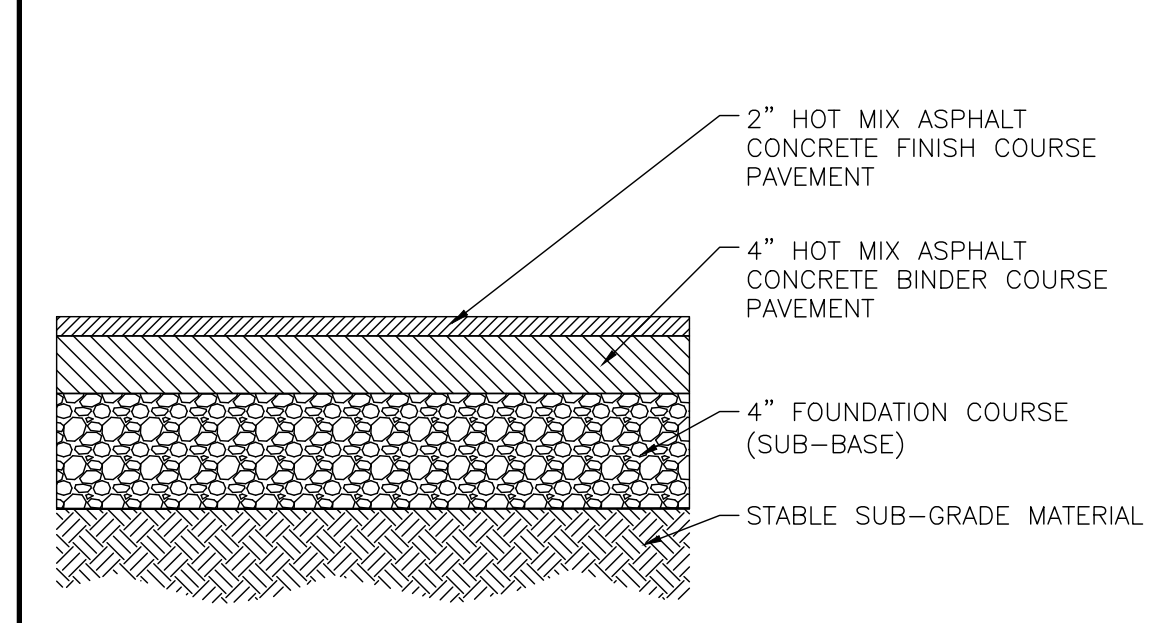
**38 PEDDLER HILL ROAD**  
38 PEDDLER HILL RD, VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK  
SBL 206-1-27

DRAWING NUMBER: **12 OF 14** SCALE: 1"=50' FILE NO.: 25107 DATE: 02/11/2025



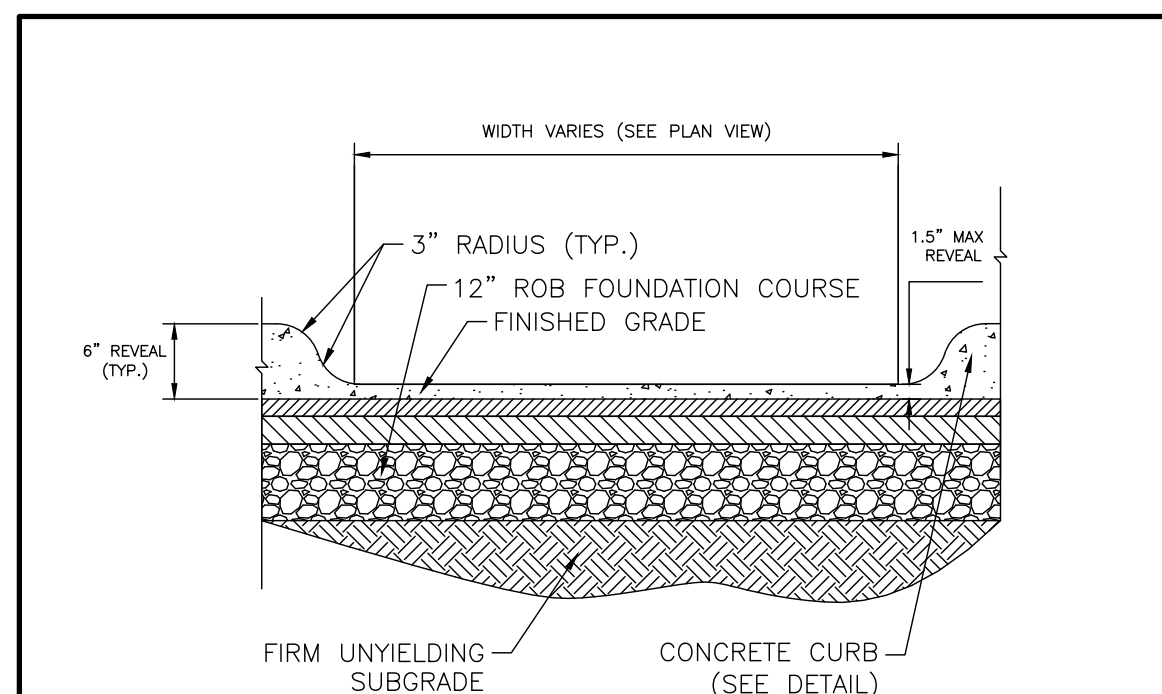
CD#1  
N.T.S.  
02/24

CONCRETE SIDEWALK DETAIL



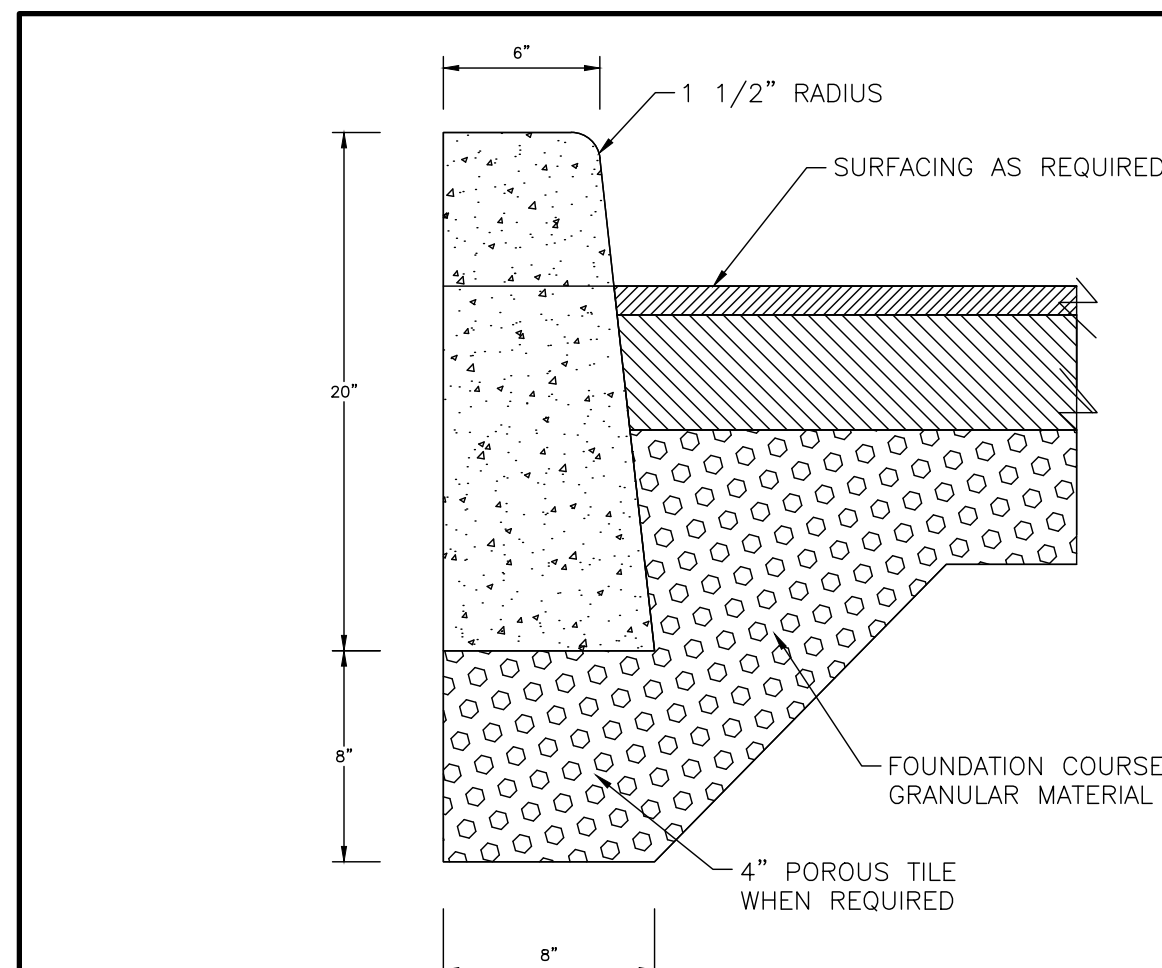
CD#2  
N.T.S.  
02/24

ASPHALTIC CONCRETE PAVEMENT DETAIL



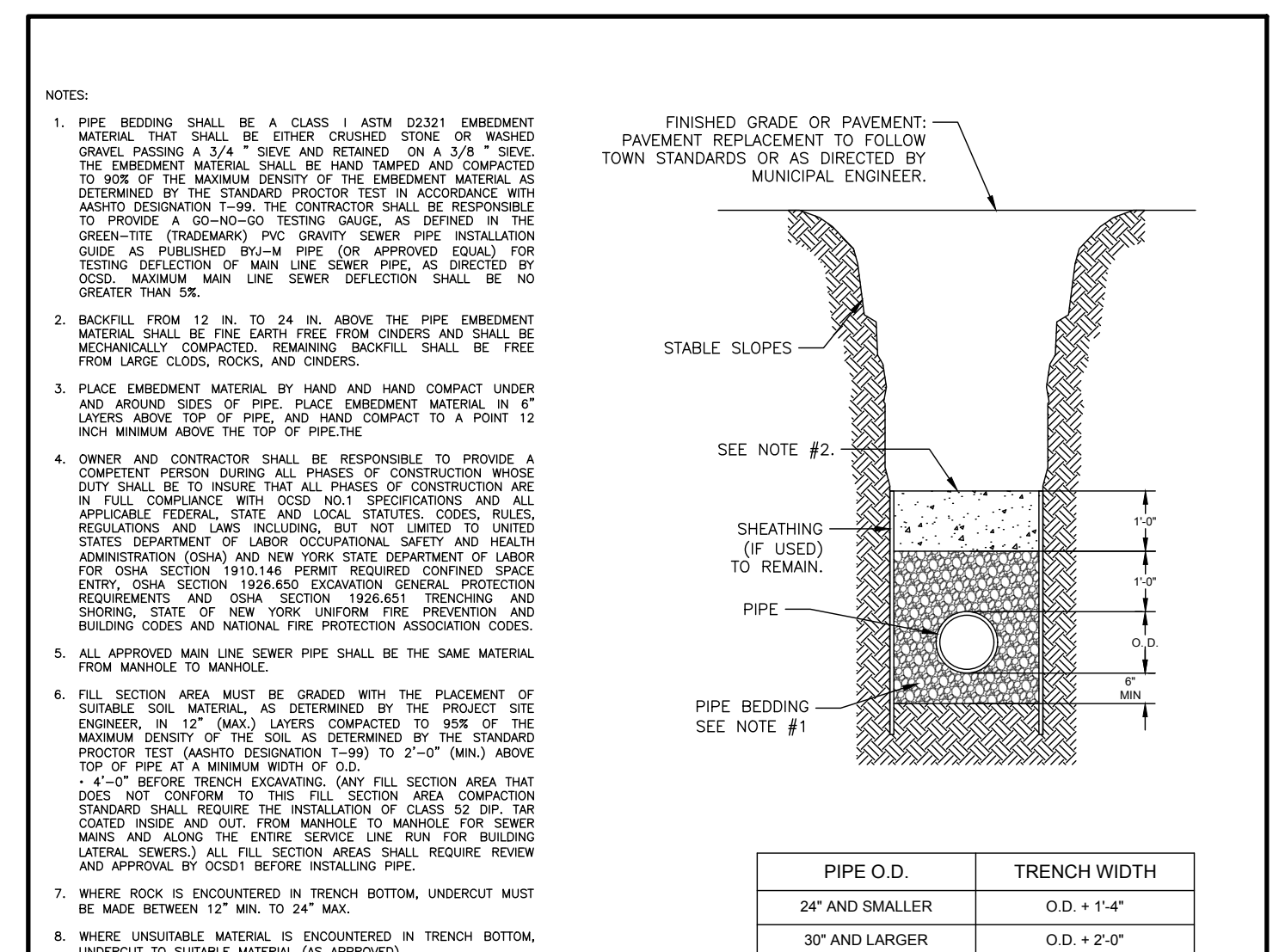
CD#3  
N.T.S.  
02/24

CURB CUT DETAIL



CD#4  
N.T.S.  
02/24

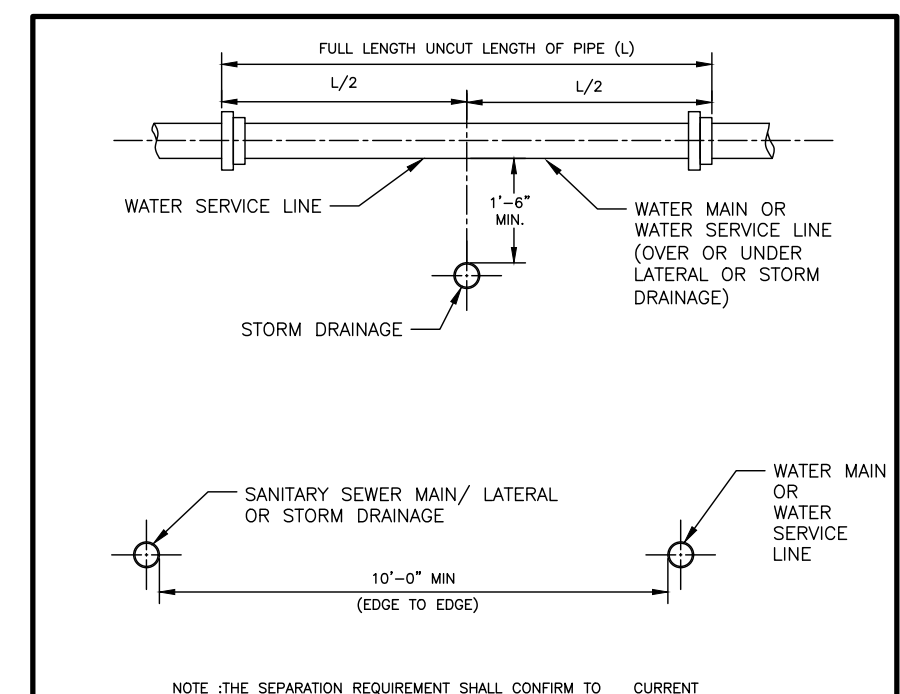
CONCRETE CURB DETAIL



UT #4  
N.T.S.  
02/23

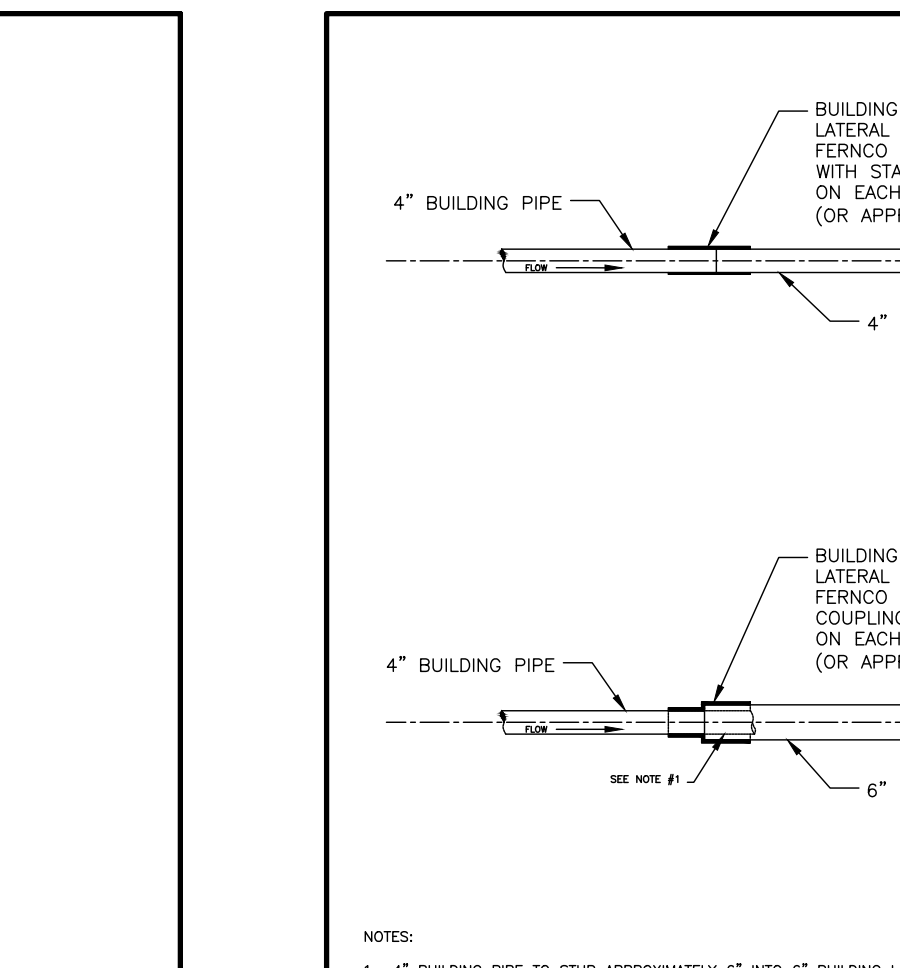
TYPICAL TRENCH DETAIL (SANITARY SEWER)

PIPE O.D.	TRENCH WIDTH
24" AND SMALLER	O.D. + 14"
30" AND LARGER	O.D. + 2'0"



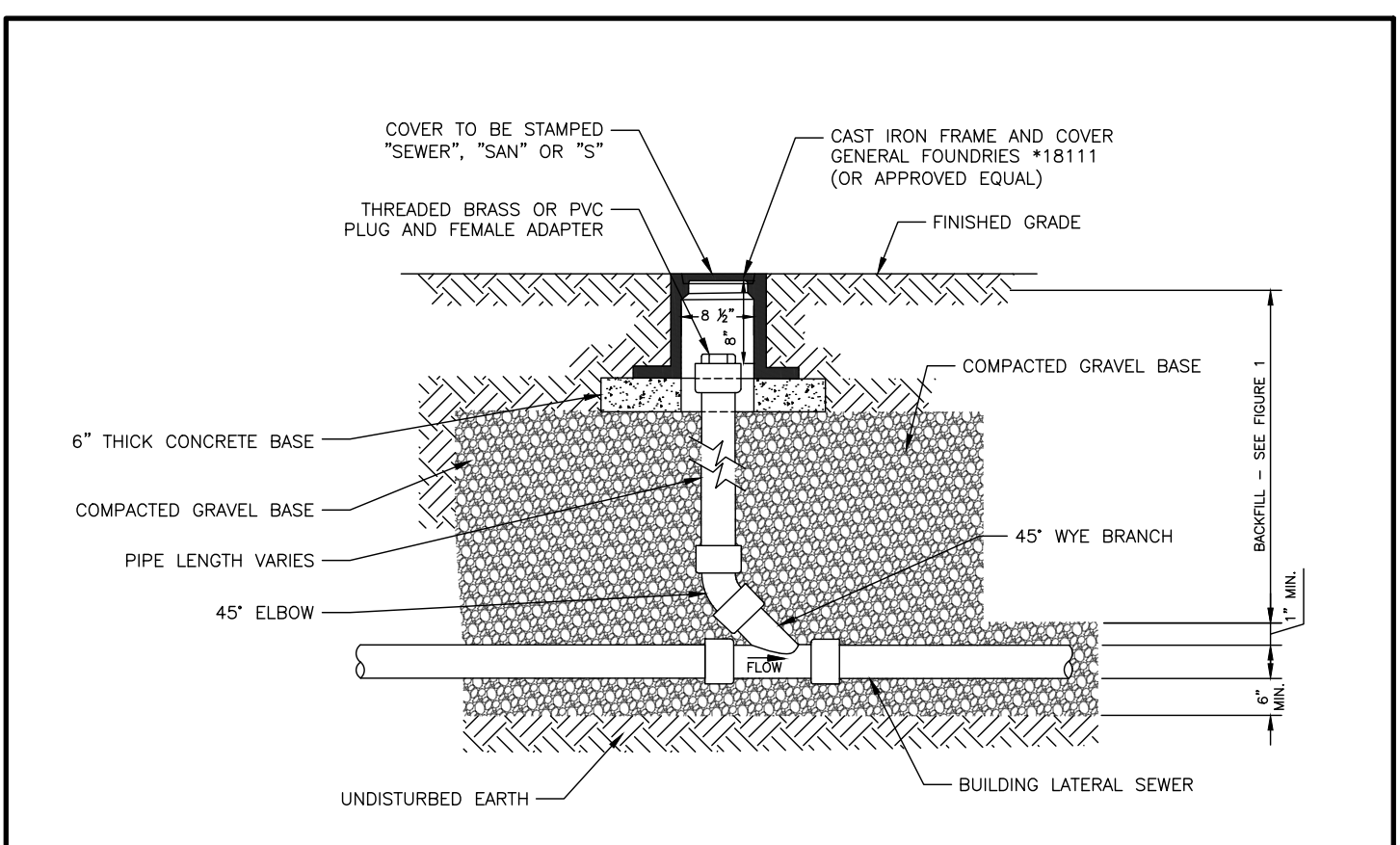
UT #5  
N.T.S.  
02/23

SANITARY SEWER/WATER/STORM DRAINAGE SEPARATION REQUIREMENTS



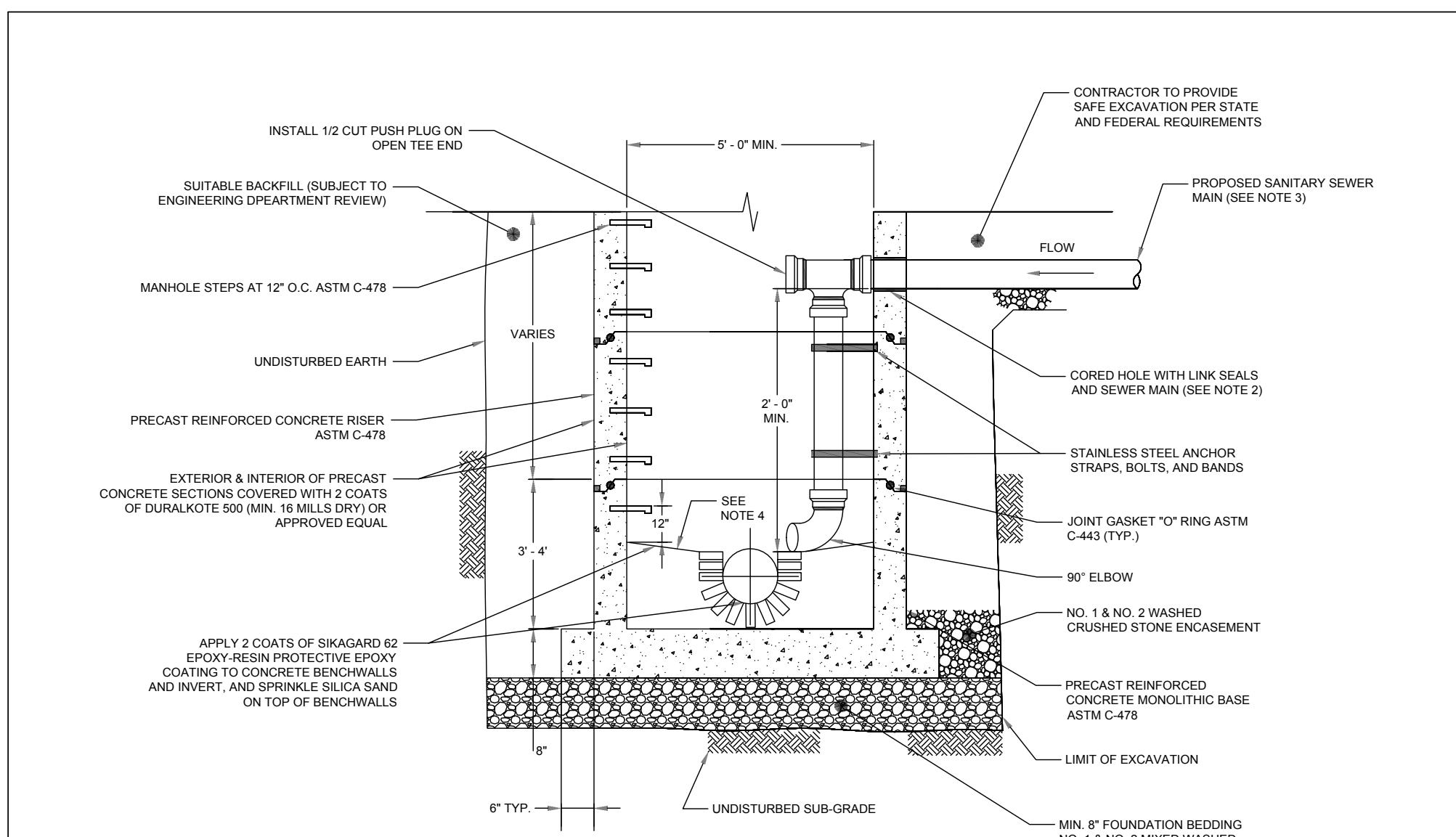
UT #6  
N.T.S.  
02/23

BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION



UT#1  
N.T.S.  
02/24

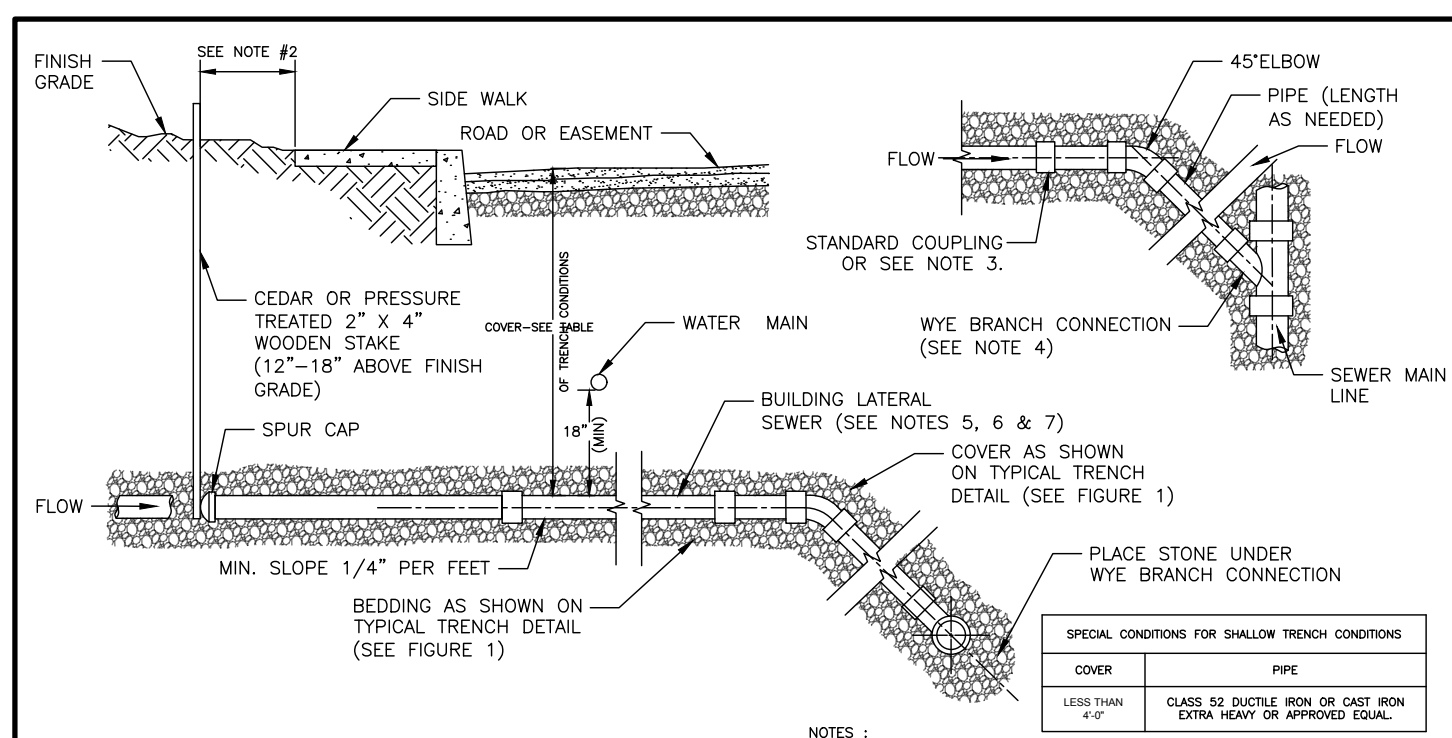
BUILDING LATERAL SEWER CLEANOUT (C.O.)



UT#1  
N.T.S.  
02/24

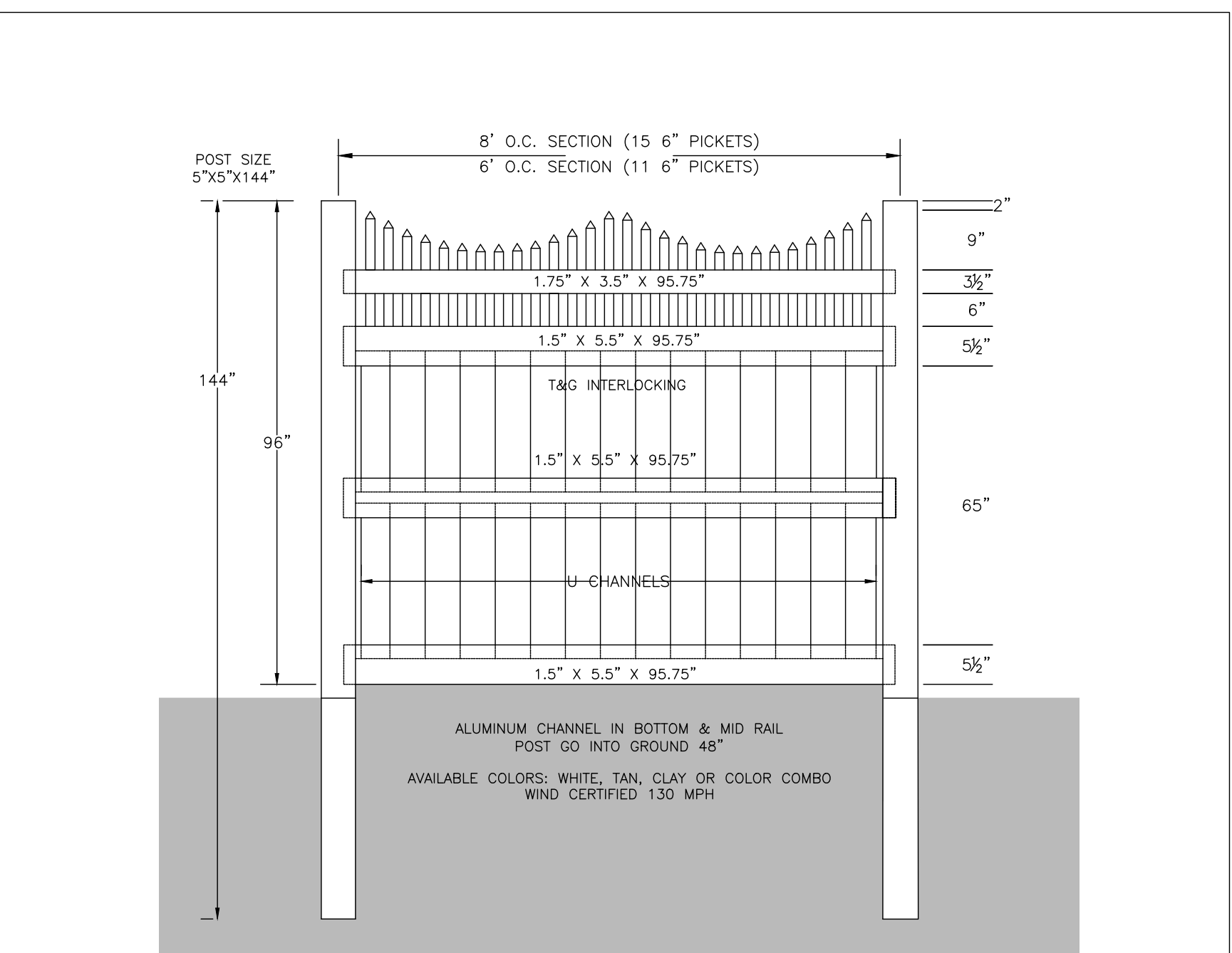
INSIDE DROP MANHOLE

SCALE: N.T.S.



UT #7  
N.T.S.  
02/23

SANITARY SEWER CONSTRUCTION MATERIALS



CD# 25  
N.T.S.  
05/24

PRIVACY FENCE DETAIL



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NO.	REVISION	DATE	DR/CK

**JOSIP MEDIC, PE**  
STATE OF NEW YORK  
LICENSED PROFESSIONAL ENGINEER  
103757  
LIC. 103757 DATE 02/24/2025

**DETAIL SHEET**

DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	JH	JM

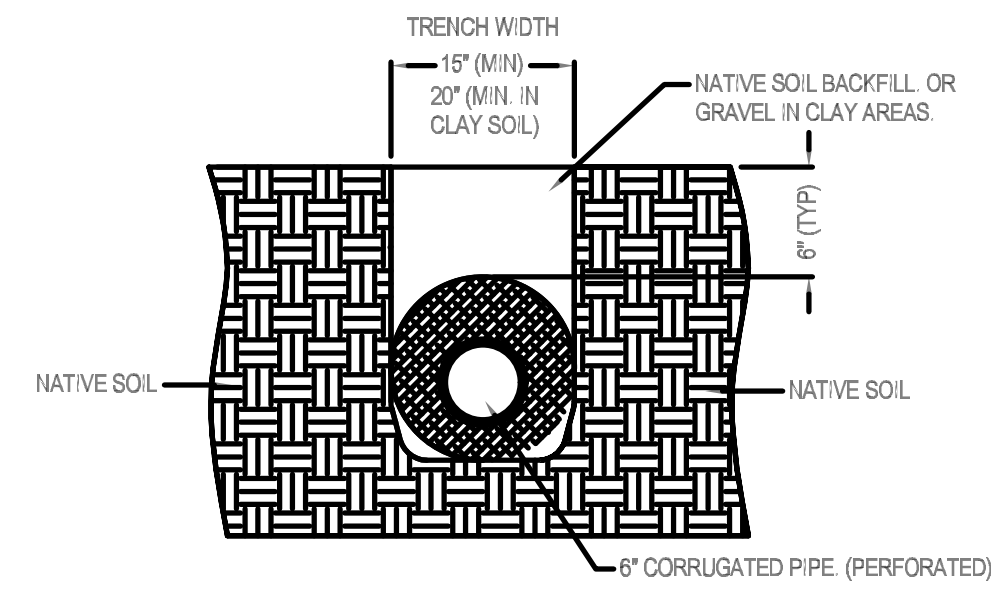
**38 PEDDLER HILL ROAD**  
38 PEDDLER HILL RD, VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK  
SBL 206-1-27

DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
<b>13</b> OF <b>14</b>	N.T.S.	25107	02/11/2025

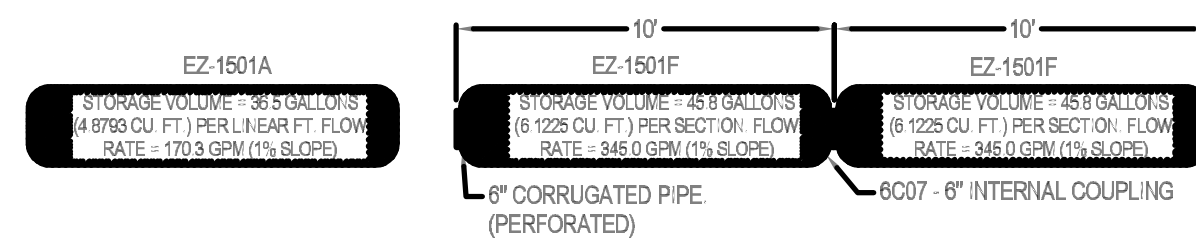
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www.ndspro.com



SECTION



PLAN VIEWS

ADDITIONAL COVER MAY BE REQUIRED BASED ON SITE CONDITIONS. 12" COVER REQUIRED TO OBTAIN AN H-10 LOAD RATING. CONSULT WITH A LOCAL ENGINEER FOR SITE SPECIFIC REQUIREMENTS.

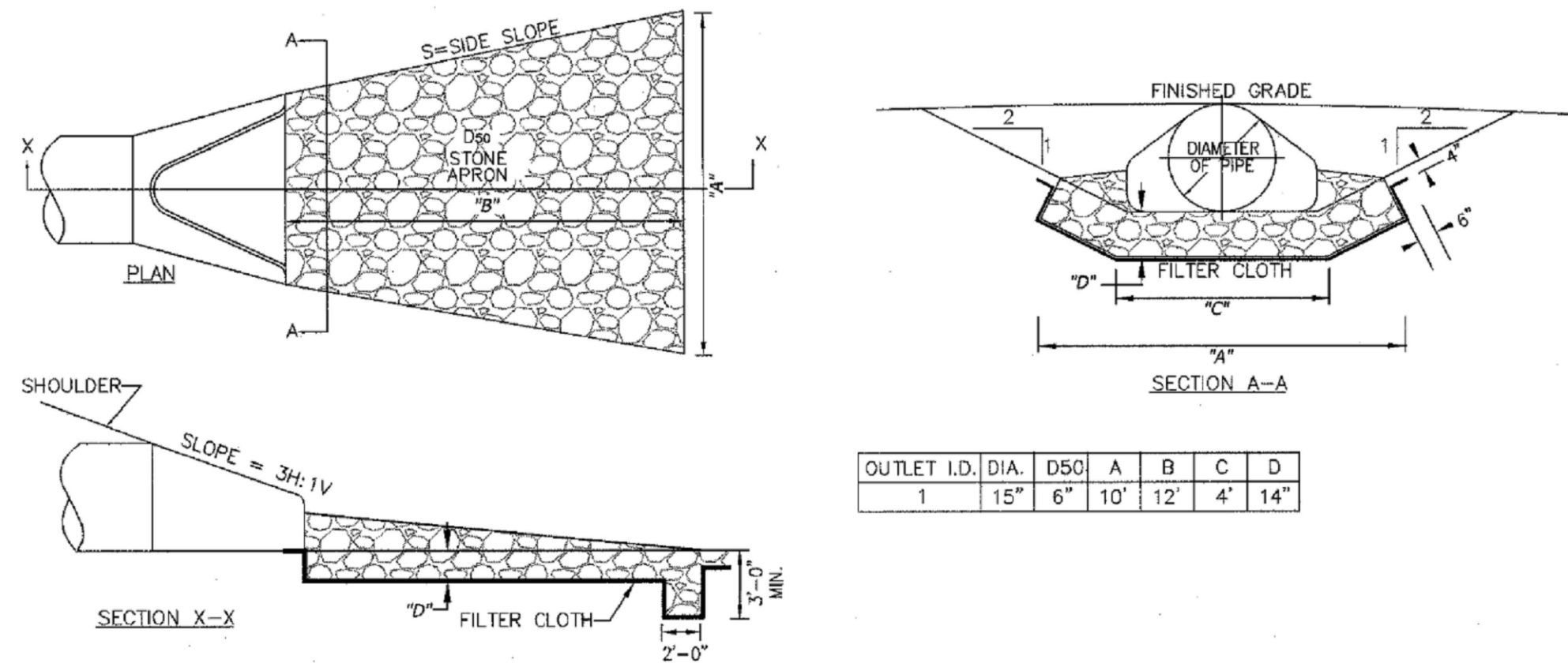
NOTES

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



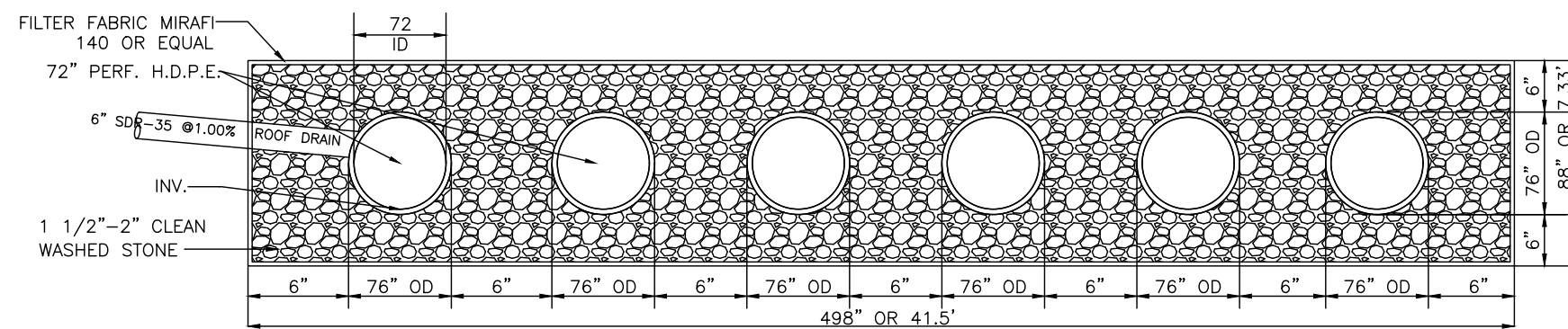
EZFLOW / EZDRAIN - 15" EZFLOW INSTALLATION DETAIL

REVISION DATE 3-6-2015



FLARED END SECTION & RIPRAP APRON DETAIL OUTLET  
NTS

OUTLET I.D.	DIA.	D50	A	B	C	D
1	15"	6"	10'	12'	4'	14"



NOTES

1. FILTER FABRIC TO BE MIRAFI 140 OR EQUAL.
2. STONE TO HAVE A MINIMUM VOID RATIO OF 0.40

N.T.S.

RECHARGE TRENCH DETAIL



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NO.	REVISION	DATE	DR/CK

JOSIP MEDIC, PE



LIC. 103757 DATE 02/24/2025

DETAIL SHEET

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

38 PEDDLER HILL ROAD  
38 PEDDLER HILL RD, VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK  
SBL 206-1-27

DRAWING NUMBER: 14 OF 14 SCALE: NTS FILE NO.: 25107 DATE: 02/11/2025