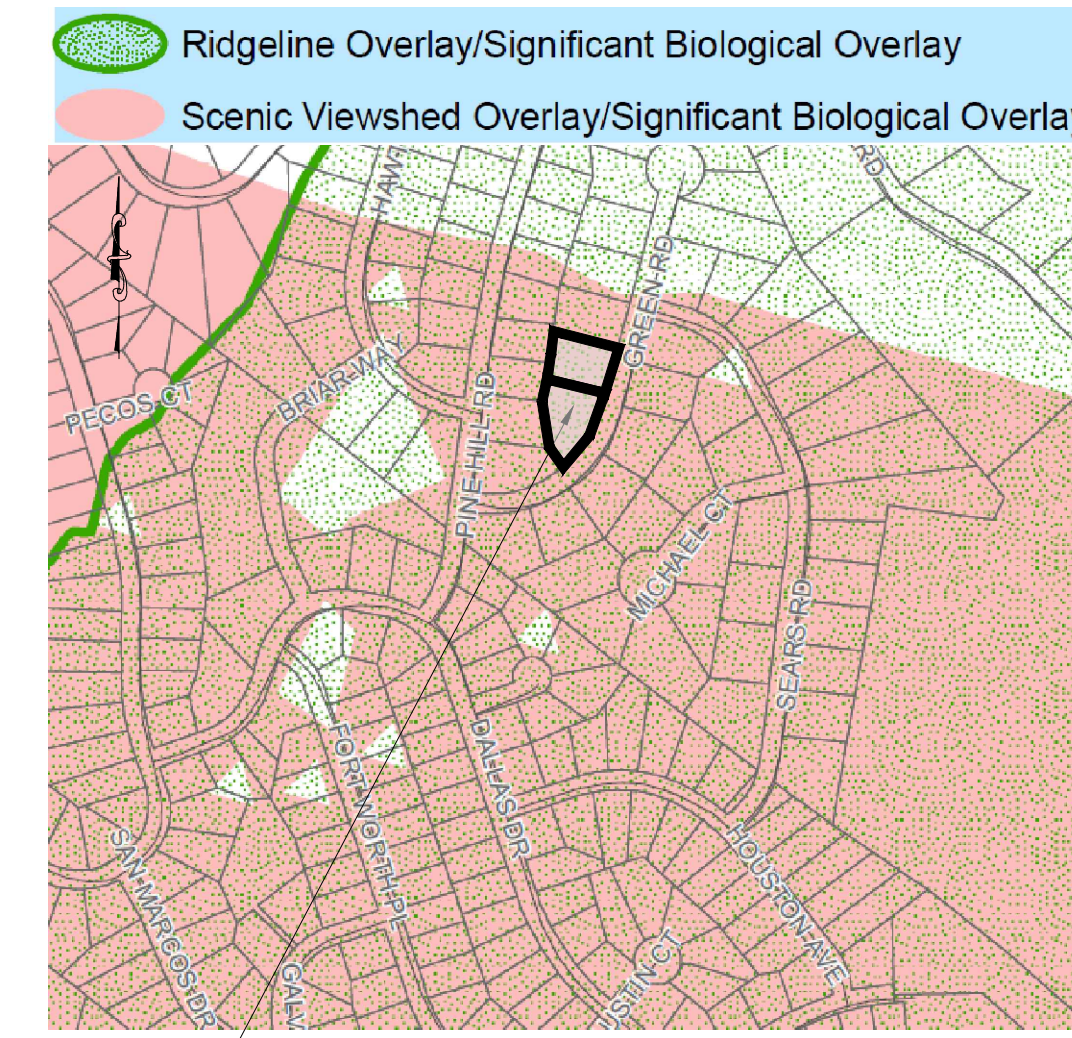
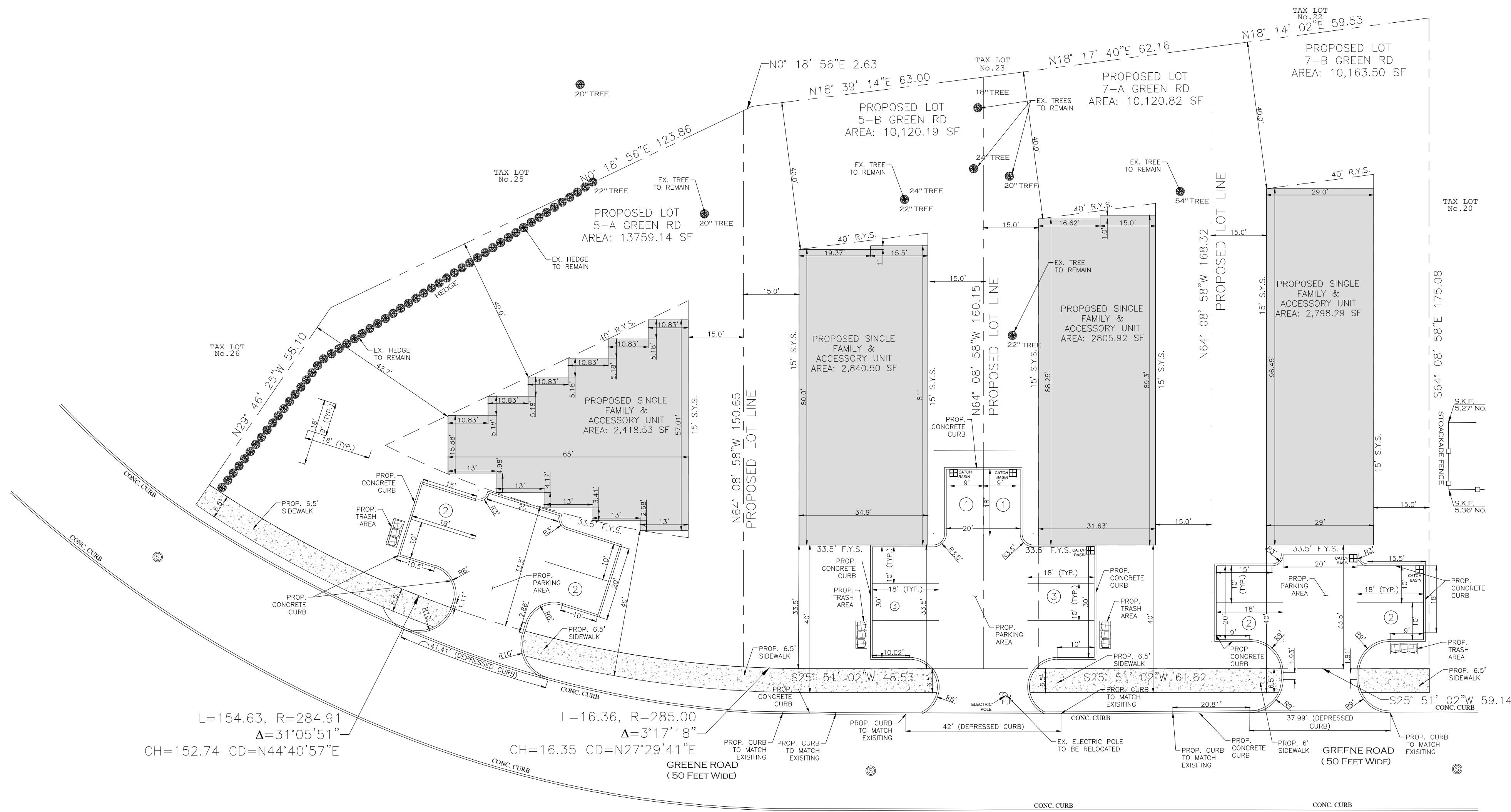


DOOR SCHEDULE:

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

SHEET INDEX:

1. SITE PLAN
2. DEMOLITION PLAN
3. GRADING PLAN
4. DRAINAGE PLAN
5. UTILITY PLAN
6. LANDSCAPING PLAN
7. SOIL EROSION & SEDIMENT CONTROL PLAN
8. DETAILS SHEET



OVERLAY DISTRICT MAP NTS



VICINITY MAP NTS

- NOTES:
1. BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY NEVILLE V. RAMSAY P.L.S. LIC# 050294-1, DATED 12/26/2024.
 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 USE LEAF GUARD OR A SIMILAR PRODUCT ON ALL CURBS.
 5. FOR ALL UTILITY CONSTRUCTION & IMPROVEMENTS, THE APPLICANT SHALL RESTORE ALL PAVEMENT, CURB, SIDEWALK, ETC. TO MATCH THE EXISTING CONDITIONS.

BULK REQUIREMENTS (ZONE RB) RESIDENCE B DISTRICT

BULK TABLE:		PROPOSED LOTS				
MINIMUM:	REQUIRED	LOT 5-A	LOT 5-B	LOT 7-A	LOT 7-B	
LOT AREA (SF)	10,000.00	13,759.14	10,120.19	10,120.69	10,163.50	
FRONTAGE (FEET)	50	154.63	65.51	61.62	59.14	
FRONT YARD (FEET)	33.5	33.5	33.5	33.5	33.5	
REAR YARD (FEET)	40	40.0	40.0	40.0	40.0	
SIDE YARD - ONE (FEET)	15	15.0	15.0	15.0	15.0	
SIDE YARD BOTH (FEET)	30	57.7	30.0	30.0	30.0	
MAXIMUM:	REQUIRED	PROVIDED	PROVIDED	PROVIDED	PROVIDED	
COVERAGE (%)	50%	28.44%	40.23%	39.88%	41.99%	
BUILDING HEIGHT/STORIES	2.5 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	
PARKING:	REQUIRED	PROVIDED	PROVIDED	PROVIDED	PROVIDED	
PARKING SPACES	4 SPACES	4	4	4	4	

5-A GREEN RD EXISTING COVERAGE

IMPERVIOUS AREA	AREA (SF)
FRAME DWELLING	447.99
PLAT	25.09
CONCRETE WALKWAY	18.00
PLANTER	10.59
TOTAL	501.67
LOT AREA	13759.14
EXISTING COVERAGE	3.65%

5-B GREEN RD EXISTING COVERAGE

IMPERVIOUS AREA	AREA (SF)
FRAME DWELLING	532.90
ASPHALT DRIVEWAY	720.81
CURB	27.30
CONCRETE WALKWAY	40.01
PLANTER	7.96
PLAT	1.26
A/C PAD	4.00
TOTAL	1334.24
LOT AREA	10120.19
EXISTING COVERAGE	13.18%

7-A GREEN RD EXISTING COVERAGE

IMPERVIOUS AREA	AREA (SF)
FRAME DWELLING	987.63
ASPHALT DRIVEWAY	439.12
PAVERS	482.19
CONCRETE WALKWAY	84.94
PLAT	28.22
STONE CURB	10.27
PLANTER	8.84
A/C PAD	8.00
BBQ	32.05
TOTAL	2081.26
LOT AREA	10120.69
EXISTING COVERAGE	20.56%

7-B GREEN RD EXISTING COVERAGE

IMPERVIOUS AREA	AREA (SF)
FRAME DWELLING	350.63
ASPHALT DRIVEWAY	1781.33
STONE CURB	11.81
WALL	40.82
PAVERS	223.36
BBQ	9.42
TOTAL	2417.37
LOT AREA	10163.50
EXISTING COVERAGE	23.78%

BULK REQUIREMENTS (ZONE RB) RESIDENCE B DISTRICT

BULK TABLE:		EXISTING LOTS	
MINIMUM:	REQUIRED	LOT 5	LOT 7
LOT AREA (SF)	10000	23199.00	20959.00
FRONTAGE (FEET)	50	215.3	125.00
FRONT YARD (FEET)	33.5	41.2	41.5
REAR YARD (FEET)	40	67.0	97.1
SIDE YARD - ONE (FEET)	15	38.7	25.2
SIDE YARD BOTH (FEET)	30	136.7	69.6
MAXIMUM:	REQUIRED	EXISTING	PROVIDED
COVERAGE (%)	50%	7.90%	21.42%
BUILDING HEIGHT/STORIES	2.5 STORIES	2	2
PARKING:	REQUIRED	EXISTING	PROVIDED
PARKING SPACES	2 PER UNIT	-	-

5-A GREEN RD PROPOSED COVERAGE

IMPERVIOUS AREA	AREA (SF)
PROPOSED DWELLING	2418.53
PARKING AREA	1472.17
TRASH AREA	22.19
TOTAL	3912.89
LOT AREA	13759.14
PROPOSED COVERAGE	28.44%

5-B GREEN RD PROPOSED COVERAGE

IMPERVIOUS AREA	AREA (SF)
PROPOSED DWELLING	2840.50
PARKING AREA	1208.19
TRASH AREA	22.19
TOTAL	4070.88
LOT AREA	10120.19
PROPOSED COVERAGE	40.23%

7-A GREEN RD PROPOSED COVERAGE

IMPERVIOUS AREA	AREA (SF)
PROPOSED DWELLING	2805.92
PARKING AREA	1208.25
TRASH AREA	22.19
TOTAL	4036.36
LOT AREA	10120.69
PROPOSED COVERAGE	39.88%

7-B GREEN RD PROPOSED COVERAGE

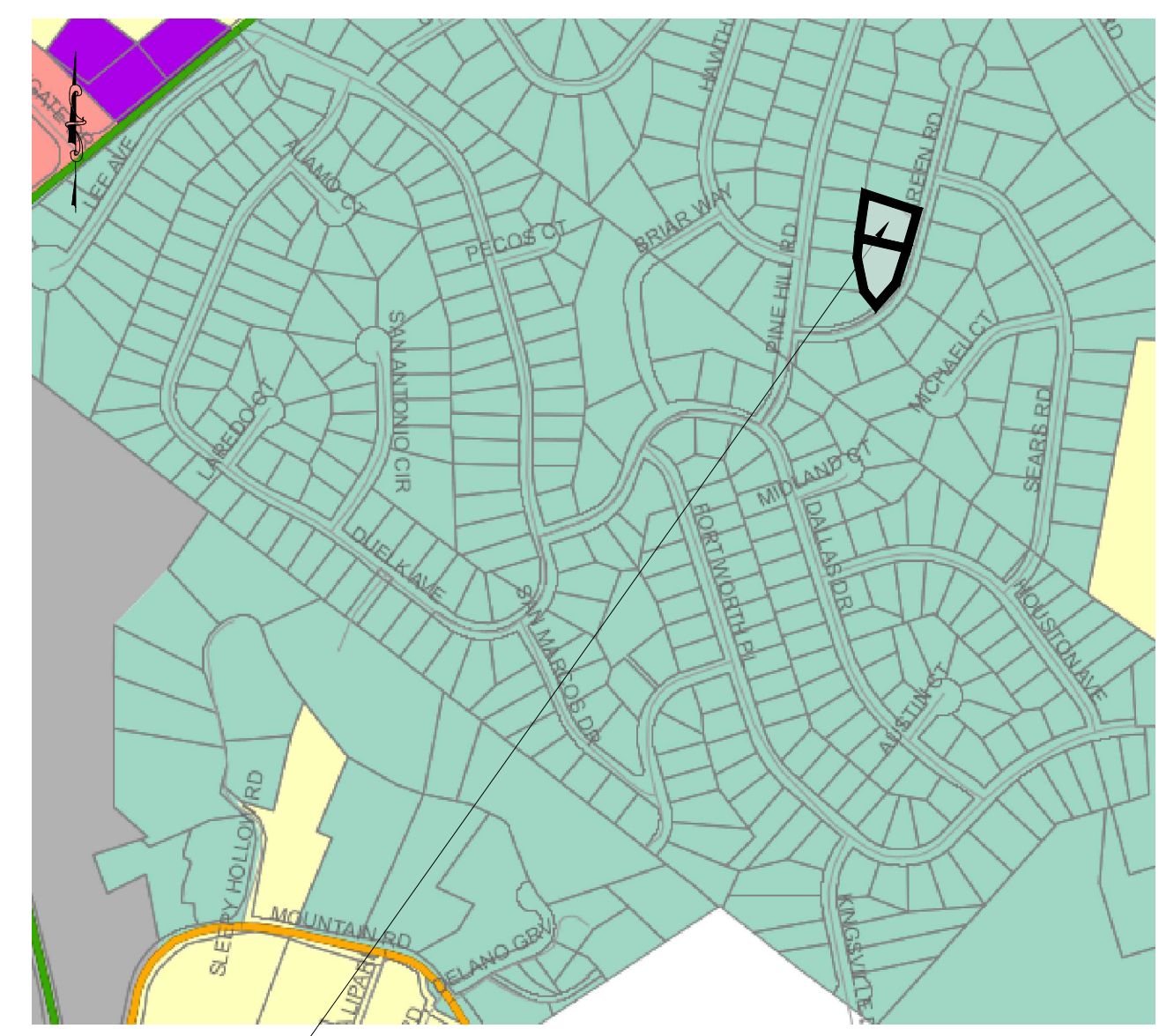
IMPERVIOUS AREA	AREA (SF)
PROPOSED DWELLING	2798.29
PARKING AREA	1447.62
TRASH AREA	22.19
TOTAL	4268.10
LOT AREA	10163.50
PROPOSED COVERAGE	41.99%

EXISTING COVERAGE (EXISTING LOT) 5 GREEN RD

IMPERVIOUS AREA	AREA (SF)
FRAME DWELLING	981.72
ASPHALT DRIVEWAY	720.81
CURB	27.30
CONCRETE WALKWAY	57.90
PLAT	26.40
PLANTER	18.55
A/C PAD	4.00
TOTAL	1832.68
LOT AREA	23199.00
EXISTING COVERAGE	7.90%

EXISTING COVERAGE 7 (EXISTING LOT) 7 GREEN RD

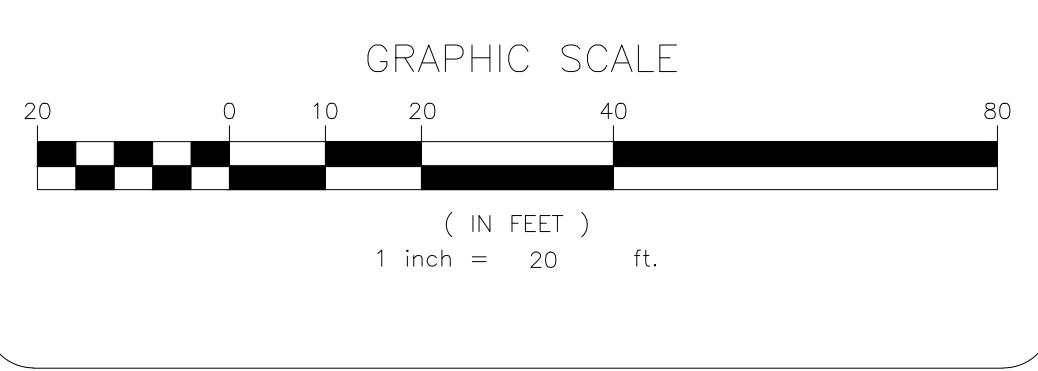
IMPERVIOUS AREA	AREA (SF)
FRAME DWELLING	1338.26
ASPHALT DRIVEWAY	2220.16
CONCRETE WALKWAY	84.94
STONE CURB	22.08
WALL	40.82
PLAT	28.22
PAVERS	705.19
BBQ	41.47
A/C PAD	8.00
TOTAL	4489.14
LOT AREA	20959.00
EXISTING COVERAGE	21.42%



Legend

- State Route
- County Road
- Local Road
- Parcels
- Municipal Boundary
- Zoning District**
- RR
- RC-1
- RC-2
- ORI
- RB
- R-M

ZONE MAP NTS



TERRANOVA
ENGINEERING CONSULTANTS

TERRANOVA ENGINEERING CONSULTANTS PC NEW YORK LICENSE No. 0022978
71 LAFAYETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVAC.COM P:(845) 666-0155

NO.	REVISION	DATE	DR/CK
1	REVISED BUILDING SIZES AND LOT AREAS	03/13/2025	LS/JM

JOSIP MEDIC, PE

LIC. 103757 DATE

SITE PLAN

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

5 & 7 GREEN ROAD
7-B GREEN RD, VILLAGE OF SOUTH BLOOMING GROVE,
TOWN OF BLOOMING GROVE, ORANGE COUNTY, NY 10950
209-7-24 & 209-7-21

DRAWING NUMBER: **01** OF **01** SCALE: 1"=20' FILE NO.: 25117 DATE: 03/24/2025