

2 PARKING SPACES PER DWELLING UNIT
TOTAL UNITS = 4
8 PARKING SPACES REQUIRED
8 PARKING SPACES PROPOSED
TOTAL PARKING PROVIDED: 8 PARKING SPACES

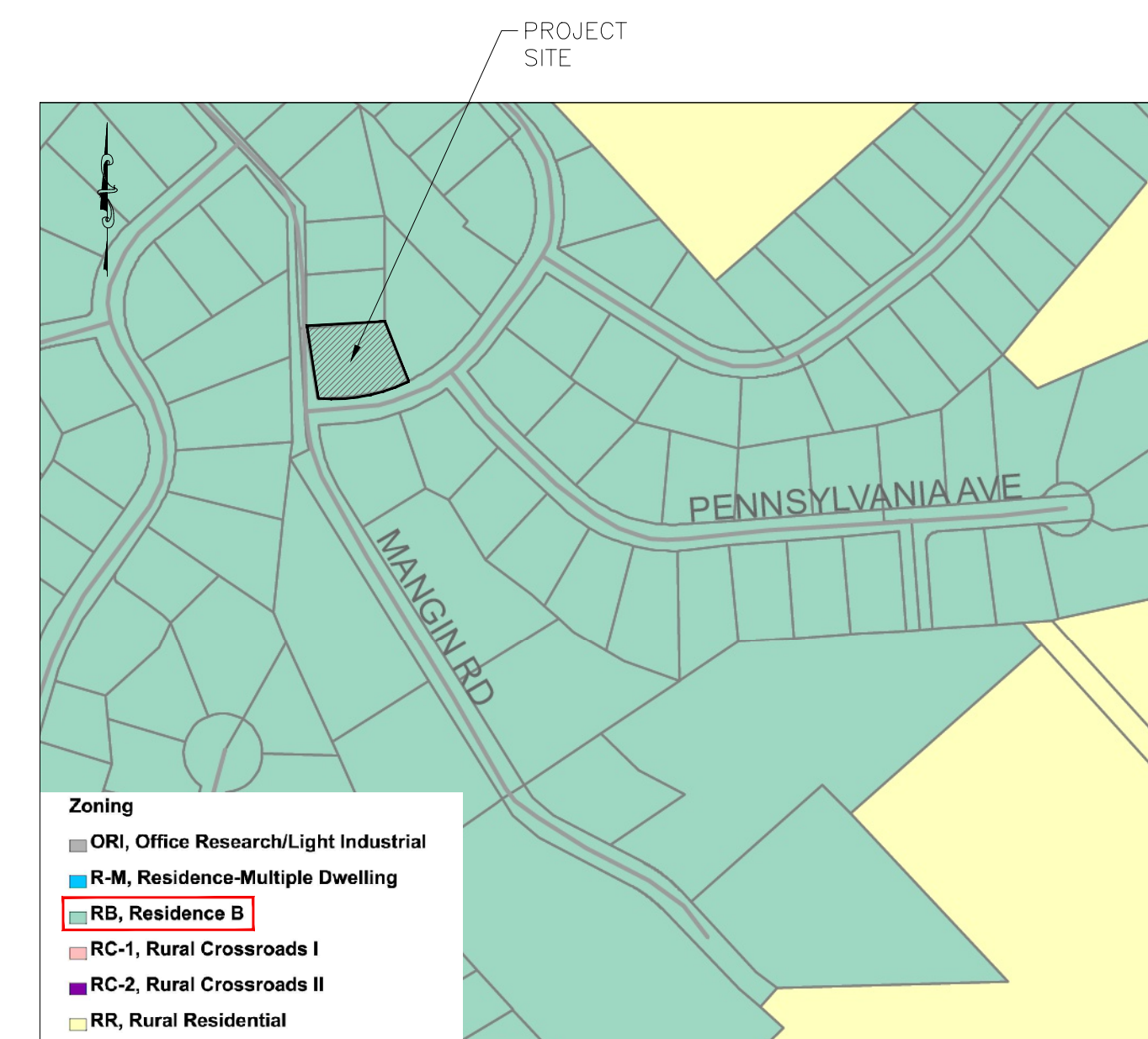
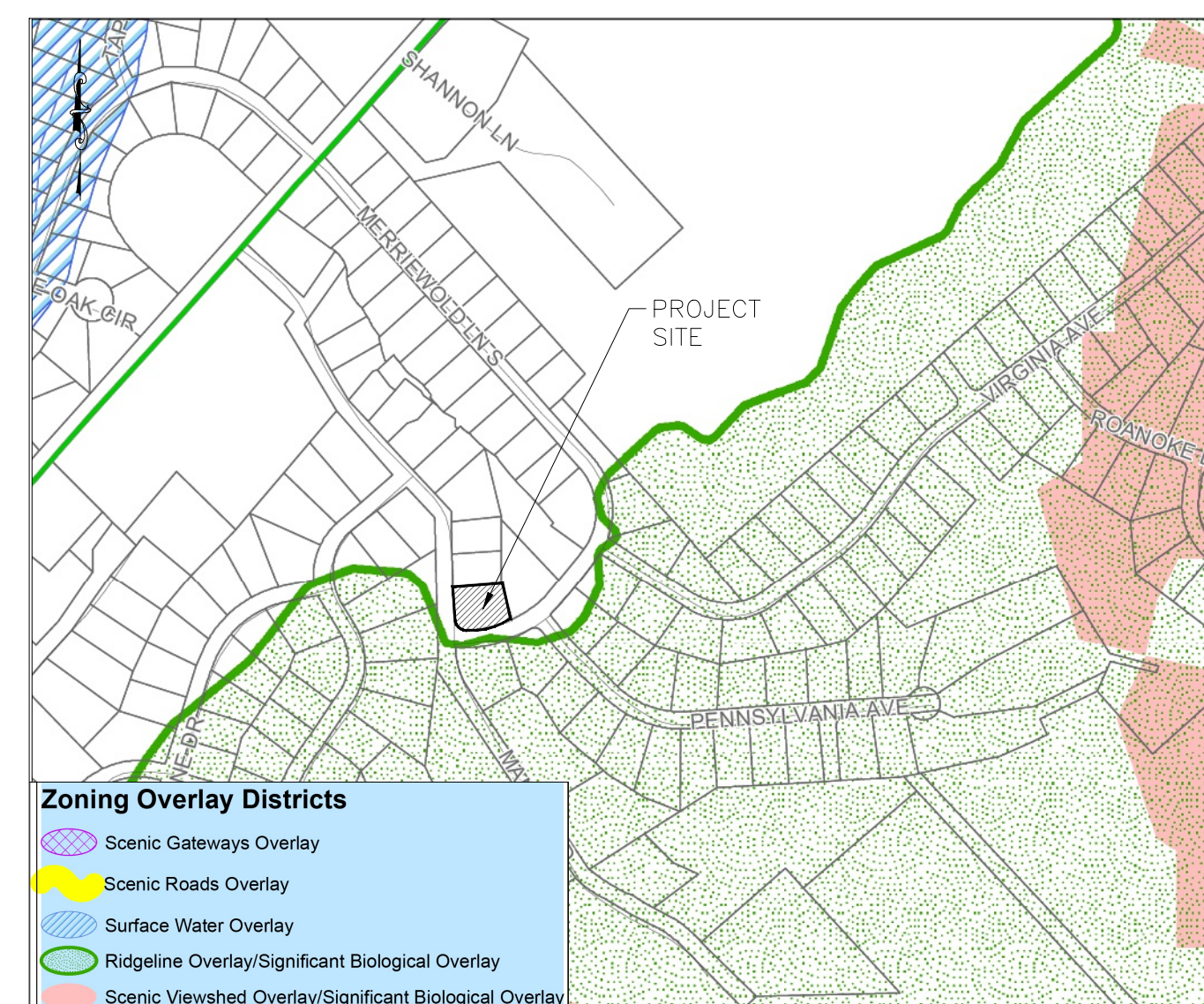
1. SITE PLAN
2. DEMOLITION PLAN
3. GRADING PLAN
4. DRAINAGE PLAN
5. UTILITY PLAN
6. SOIL EROSION & SEDIMENT CONTROL PLAN
7. DETAILS SHEET

1. BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY NEVILLE V. RAMSAY, ILC # 050294-1, DATED FEBRUARY 10, 2025.
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 RELOCATE 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 EXISTING UTILITIES.
5. FOR ALL UTILITY CONSTRUCTION & IMPROVEMENTS, THE APPLICANT SHALL RESTORE ALL PAVEMENT, CURB, SIDEWALK, ETC. TO MATCH THE EXISTING CONDITIONS.
6. NO TREE CUTTING BETWEEN APRIL 1ST AND OCTOBER 1ST.
7. THE PROPERTY CANNOT BE RE-SUBDIVIDED.
8. MILL AND REPAIR THE ROAD AT THE FRONT OF THE TWO UNITS WHEN EXCAVATION IN THE ROADS IS COMPLETE.
9. A PROFESSIONAL ENGINEER'S SIGNATURE AND SEAL IS REQUIRED AS WELL AS A WRITTEN SIGN OFF BY THE SPECIAL INSPECTOR WITH GEO STUDY.

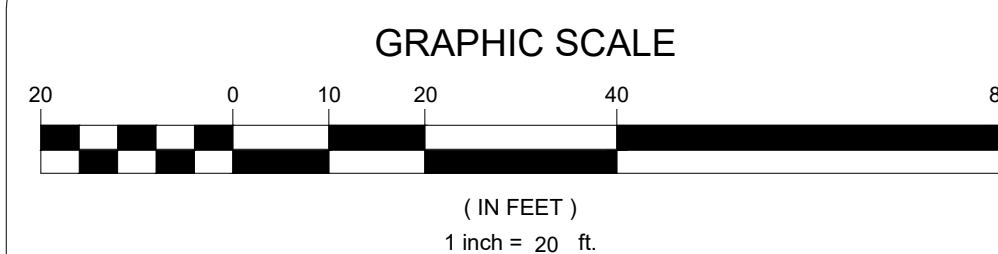
PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

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.



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[illegible]

JOSIP MEDIC, PE



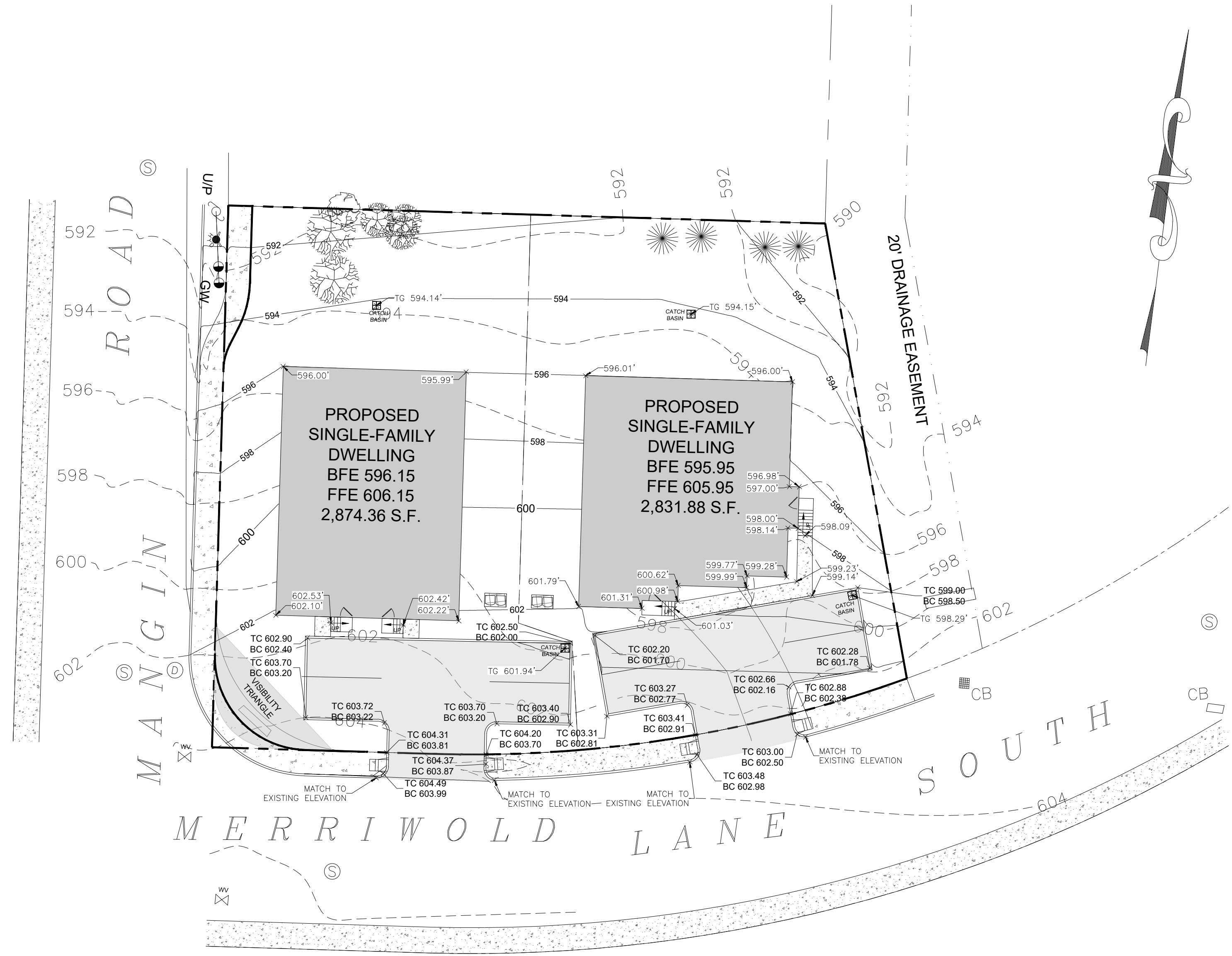
LIC. 103757 DATE 07/09/2025

SITE PLAN

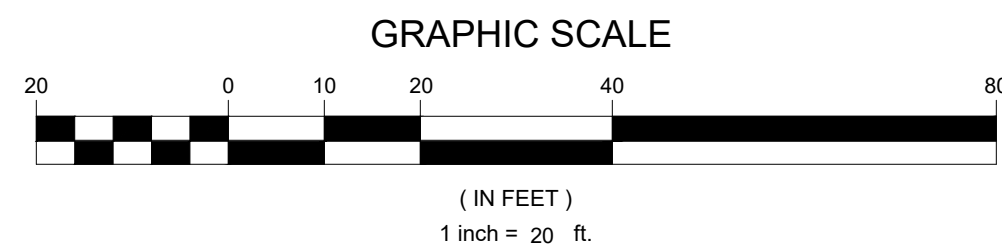
DESIGN BY: YB	DRAWN BY: EB	CHECKED BY: JM
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40 MERRIEWOLD LANE S, VILLAGE OF SOUTH BLOOMING GROVE,
TOWN OF BLOOMING GROVE, ORANGE COUNTY, NY 10950
SBL 210-1-4

DRAWING NUMBER: 01 OF 07	SCALE: 1"=20'	FILE NO.: 25130	DATE: 05/13/2022
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- LEGEND:
- BFE BASEMENT FLOOR ELEVATION
 - FFE FIRST FLOOR ELEVATION
 - TG TOP OF GRATE
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - (800) PROPOSE GRADE



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NO.	REVISION	DATE	DR/CK
1	SITE LAYOUT	06/12/2025	ERYB

JOSIP MEDIC, PE



LIC. 103757 DATE 07/09/2025

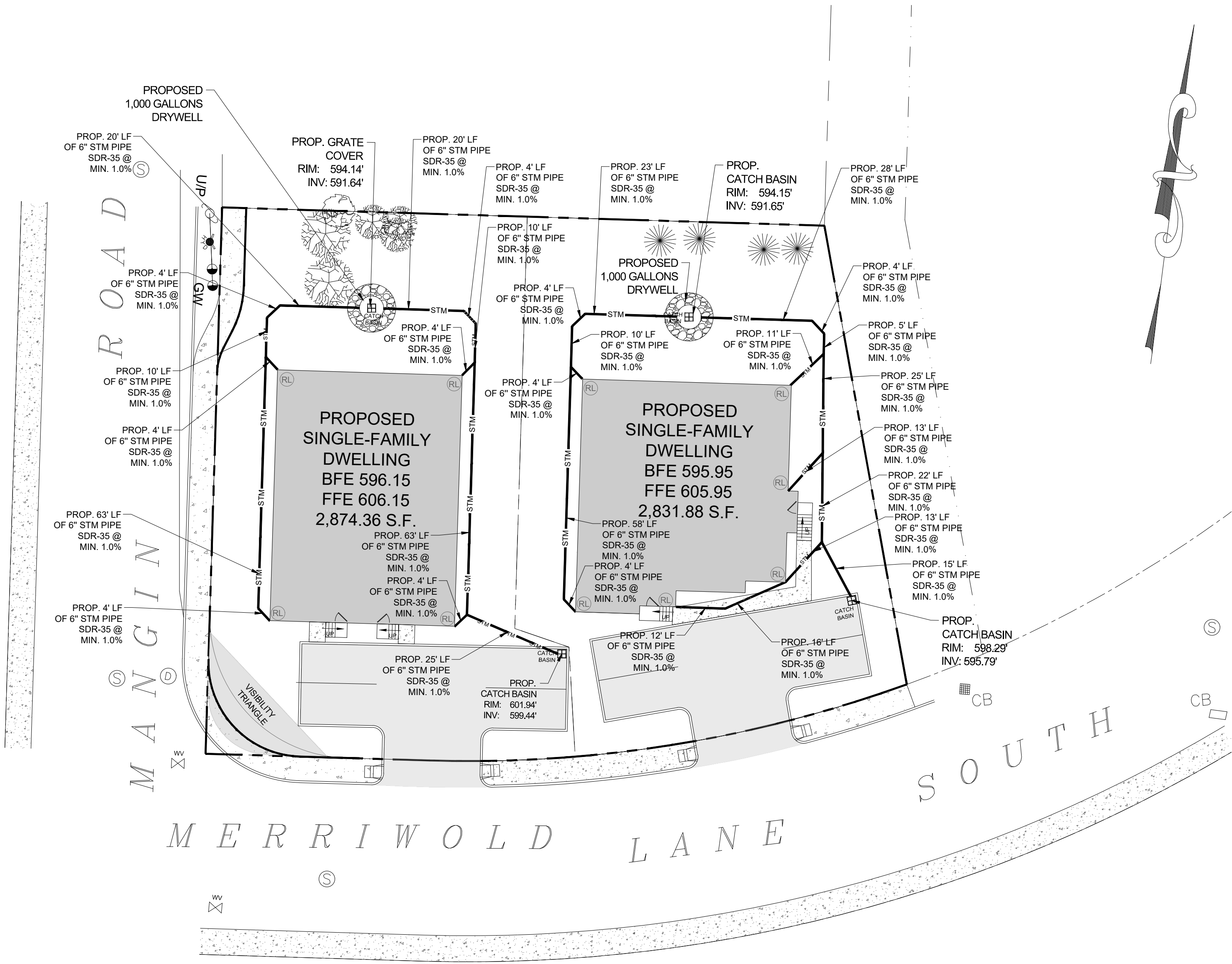
GRADING PLAN

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

40 MERRIEWOLD LN S
40 MERRIEWOLD LANE S, VILLAGE OF SOUTH BLOOMING GROVE,
TOWN OF BLOOMING GROVE, ORANGE COUNTY, NY 10950
SBL 210-1-4

DRAWING NUMBER: **03** OF **07**
SCALE: 1"=20'
FILE NO.: 25130
DATE: 05/13/2025





LEGEND:

(RL) PROPOSED 6" PVC ROOF LEADER PER STORM DRAIN DETAILS.

RECHARGE NOTES:

- RECHARGE DRYWELLS ARE TO BE LOCATED A MINIMUM OF 10-15 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 GRADE COVER. 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.

RUNOFF CALCULATIONS FOR EACH LOT:

5,430.27 SF (PROPOSED COVERAGE)

0.50 INCH/ 2 HOUR STORM

5,430.27 SF X 0.50 IN X 1 FT/12 INCHES

= 226.26 CF REQUIRED

1 DRYWELL = 500 GAL = 66.84 CF

PROPOSED STONE RING & BASE

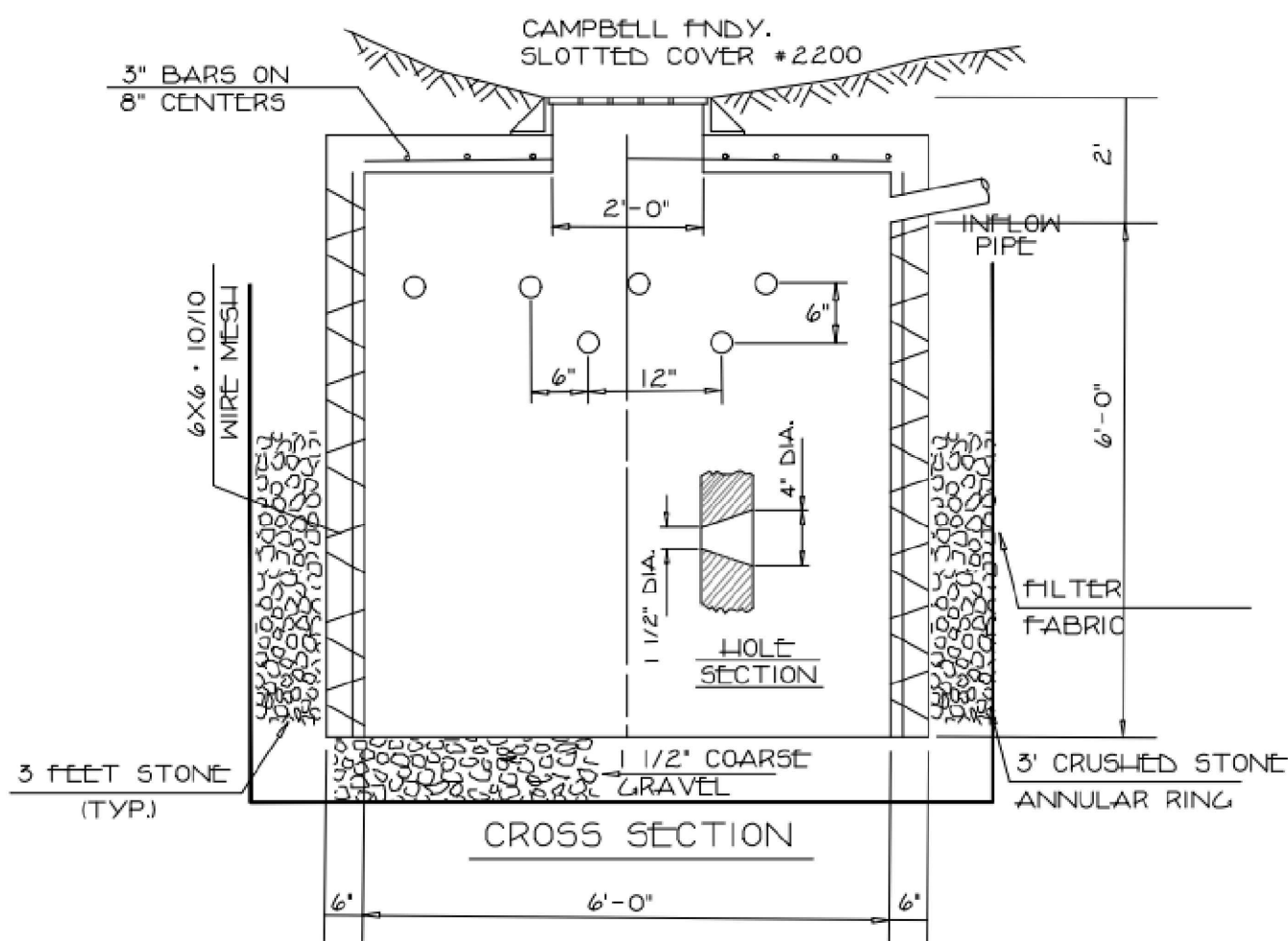
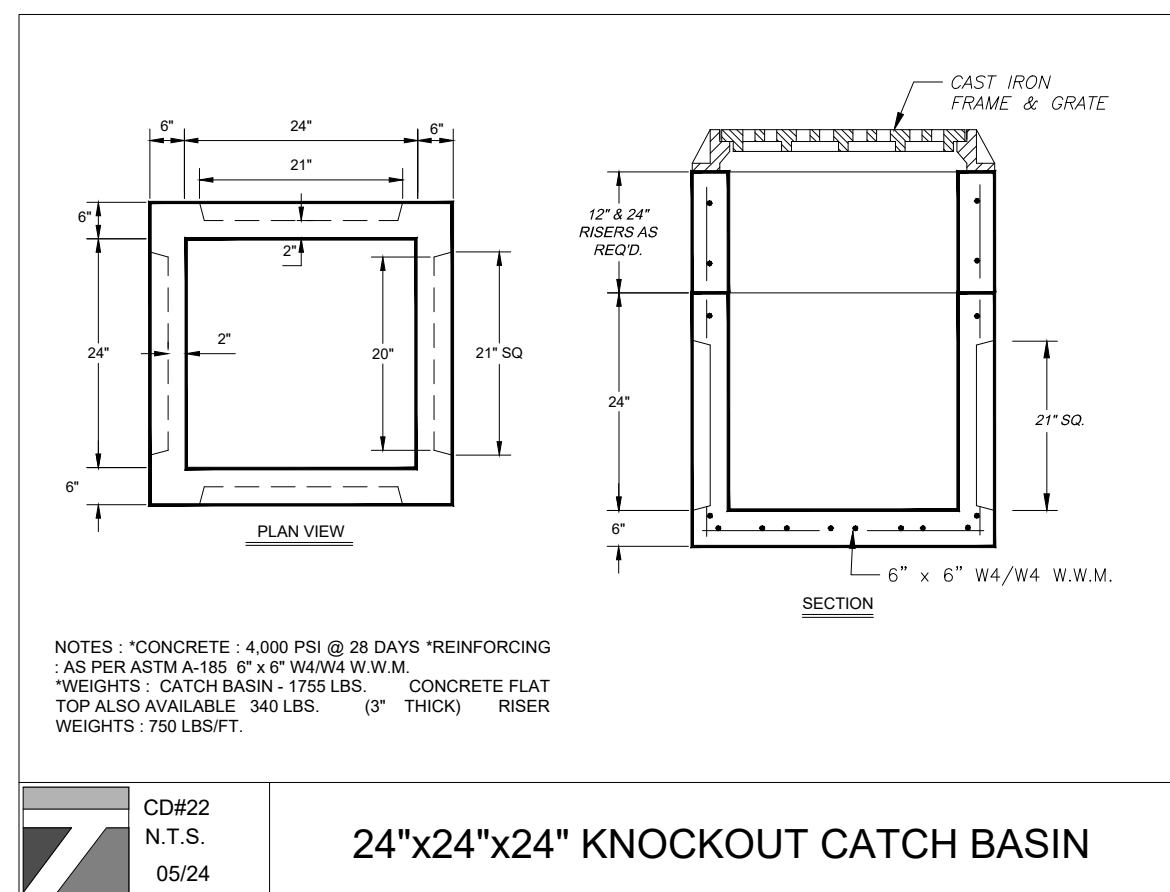
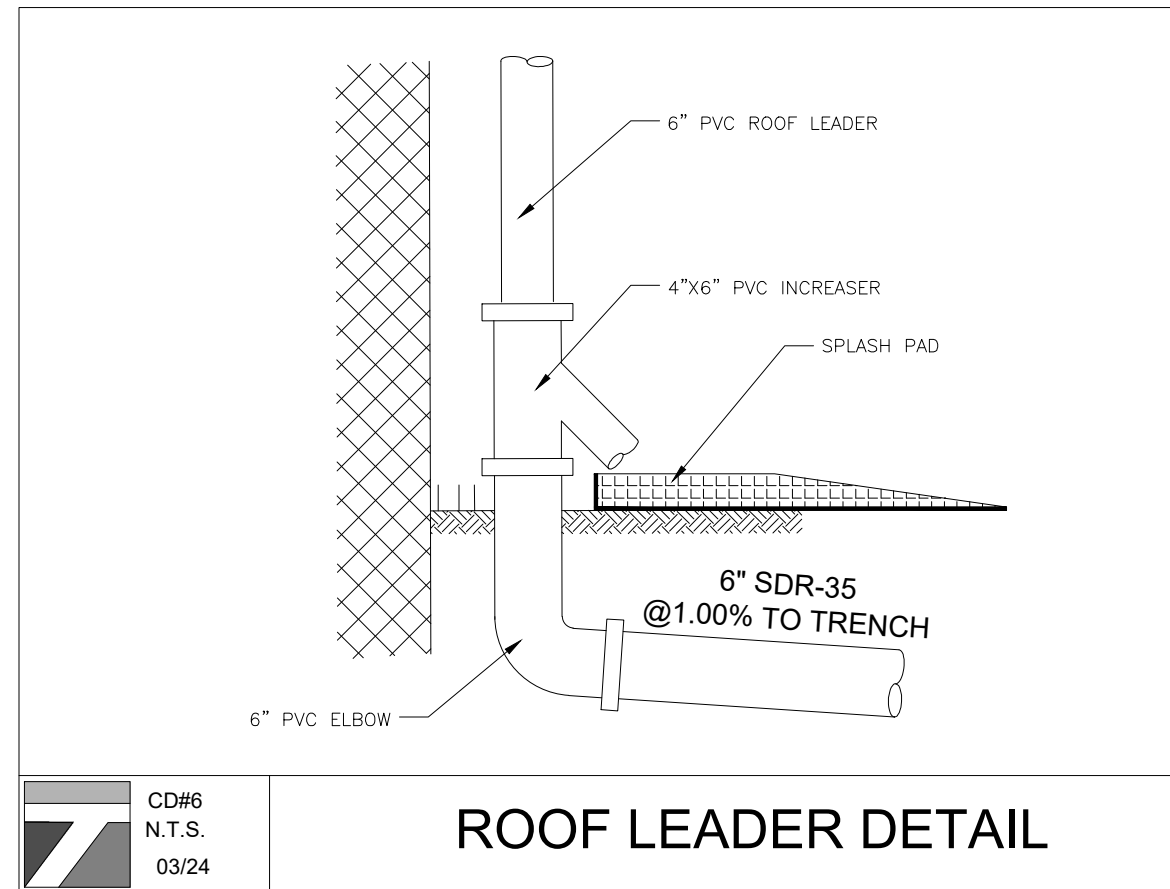
STONE ANNULAR RING VOLUME (3 FT) = $\pi \times (6 \text{ FEET}^2 - 3 \text{ FEET}^2) \times 6 \text{ FEET}$
STONE ANNULAR RING VOLUME = 508.94 CF

STONE BASE AREA (1 FT) = $\pi \times 6 \text{ FEET}^2 = 113.09 \text{ SQ FT}$
STONE BASE VOLUME = 113.09 SQ FT X 1 FT = 113.09 CF

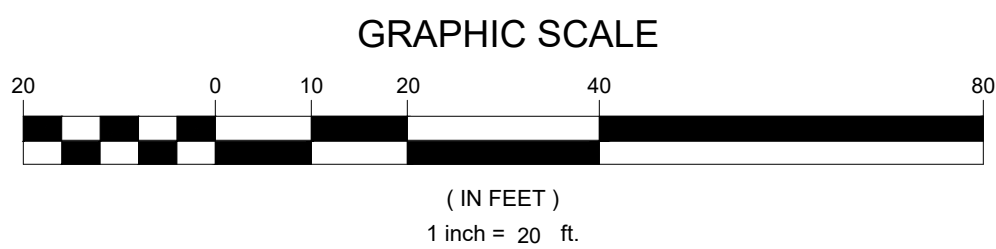
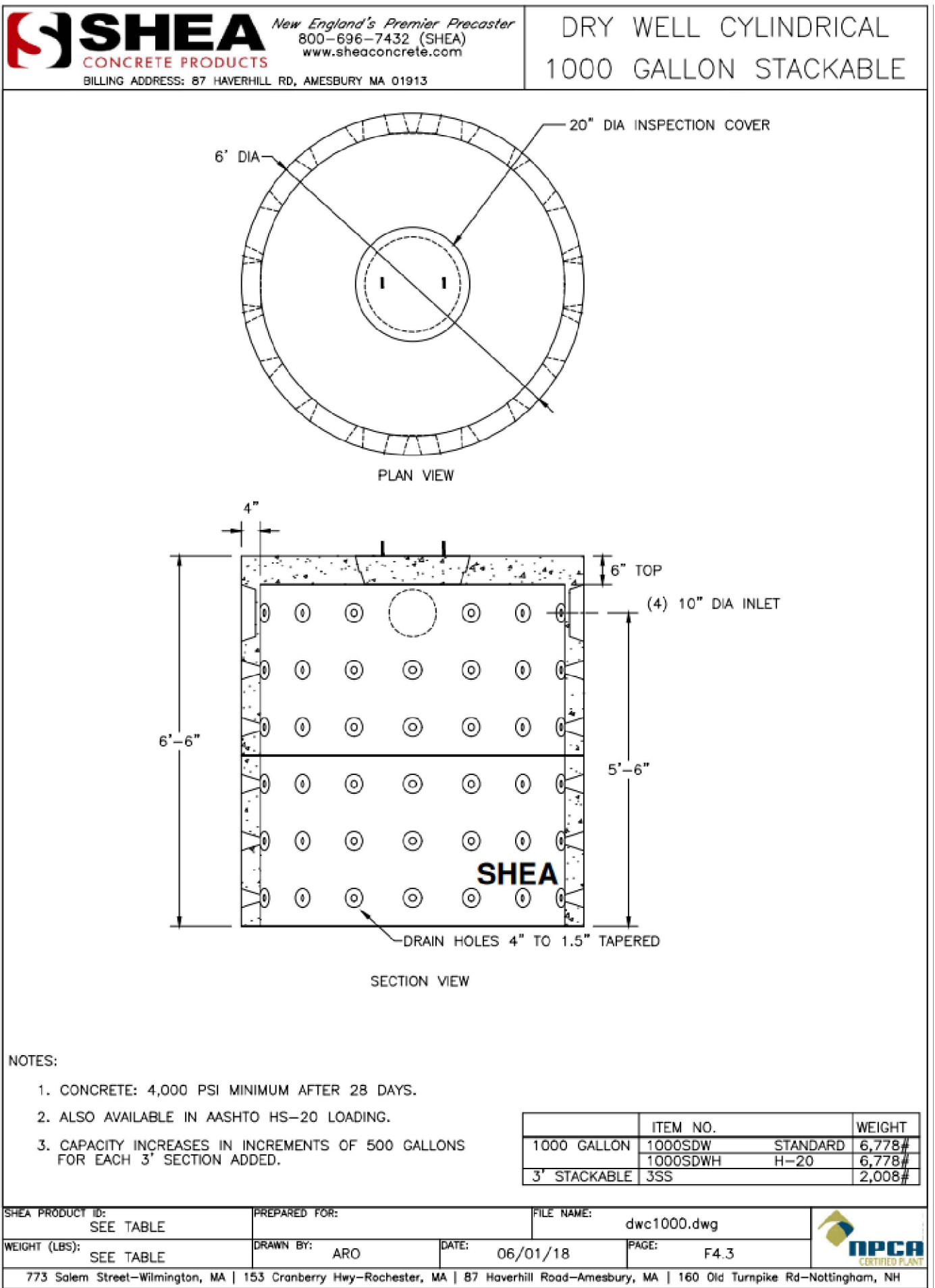
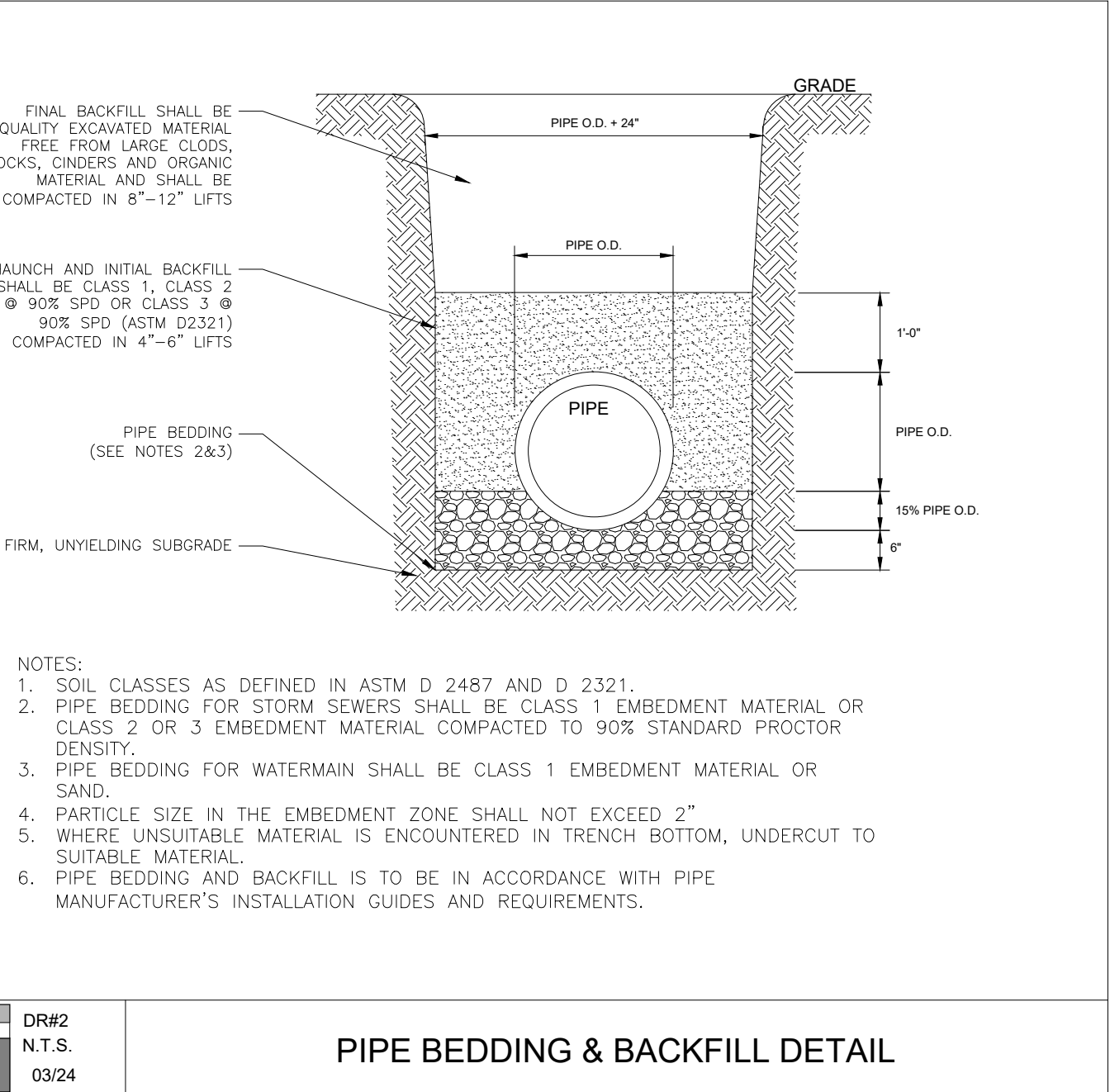
TOTAL STONE = 622.03 CF
STONE VOID = 40%

TOTAL DETENTION VOLUME PER DRYWELL = DRYWELLS + STONE VOID
TOTAL DETENTION VOLUME = 66.84 CF + (622.03 CF x 0.40)
TOTAL DETENTION VOLUME = 315.85 CF
TOTAL DRYWELL PROVIDED = 1

TOTAL DETENTION VOLUME PROVIDED = 315.65 CF > 236.00 CF



DETENTION BASIN DRYWELL



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NEW YORK LICENSE NO. 0022376

NO.	REVISION	DATE	DR/CK
1	SITE LAYOUT	06/12/2025	ERYB

JOSIP MEDIC, PE



LIC. 103757

DATE 07/09/2025

DRAINAGE PLAN

DESIGN BY:
YB

DRAWN BY:
EB

CHECKED BY:
JM

40 MERRIEWOLD LN S
40 MERRIEWOLD LANE S, VILLAGE OF SOUTH BLOOMING GROVE,
TOWN OF BLOOMING GROVE, ORANGE COUNTY, NY 10950
SBL 210-1-4

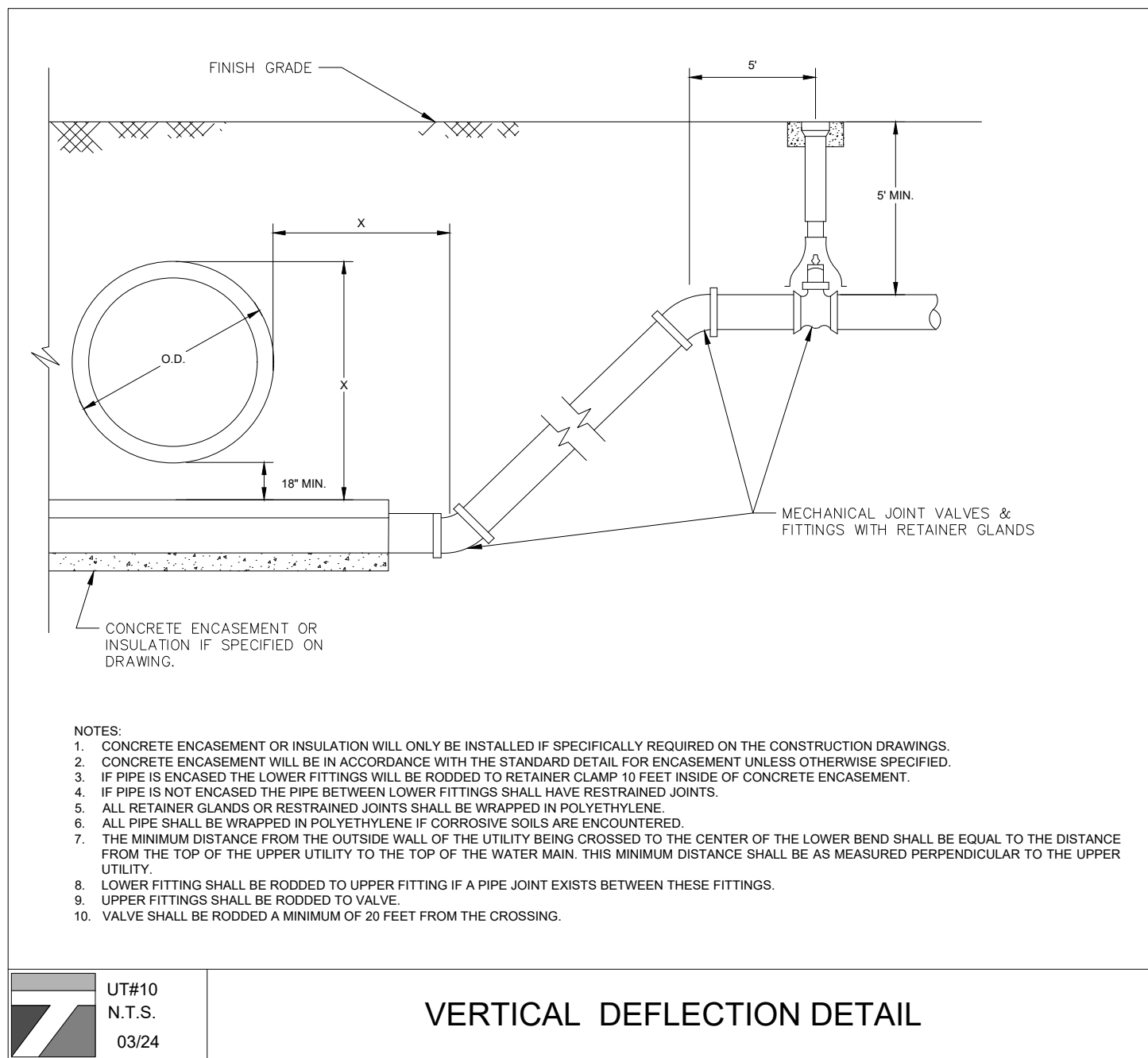
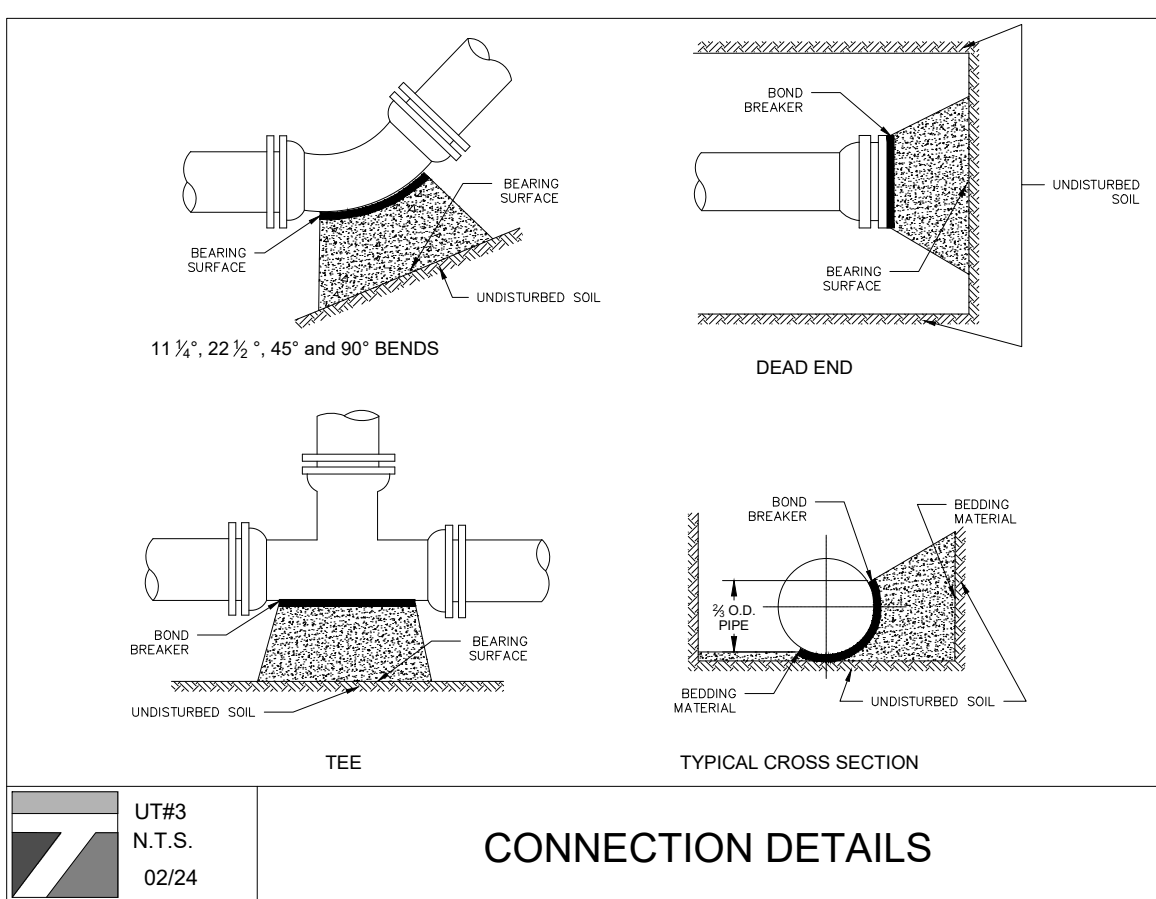
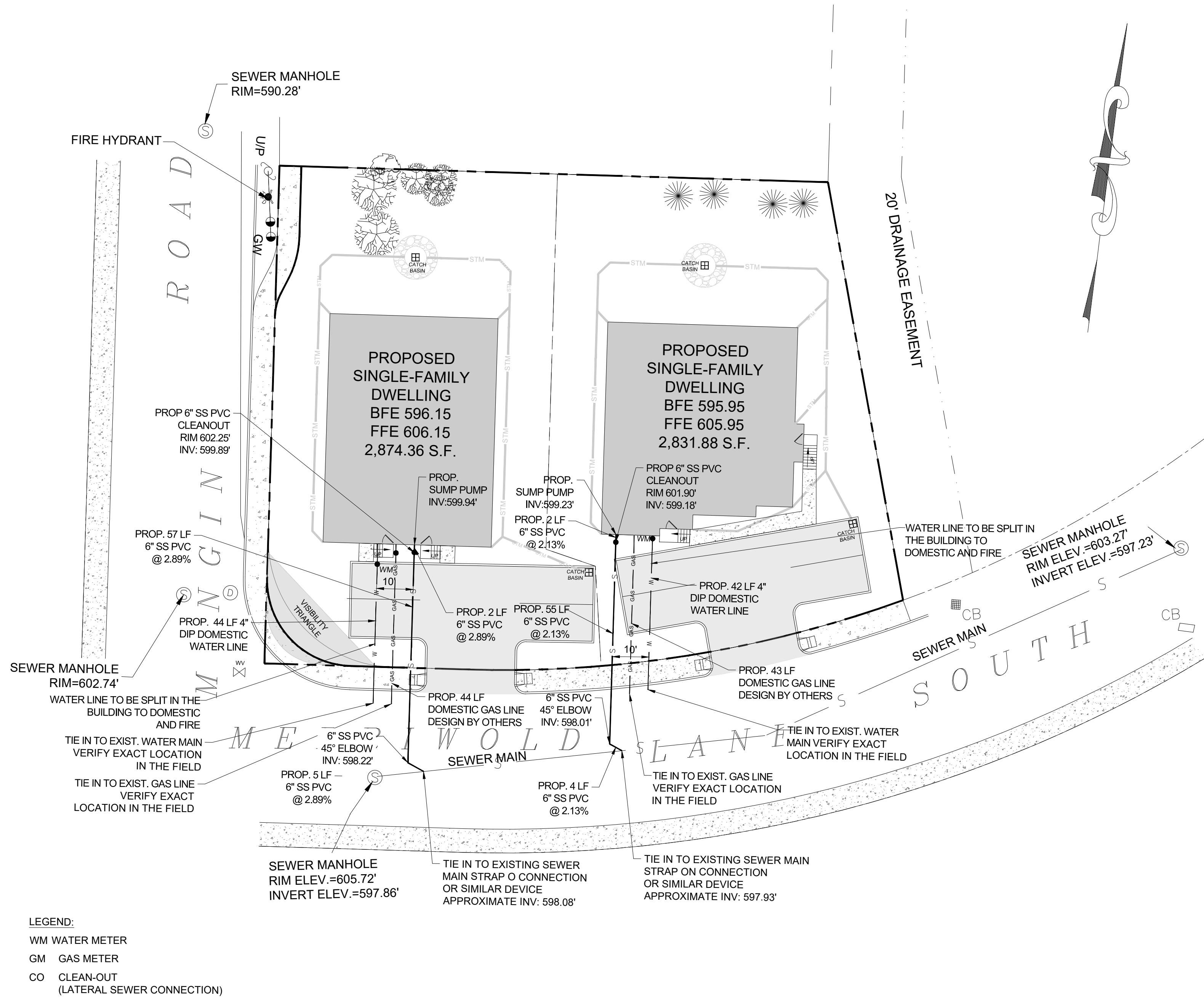
DRAWING NUMBER:
04 OF 07

SCALE:
1"=20'

FILE NO.:
25130

DATE:
05/13/2025

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2.25 SEWERS NEAR WATER MAINS

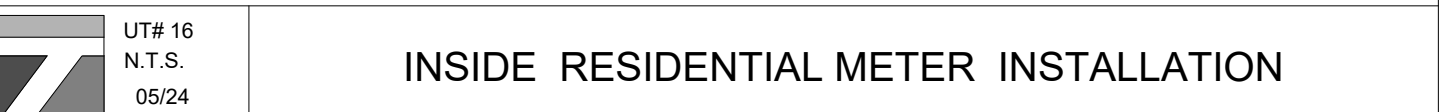
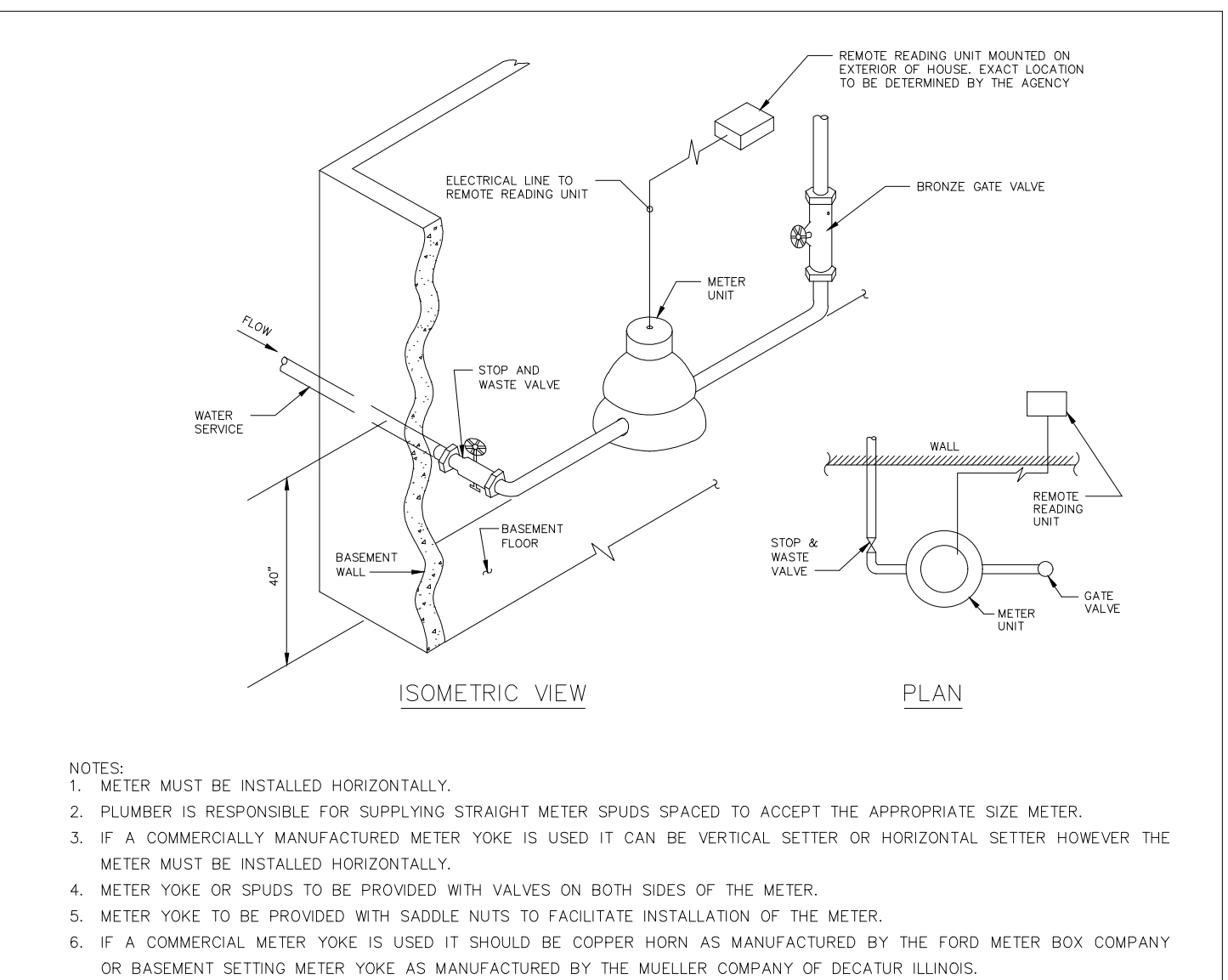
ALL SANITARY SEWER MAINS, LATERALS AND APPURTANCES (INCLUDING MANHOLES) SHALL BE LAID AT LEAST TEN FEET (10'), HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN OR WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET (10'), A SANITARY SEWER MAY BE LAID CLOSER THAN TEN FEET (10') 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.

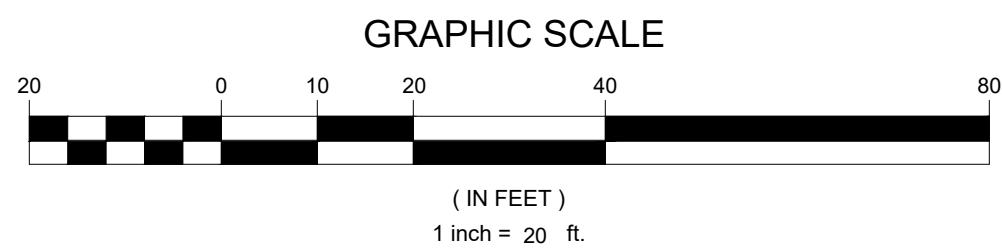
WHERE CONDITIONS PREVENT THE MINIMUM VERTICAL SEPARATION SET FORTH ABOVE FROM BEING MAINTAINED, OR WHEN IT IS NECESSARY FOR THE WATER MAIN TO PASS UNDER A SEWER OR DRAIN, THE WATER MAIN MUST BE LAID WITH SLIP-ON OR MECHANICAL JOINT CLASS 52 DIP PIPE MUST BE EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE 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 REMOVE 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.



MINIMUM BEARING SURFACE AREA (FT ²)						
PIPE SIZE	B	E	N	D	S	TIE OR DEAD END
6"	11 1/4"	12-22 1/2"	23-40"	46-80"		
8"	1.0	1.5	2.5	4.5	3.5	
10"	1.0	2.5	4.5	8.0	5.5	
12"	2.0	3.5	7.0	12.5	9.0	
14"	2.5	5.0	9.5	17.5	12.5	
16"	4.5	8.5	17.0	31.0	22.5	
18"	5.5	11.0	21.5	39.5	28.5	
20"	7.0	13.5	27.0	49.0	35.0	
24"	10.0	19.5	38.5	70.5	50.0	



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NO.	REVISION	DATE	DR/CK
1	SITE LAYOUT	06/12/2005	ERY/B

JOSIP MEDIC, PE



LIC. 103757

DATE 07/09/2025

UTILITY PLAN

DESIGN BY:
YB

DRAWN BY:
EB

CHECKED BY:
JM

DRAWING NUMBER:
05 OF **07**

SCALE:
1"=20'

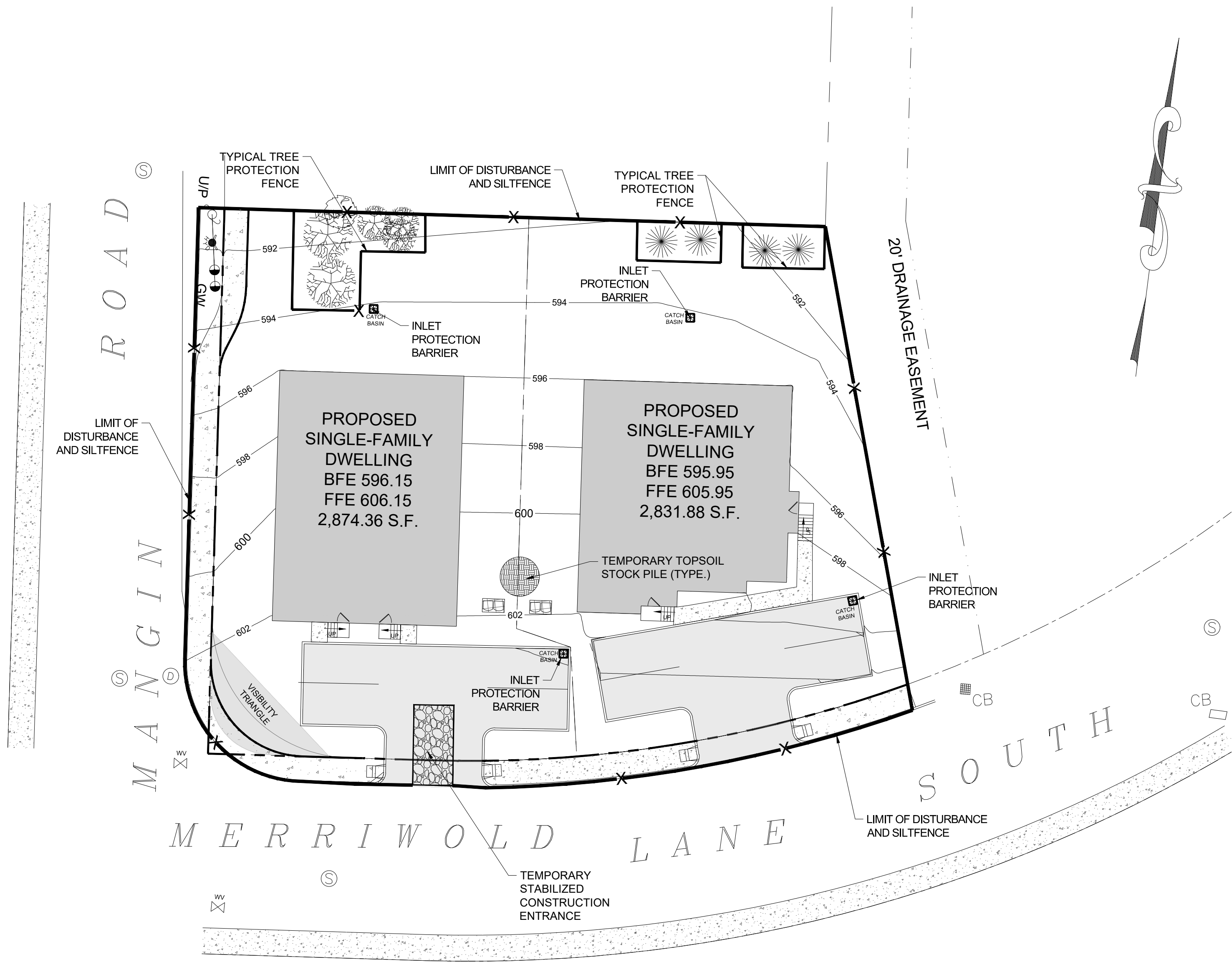
FILE NO.:
25130

DATE:
05/13/2025

40 MERRIEWOLD LN S

40 MERRIEWOLD LANE S, VILLAGE OF SOUTH BLOOMING GROVE,
TOWN OF BLOOMING GROVE, ORANGE COUNTY, NY 10950
SBL 210-1-4

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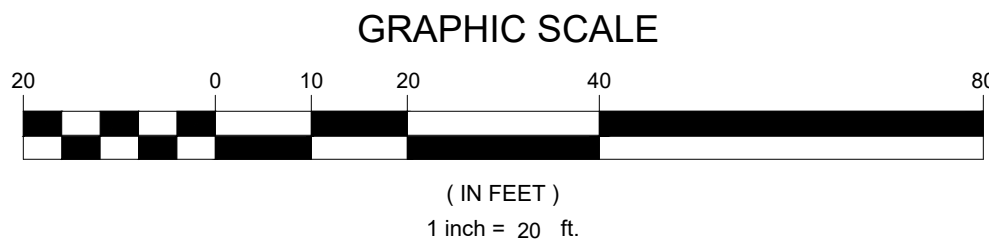


LEGEND:

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

NOTES:

1. AREA OF DISTURBANCE: 23,326.91 SF.



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NO.	REVISION	DATE	DR/CK
1	SITE LAYOUT	06/12/2025	ERY/B

JOSIP MEDIC, PE



LIC. 103757

DATE 07/09/2025

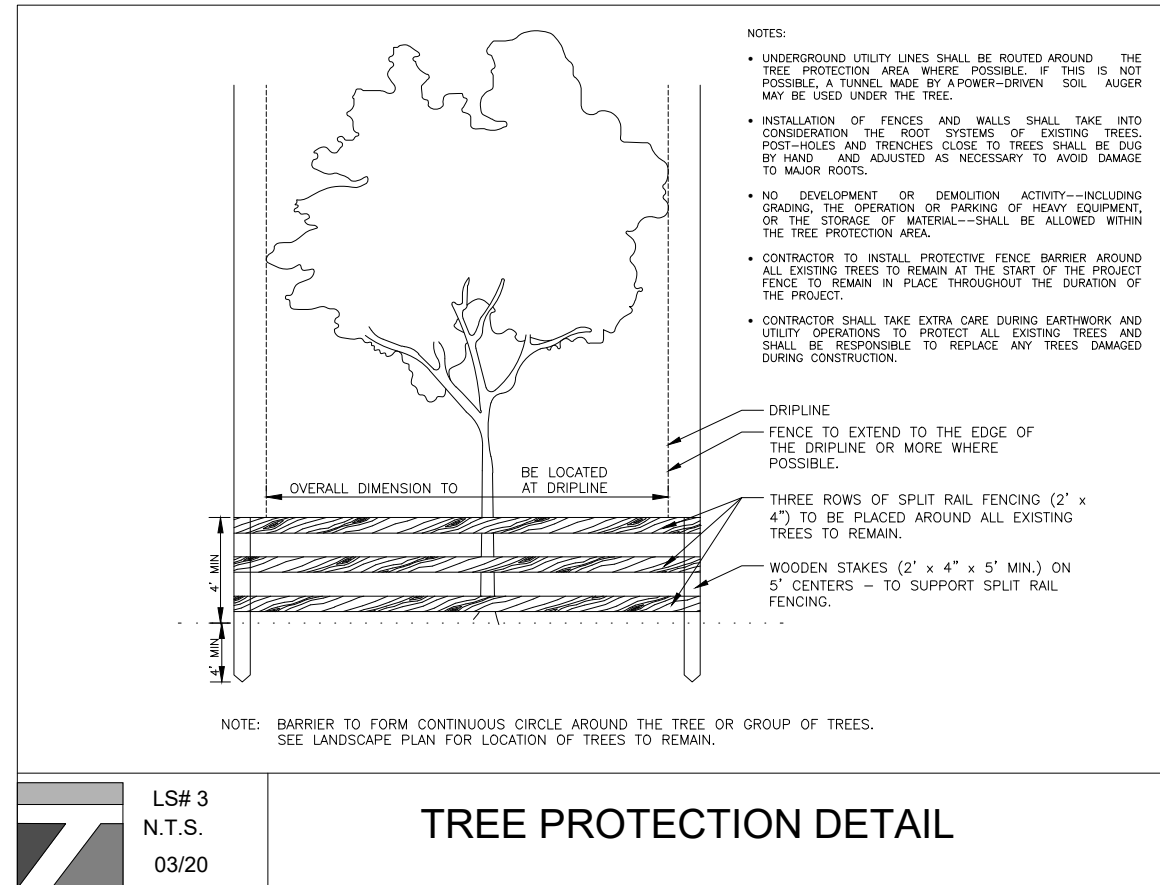
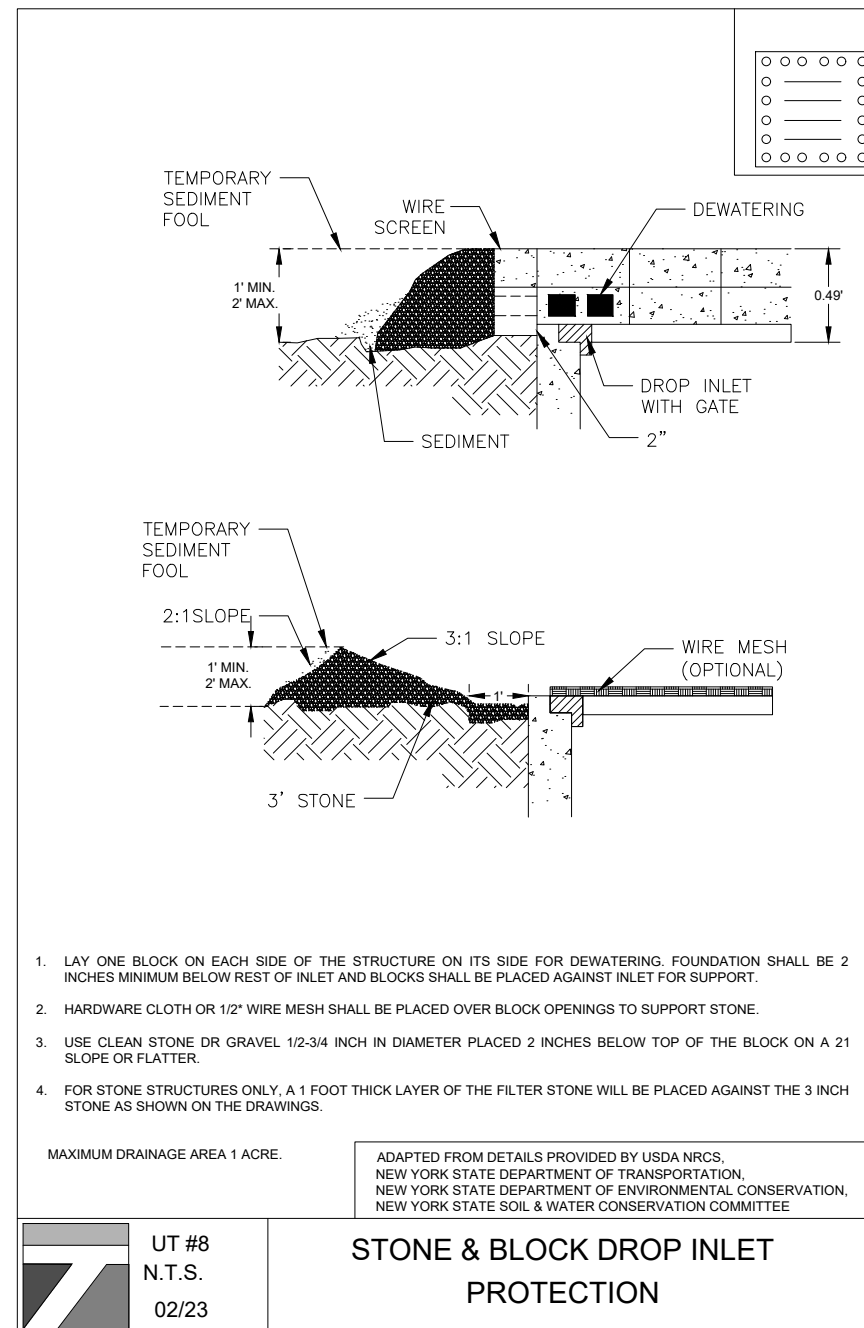
SOIL EROSION AND
SEDIMENT CONTROL PLAN

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

40 MERRIEWOLD LN S

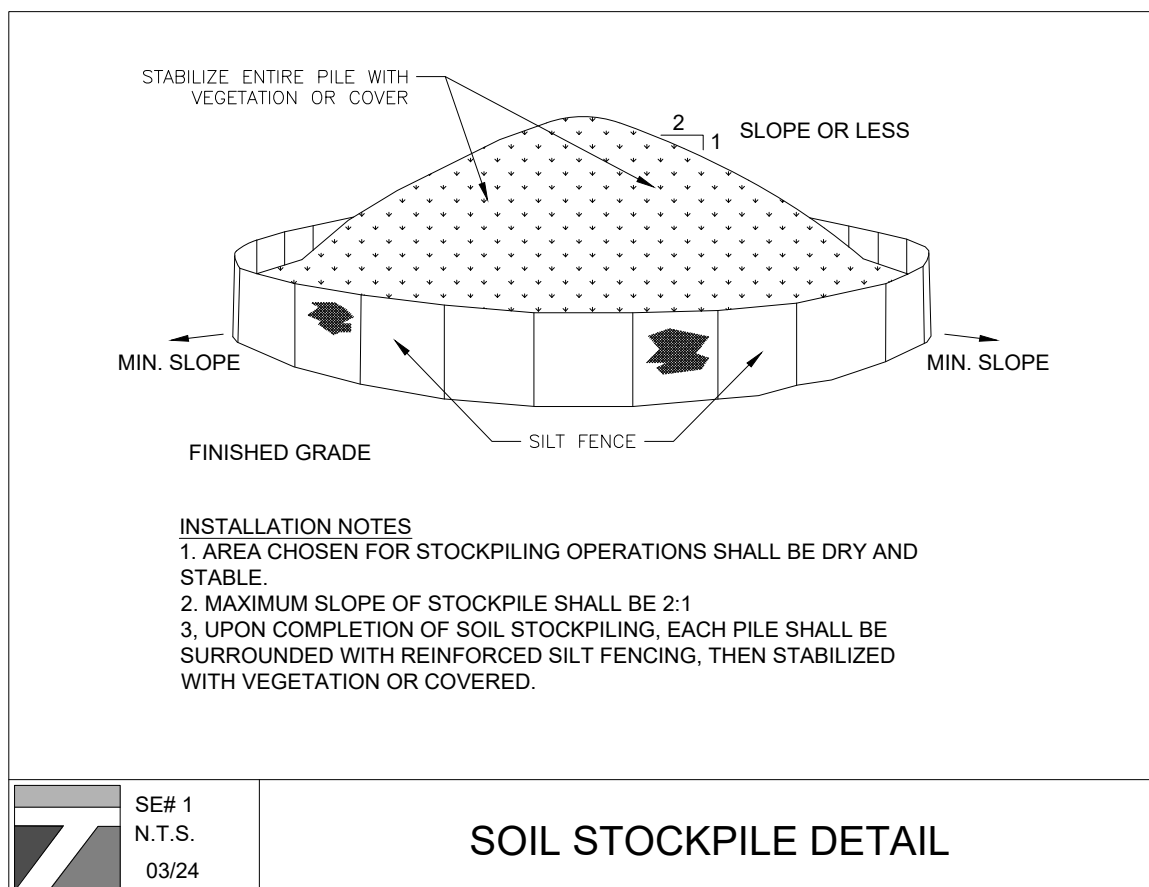
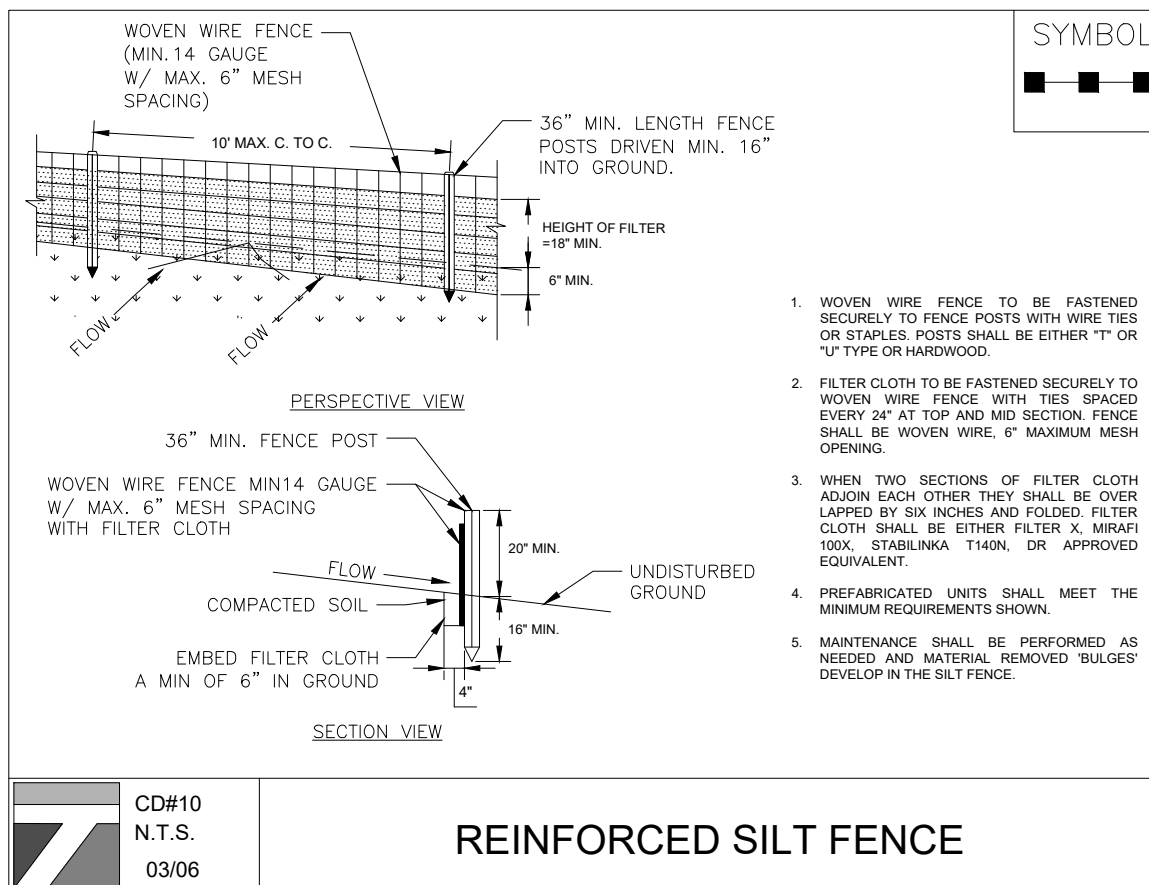
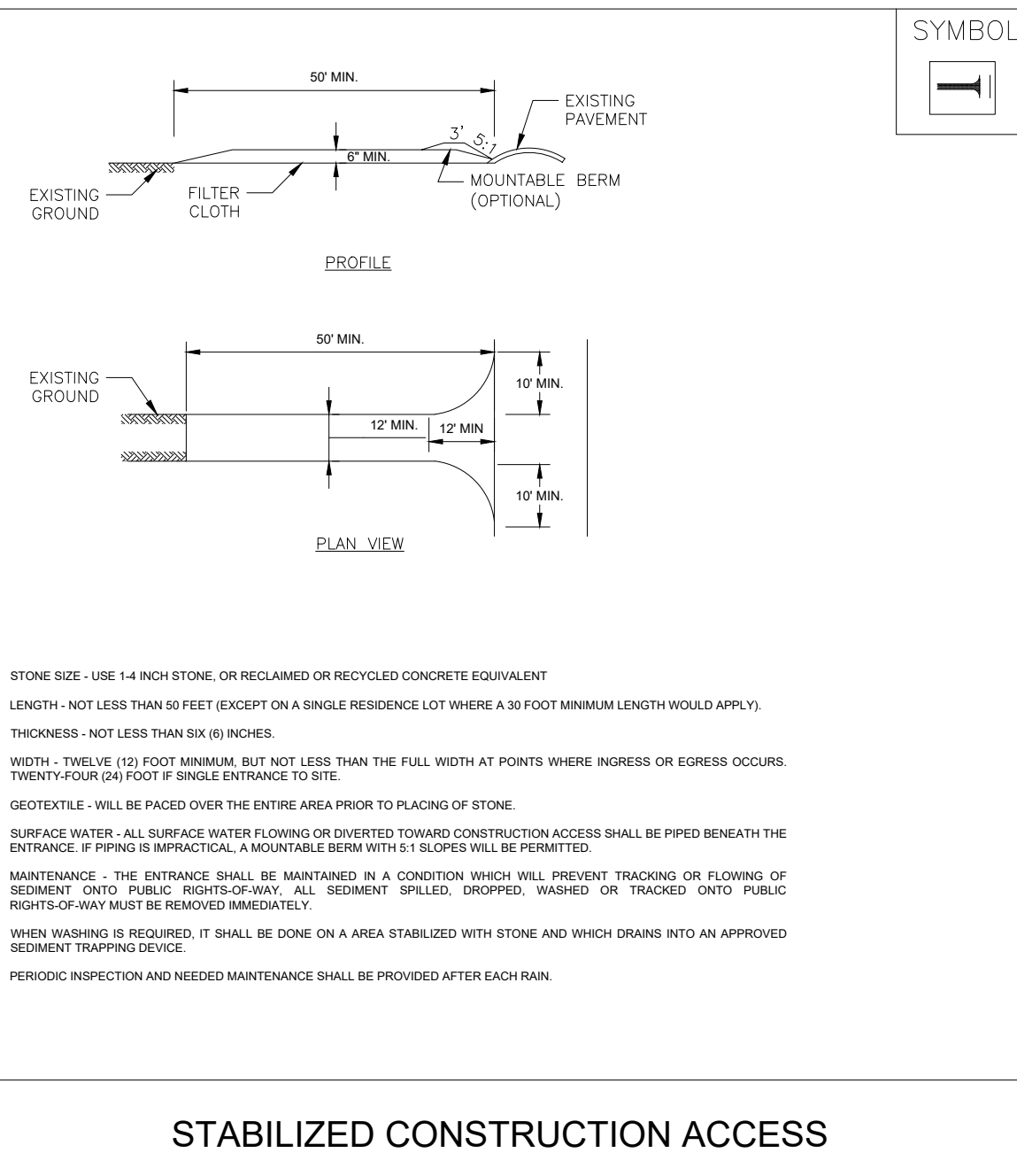
40 MERRIEWOLD LANE S, VILLAGE OF SOUTH BLOOMING GROVE,
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SBL 210-1-4

DRAWING NUMBER: 06 OF 07 SCALE: 1"=20' FILE NO.: 25130 DATE: 05/13/2025



SEQUENCE OF CONSTRUCTION NOTES

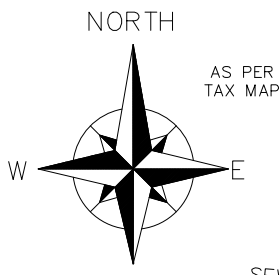
- CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATION SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPPP) PLANS TO KEEP SILT AND/OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY 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.



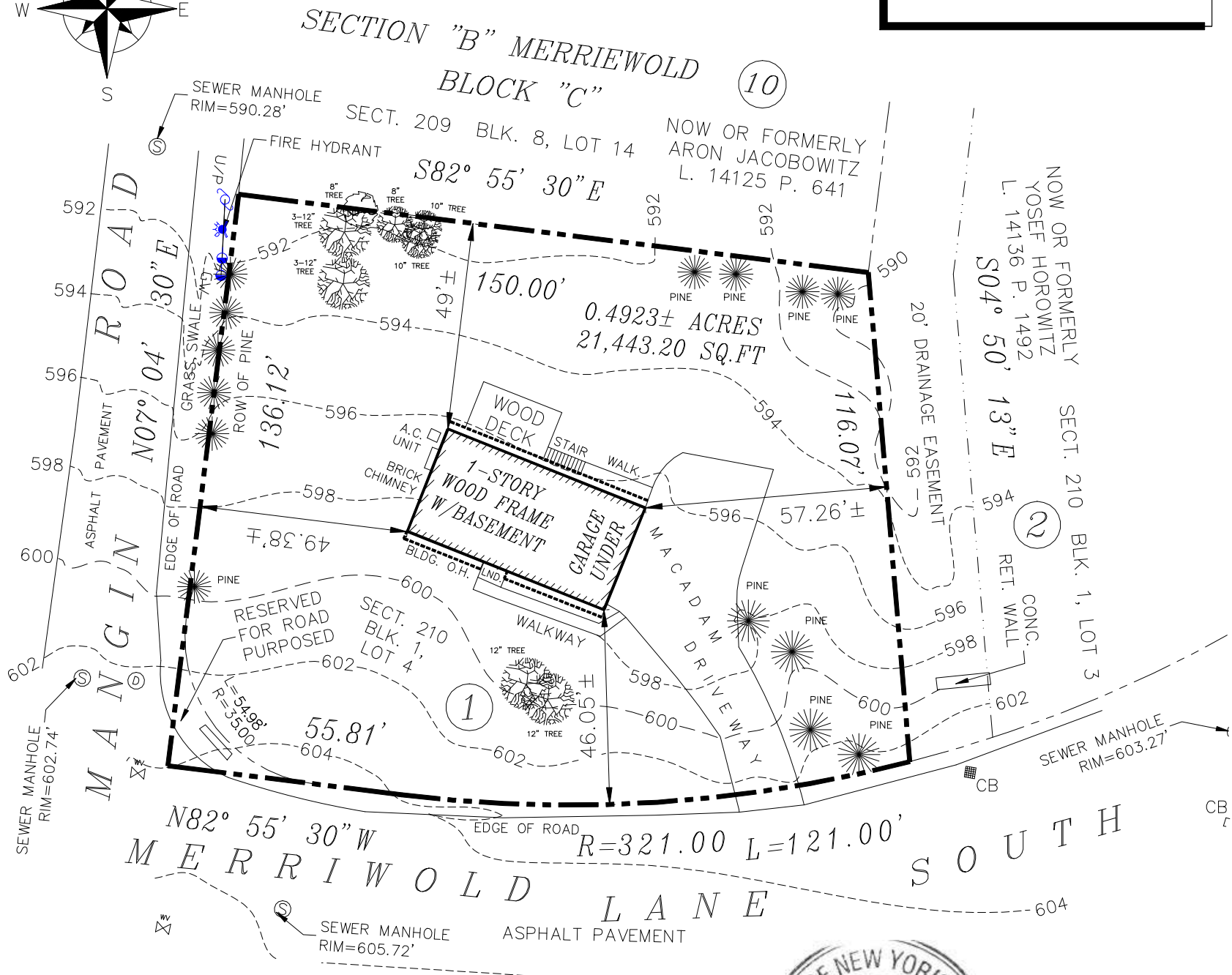
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RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS-PLANNERS



TAX MAP DESIGNATION
SECT. 210, BLOCK 1, LOT 4
TOTAL AREA
21,443.20 Total Sq.Ft.
0.4923± Total Acres



REFERENCE:

1. TOWN OF BLOOMING GROVE TAX MAP SECTION 59
2. MAP FILED IN THE TOWN OF BLOOMING GROVE, COUNTY OF ORANGE AND STATE OF NEW YORK, BEING KNOWN AND DESIGNATED AS LOT 1 IN BLOCK B AS SHOWN ON MAP ENTITLED "SECTION I, PLAN OF SUBDIVISION CAPITOL HILL" (II PAGES), MADE BY EUSTANCE & HOROWITZ, ENGINEERS, DATED 01-10-1969 AND LAST REVISED 04-26-71 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 04, 1971 AS FILED MAP NO. 2642.



SCALE 1" = 30'



RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS-PLANNERS

3024 RADCLIFF AVENUE
BRONX, NEW YORK 10469
PH. # 718 601 9753
FAX : 718 796 9203
MOBILE # 917 544 8174
OFFICE # 718 884 2763

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON AND OR THE ORGANIZATION FOR WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY STAMPED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES ACROSS THE PROPERTY AS SHOWN ON THIS SURVEY.

CERTIFICATIONS:

1. ORANGE COUNTY BUILDING DEPARTMENT

TOPOGRAPHIC SURVEY
OF

40 MERRIEWOLD LANE
SITUATED IN THE,
TOWN OF
SOUTH BLOOMING GROVE
ORANGE COUNTY

STATE OF NEW YORK

DATE OF SURVEY FEB 07, 2025
DATE DRAFTED FEB 10, 2025

NEVILLE V. RAMSAY, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE No. 050294-1