

PLANNING BOARD SIGNATURE

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.

- NOTES:
- BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY JOHN W. McCORD, Sr. P.L.S. LIC# 050904, DATED AUGUST 18, 2025.
 - EXISTING HOUSES AND FEATURES TO BE REMOVED
 - 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.
 - MILL AND REPAIR THE ROAD AT THE FRONT OF THE FOUR UNITS WHEN EXCAVATION IN THE ROADS IS COMPLETE.
 - SPECIAL INSPECTION ON RETAINING WALLS IS REQUIRED AS WELL AS A WRITTEN SIGN OFF BY THE SPECIAL INSPECTOR WITH GEO STUDY.

TABLE OF DIMENSIONAL REQUIREMENTS
RESIDENCE B DISTRICT (ZONE RB)

	REQUIRED	EXISTING	PROPOSED	
			LOT 1	LOT 2
MIN. LOT AREA (SF)	10,000	27,599.11	11,610.60	15,988.51
MIN. LOT FRONTAGE (FEET)	50	160.70	80.01	160.70
FRONT YARD TO LOT LINE (FEET) MERRIWOLD LN	33.5	77.70	-	27.28**
FRONT YARD TO SIDEWALK EDGE (FEET)	40	-	41.59	39.63**
FRONT YARD TO LOT LINE (FEET) MANGIN RD	33.5	-	35.58	32.68**
SIDE YARD (FEET)	15	46.20	15.00	25.00
TOTAL SIDE YARDS (FEET)	30	-	30.00	-
REAR YARD (FEET)	40	48.50	40.27	-
MAX. HEIGHT (STORIES)	2.5	2	TBD	TBD
MAX. COVERAGE (%)	*	22.85	46.18	41.20

* ACCORDING TO VILLAGE OF SOUTH BLOOMING GROVE TABLE OF BULK REQUIREMENTS THIS WILL BE DETERMINED BY PLANNING BOARD
** VARIANCE REQUIRED

EXISTING COVERAGE

	AREA (SQ FT)
IMPERVIOUS AREA	1,610.35
FRAME DWELLING	1,358.33
CONCRETE DRIVEWAY	245.99
COVERED PORCH	437.11
SHED	592.33
PAVER PATIO	783.20
SIDEWALK WITH STEPS	309.35
PAVER SIDEWALK	385.44
CONCRETE WALKWAY	119.14
PLAT	50.50
STONE WALL	337.58
CONCRETE WALL	76.20
TOTAL	6,305.52

LOT AREA 27,599.11

EXISTING COVERAGE 22.85%

LOT 1 COVERAGE

	AREA (SQ FT)
IMPERVIOUS AREA	3,290.31
BUILDING	1,500.40
DRIVEWAY	463.80
WALKWAY	107.08
STAIRS	107.08
TOTAL	5,361.59

LOT AREA 11,610.60

PROPOSED COVERAGE 46.18%

LOT 2 COVERAGE

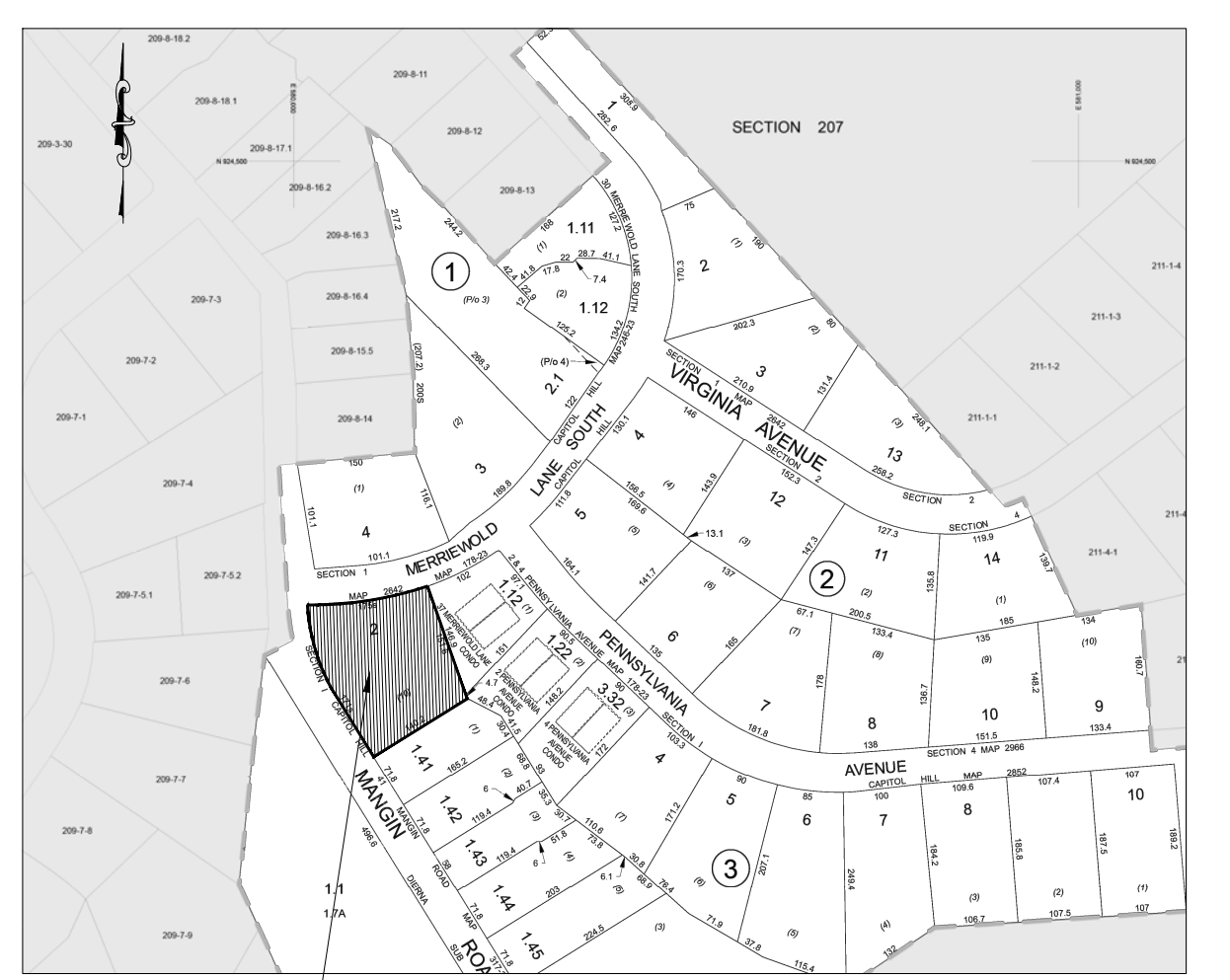
	AREA (SQ FT)
IMPERVIOUS AREA	1,810.00
BUILDING 1	2,597.00
BUILDING 2	617.00
DRIVEWAY	1,383.00
PARKING	32.00
WALKWAY	148.00
STAIRS	148.00
TOTAL	6,587.00

LOT AREA 15,988.51

PROPOSED COVERAGE 41.20%

TOTAL NUMBER PARKING SPACES:

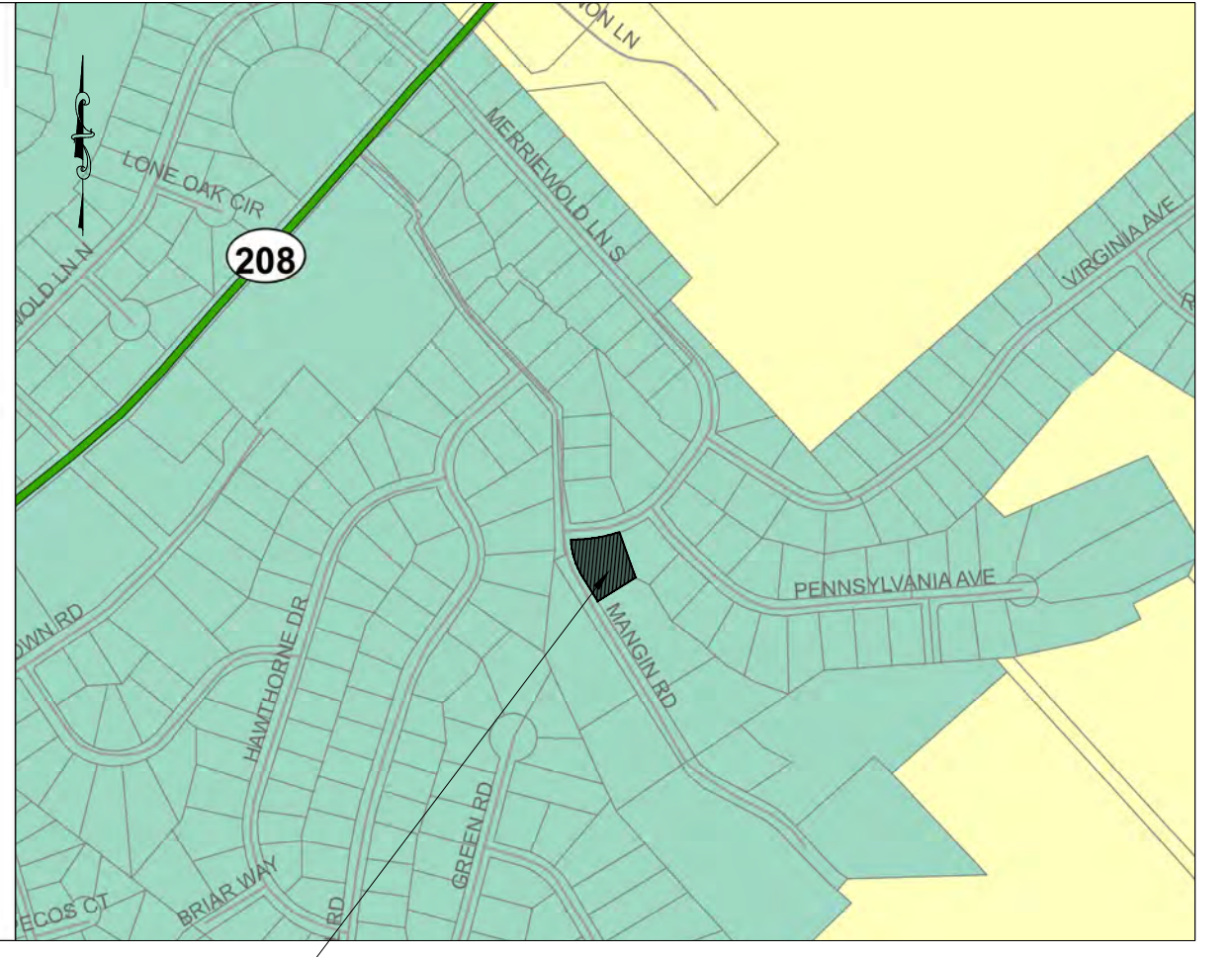
2 PARKING SPACES PER DWELLING UNIT
TOTAL UNITS = 4
8 PARKING SPACES REQUIRED
9 PARKING SPACES PROPOSED
TOTAL PARKING PROVIDED: 9 PARKING SPACES



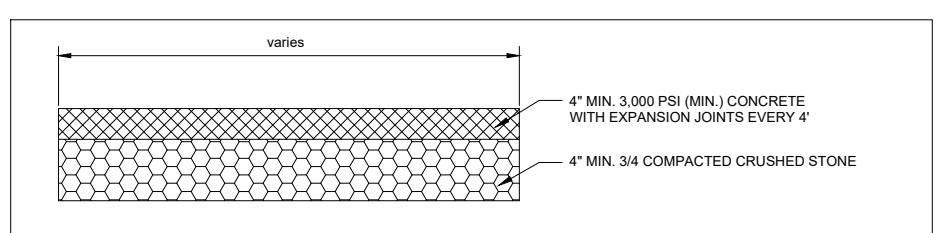
PROJECT LOCATION VICINITY MAP NTS

Legend

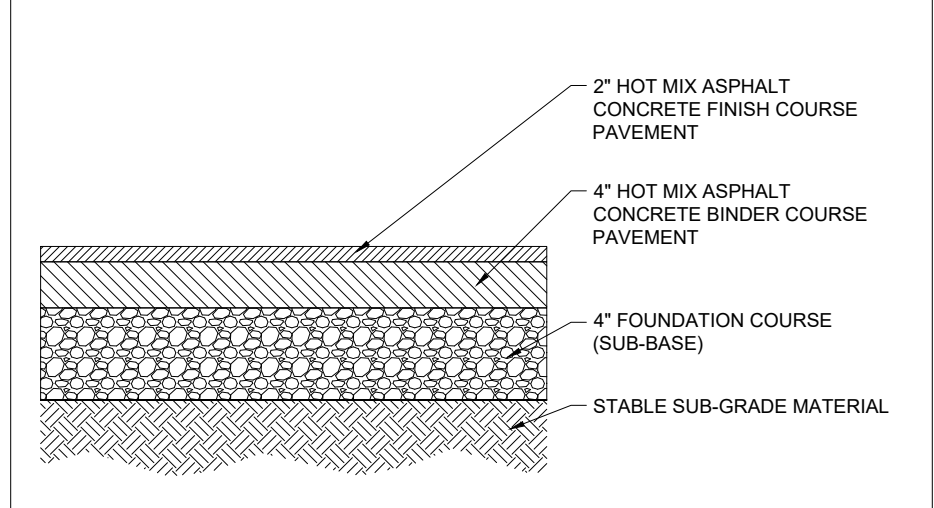
- State Route
 - County Road
 - Local Road
 - Parcels
 - Municipal Boundary
- Zoning District
- RR
 - RC-1
 - RC-2
 - ORI
 - RB
 - R-M



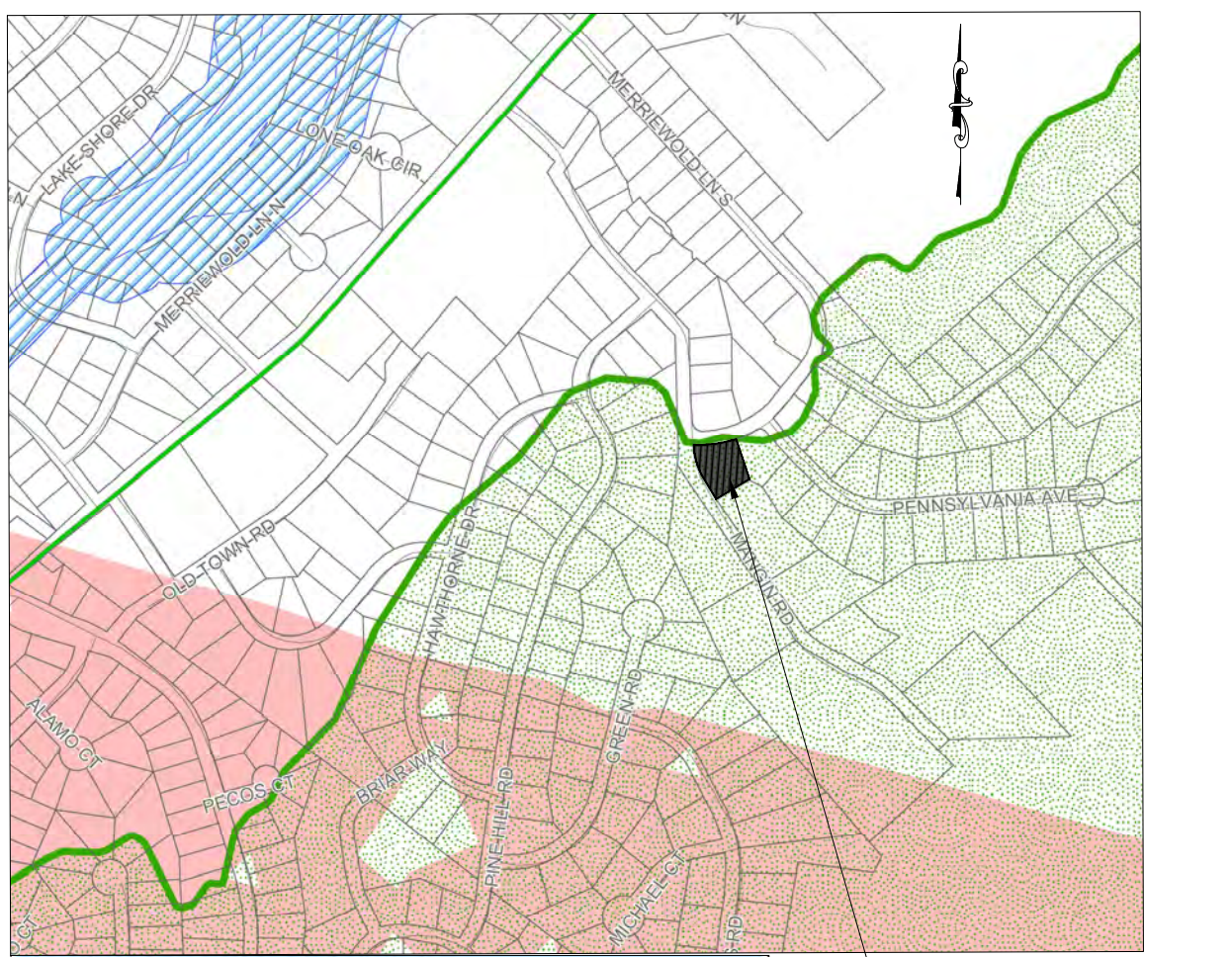
PROJECT LOCATION ZONE MAP NTS



CONCRETE SIDEWALK DETAIL



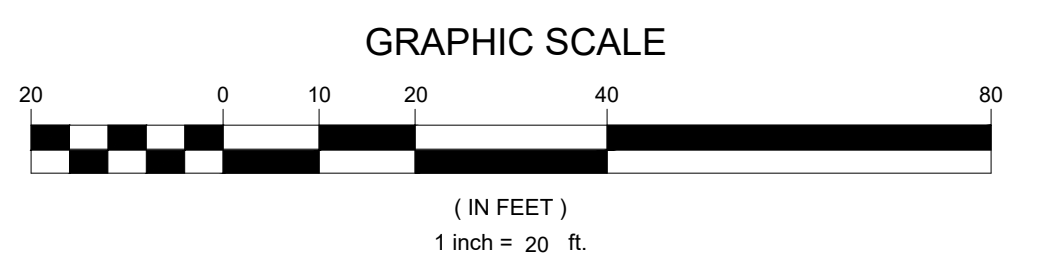
ASPHALTIC CONCRETE PAVEMENT DETAIL



- Zoning Overlay Districts
- Scenic Gateways Overlay
 - Scenic Roads Overlay
 - Surface Water Overlay
 - Ridgeline Overlay/Significant Biological Overlay
 - Scenic Viewshed Overlay/Significant Biological Overlay

ZONE OVERLAY MAP NTS

PROJECT LOCATION



TERRANOVA
ENGINEERING CONSULTANTS

TERRANOVA ENGINEERING CONSULTANTS DPC NEW YORK LICENSE NO. 0222578
71 LAFAYETTE AVE., SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVA.COM P: (845) 666-0155

NO.	REVISION	DATE	DR/CK

JOSIP MEDIC, PE
LIC. 103757 DATE

SITE PLAN

DESIGN BY: YB	DRAWN BY: EA	CHECKED BY: JM
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39 MERRIEWOLD LN
39 MERRIEWOLD LANE SOUTH,
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NY 10950.
SBL 210-3-2

DRAWING NUMBER: **01** OF **01** SCALE: 1"=20' FILE NO.: 25191 DATE: 11/24/2025