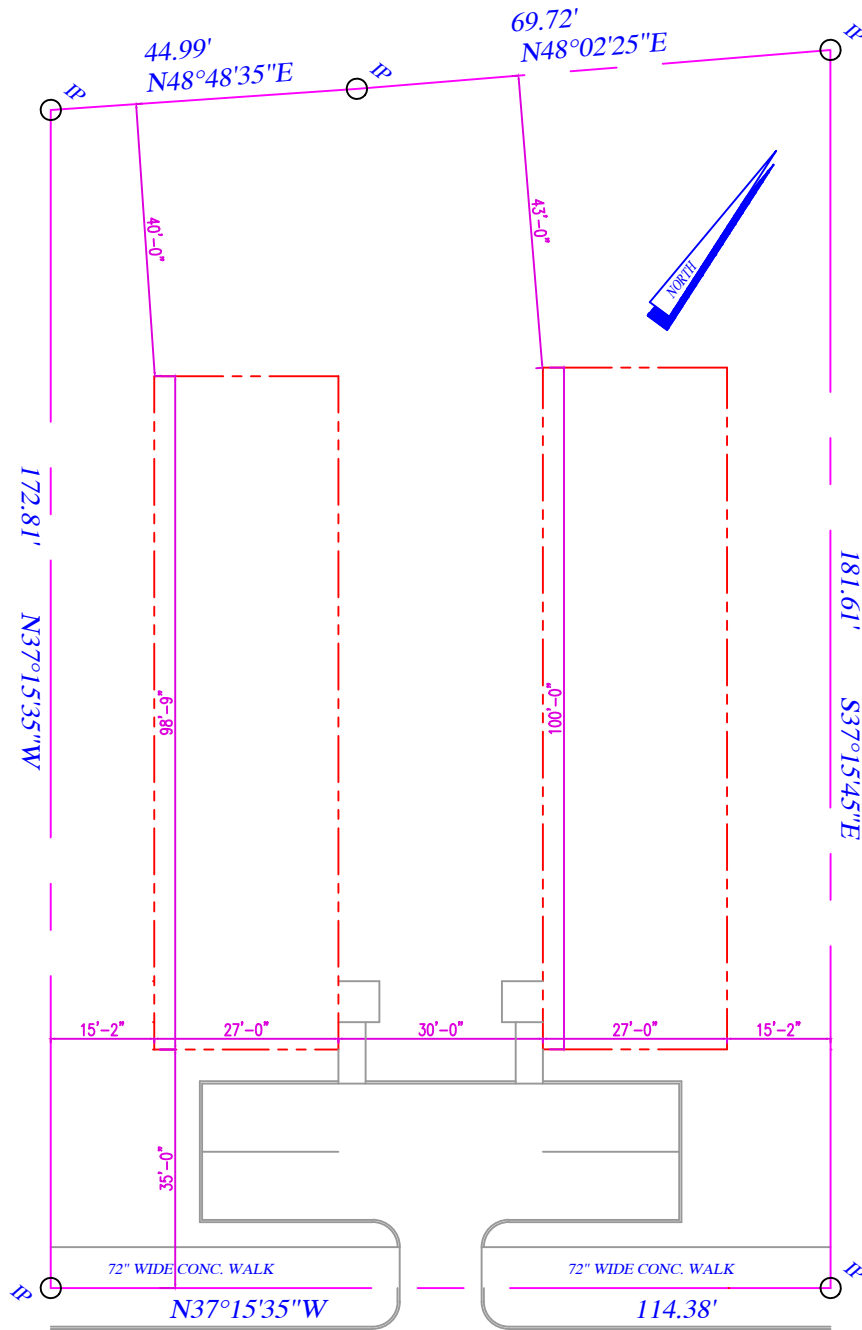




VIRGINIA AVE

PRELIMINARY PLOT PLAN

SCALE 1" = 30.0'

DATA FROM SITE PLAN TAKEN FROM SURVEY PREPARED BY:
JAMES ALLEN KUHTA, PLS LICENSE: 05111 / DEC. 8, 20212
ARCHITECT NOT RESPONSIBLE FOR BOUNDARY SURVEY

VILLAGE OF SOUTH BLOOMING GROVE BULK REQUIREMENTS ZONE RR

MINIMUM BULK REQUIREMENT	REQUIRED	PROPOSED
LOT AREA (SQ. FT.)	20,000	20,241
FRONT YARD (FEET)	35	35
REAR YARD (FEET)	40	40'
SIDE YARD (FEET)	15	15
TOTAL SIDE YARD (FEET)	30	30'
BUILDING HEIGHT (FEET)	35'	34.5'
LOT COVERAGE	20%	35% **

ERIC KNUTE OSBORN ARCHITECT

48 YEARS' EXPERIENCE
RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
(845) 629-7474

PROJECT

PLOT PLAN FOR 27 VIRGINIA AVE

SOUTH BLOOMING GROVE
ORANGE COUNTY, NEW YORK

SCALE 1" = 30.0'

DWG. No.

C-1

1 OF 1



28 MAR. 2025