

SECTION "B" MERRIEWOLD 10

BLOCK "C"

SECT. 209 BLK. 8, LOT 14

NOW OR FORMERLY
ARON JACOBOWITZ
L. 14125 P. 641

NOW OR FORMERLY SECT. 210 BLK. 1, LOT 3
YOSEF HOROWITZ
L. 14136 P. 1492

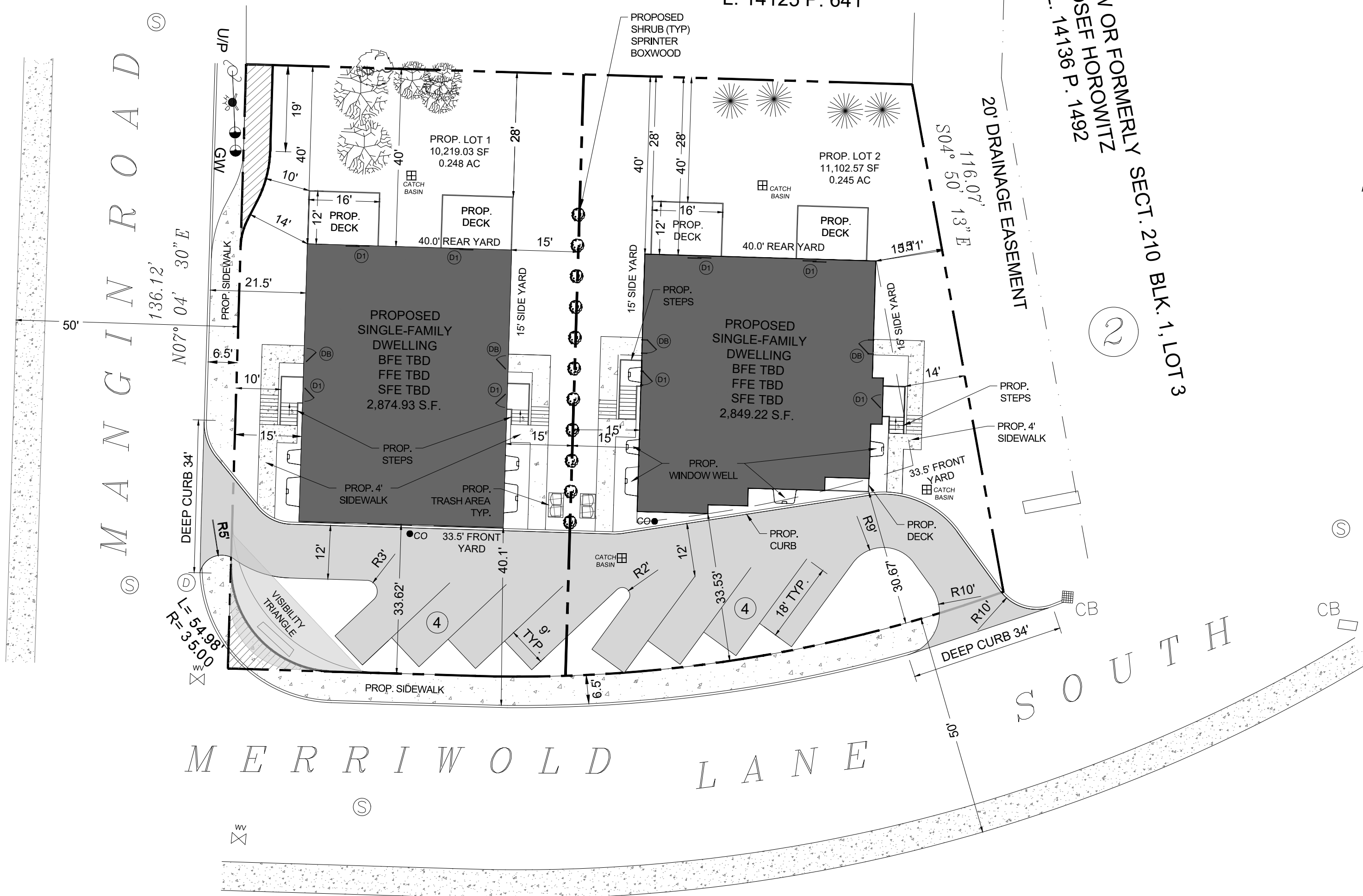


TABLE OF DIMENSIONAL REQUIREMENTS
RESIDENCE B DISTRICT (ZONE RB)

	REQUIRED	EXISTING	PROPOSED	
			LOT 1	LOT 2
MIN LOT AREA (SF)	10,000	21,443.39	10,219.03	11,102.57
MIN LOT FRONTAGE (FEET)	50	174.20	202.04	100.82
FRONT YARD TO LOT LINE (FEET) MERRIWOLD LN	33.5	46.05	33.62	33.53
FRONT YARD TO SIDEWALK EDGE (FEET) MERRIWOLD LN	40	N/A	40.12	40.03
SIDE YARD (FEET)	15	49.38	15.00	15.00
TOTAL SIDE YARDS (FEET)	30	106.64	N/A	30.10
REAR YARD (FEET)	40	49.00	40.00	40.00
MAX. BUILDING COVERAGE (%)	50	15.58%	49.46%	46.78%
MAX. HEIGHT (STORIES)	2.5	TBD	TBD	TBD

TOTAL NUMBER PARKING SPACES:

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

DOOR SCHEDULE:

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

SHEET INDEX:

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

EXISTING COVERAGE

IMPERVIOUS AREA	AREA (SQ FT)
FRAME DWELLING	1,310.13
MACADAM DRIVEWAY	1840.40
WALKWAY	181.69
BRICK CHIMNEY	9.05
TOTAL	3,341.27

LOT AREA 21,443.20

EXISTING COVERAGE 15.58

LOT 1 COVERAGE

IMPERVIOUS AREA	AREA (SQ FT)
BUILDING	2,874.93
DRIVEWAY	1,697.09
WALKWAY	379.11
TRASH AREA	18.40
TOTAL	4,978.55

LOT AREA 10,064.34

PROPOSED COVERAGE 49.46%

LOT 2 COVERAGE

IMPERVIOUS AREA	AREA (SQ FT)
BUILDING	2,849.22
DRIVEWAY	2,084.96
WALKWAY	370.88
TRASH AREA	18.40
TOTAL	5,323.46

LOT AREA 11,378.86

PROPOSED COVERAGE 46.78%

NOTES:

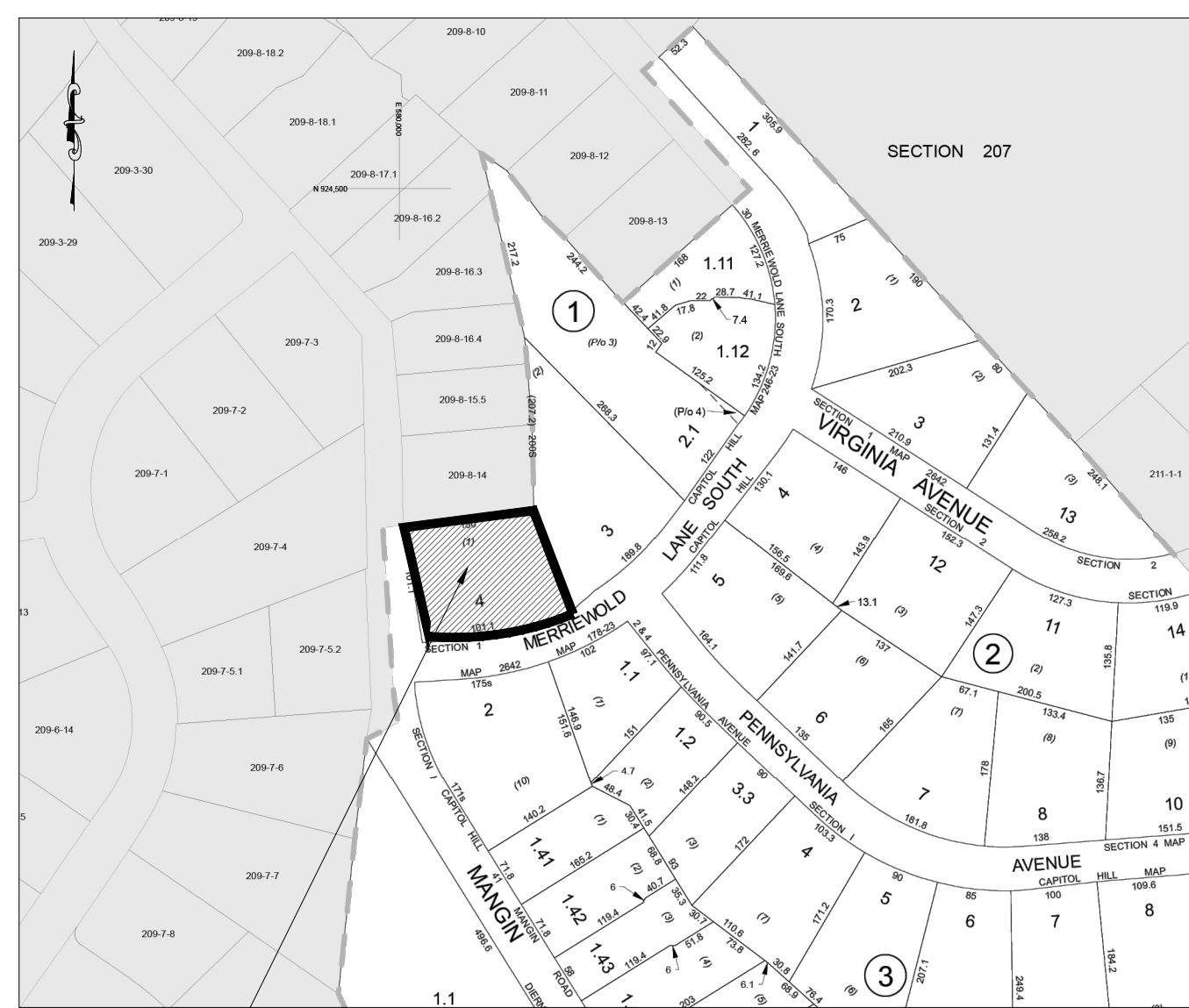
1. BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY NEVILLE V. RAMSAY, LIC# 050294-1, DATED FEBRUARY 10, 2025.
2. THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA PROVIDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING 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 GUTTERS.
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. SPECIAL INSPECTION ON RETAINING WALL IS REQUIRED AS WELL AS A WRITTEN SIGN OFF BY THE SPECIAL INSPECTOR WITH GEO STUDY.

PLANNING BOARD SIGNATURE

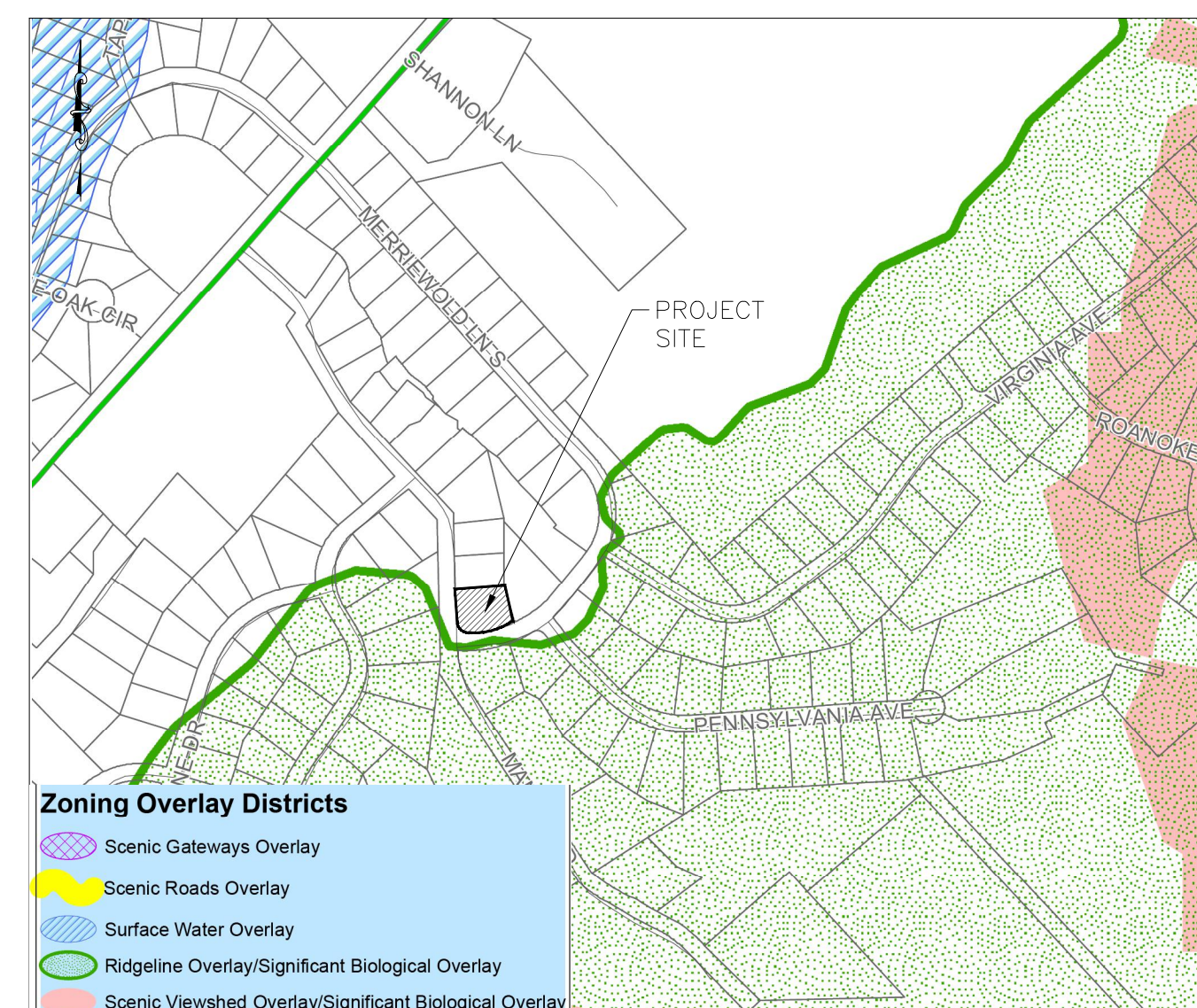
PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

THIS IS TO CERTIFY THAT THIS SITE PLAN DATED _____ HAS BEEN APPROVED BY THE PLANNING BOARD BY A RESOLUTION OF APPROVAL DATED _____

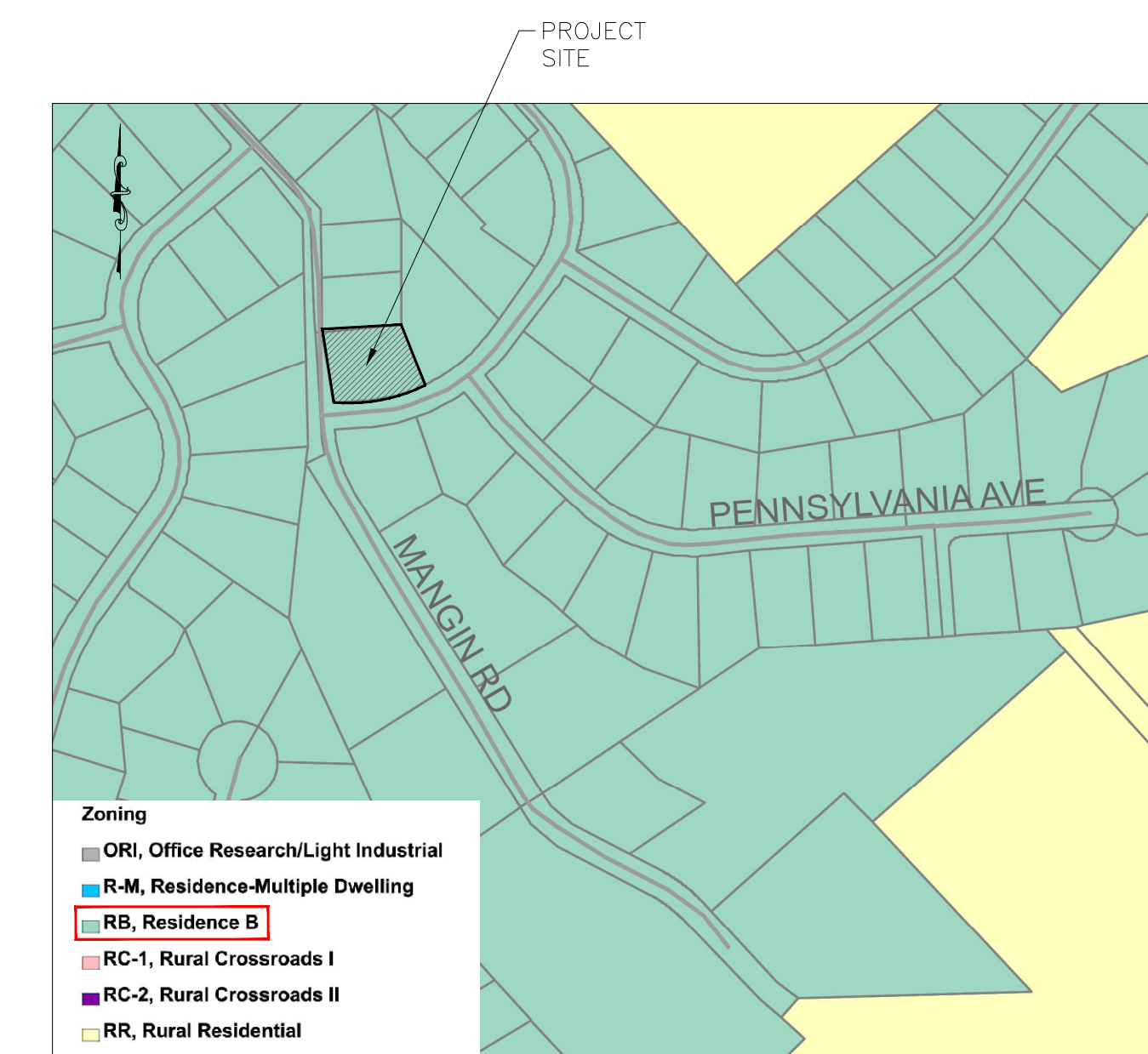
HEREBY CONSENT TO THE FILING OF THIS SITE PLAN INCLUDING ALL DESIGN CONCEPTS, NOTES, STIPULATIONS AND OTHER INFORMATION INDICATED THEREON.



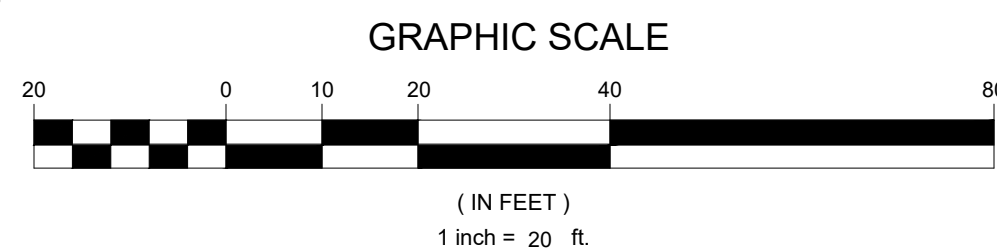
VICINITY MAP
NTS



OVERLAY DISTRICT MAP
NTS



ZONE MAP
NTS



TERRANOVA
ENGINEERING CONSULTANTS

TERRANOVA ENGINEERING CONSULTANTS PC NEW YORK LICENSE No. 0022576
71 LAFAVETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVAC.COM P:(845) 666-0155

NO.	REVISION	DATE	DR/CK
2	REVISED PER BOARD COMMENTS	06/12/2025	JA
1	SITE LAYOUT	06/12/2025	ERYB

JOSIP MEDIC, PE



LIC. 103757

DATE

SITE PLAN

DESIGN BY: YB	DRAWN BY: EB	CHECKED BY: JM	DRAWING NUMBER: 01 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,
ORANGE COUNTY, NY 10950
SBL 210-1-4



SECTION "B" MERRIEWOLD (10)

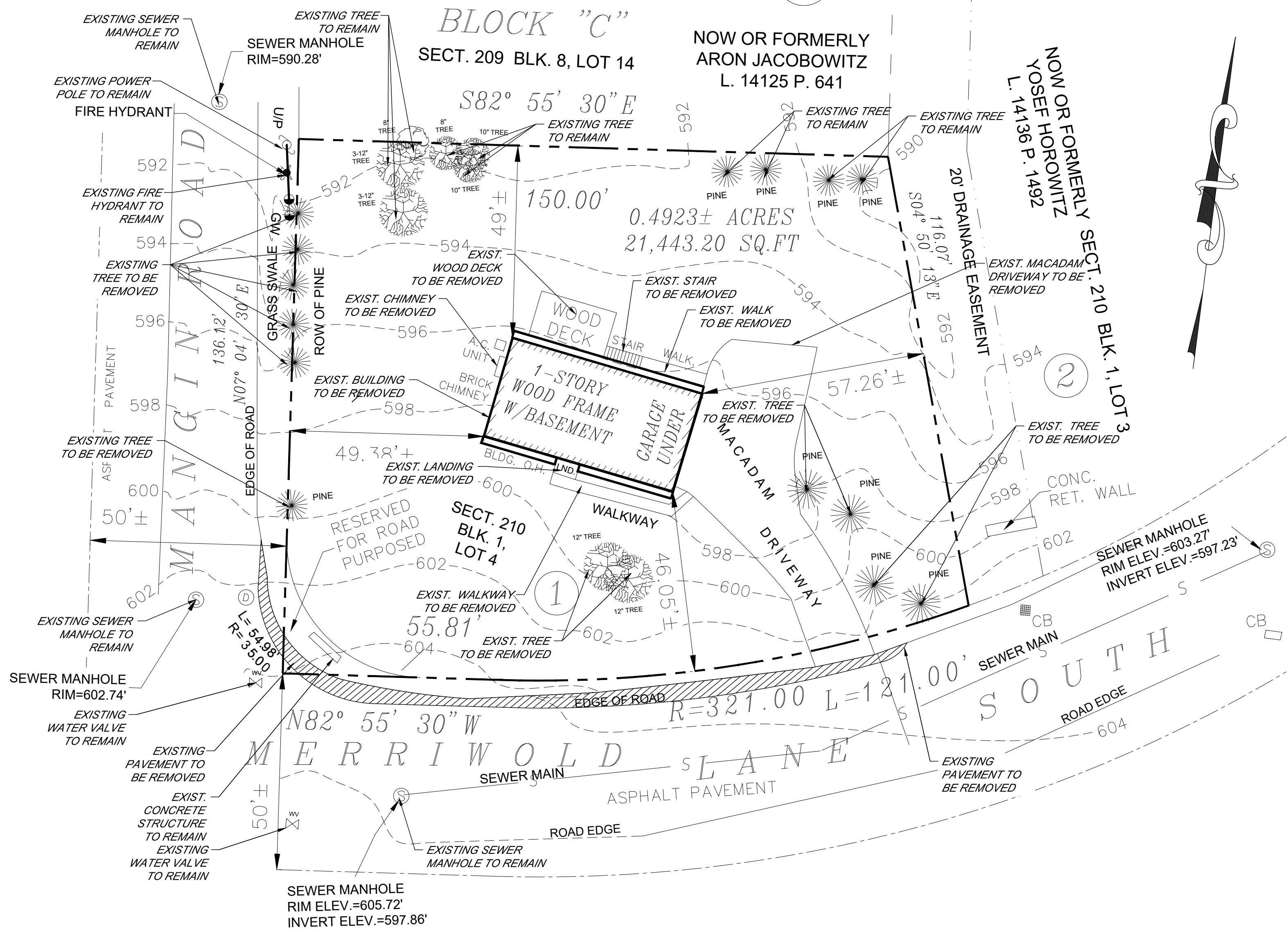
BLOCK "C"

SECT. 209 BLK. 8, LOT 14

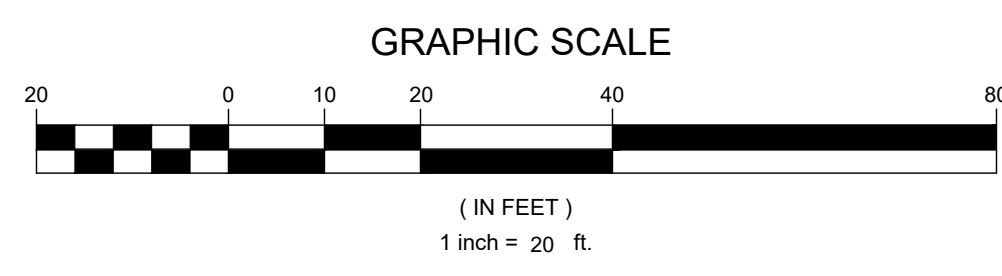
NOW OR FORMERLY
ARON JACOBOWITZ
L. 14125 P. 641

NOW OR FORMERLY
YOSSEF HOROWITZ
L. 14136 P. 1492

NOW OR FORMERLY
SECT. 210 BLK. 1, LOT 3



- NOTES:
1. ALL EXISTING ELEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
 2. ASBESTOS TESTING AND DEMOLITION PERMIT ARE REQUIRED. WATER AND SEWER SERVICES WILL BE REMOVED AT THE START OF CONSTRUCTION.



TERRANOVA
ENGINEERING CONSULTANTS

TERRANOVA ENGINEERING CONSULTANTS DPC NEW YORK LICENSE No. 0022576
71 LAFAVETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVAC.COM P:(845) 666-0155

NO.	REVISION	DATE	DR/CK
2	REVISED PER BOARD COMMENTS	06/12/2025	JA
1	SITE LAYOUT	06/12/2025	ERYB

JOSIP MEDIC, PE

LIC. 103757 DATE

DEMOLITION PLAN

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

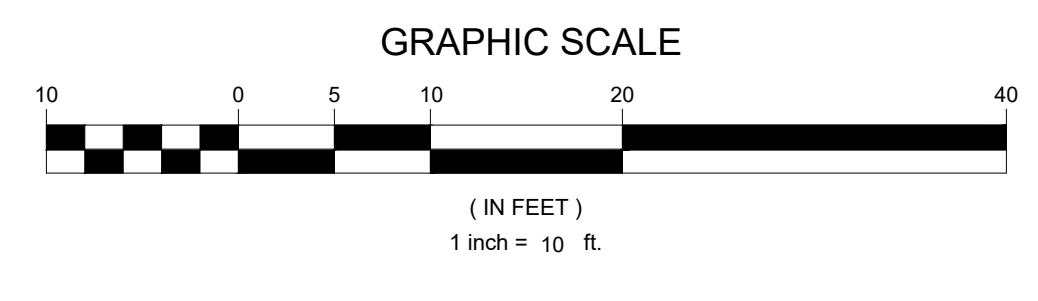
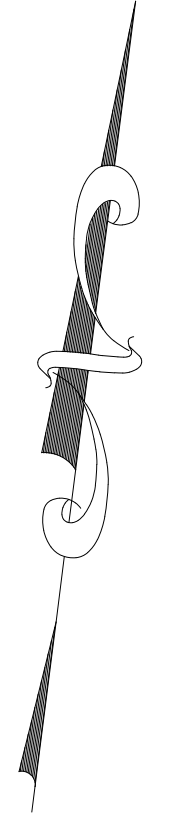
40 MERRIEWOLD LN S
40 MERRIEWOLD LANE S, VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NY 10950
SBL 210-1-4

DRAWING NUMBER: 02 OF 07	SCALE: 1"=20'	FILE NO.: 25130	DATE: 05/13/2025
---	------------------	--------------------	---------------------





- LEGEND:
- BFE BASEMENT FLOOR ELEVATION
 - FFE FIRST FLOOR ELEVATION
 - TG TOP OF GRATE
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - (800) PROPOSE GRADE



TERRANOVA
ENGINEERING CONSULTANTS

TERRANOVA ENGINEERING CONSULTANTS DPC NEW YORK LICENSE No. 0022576
71 LAFAYETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVAC.COM P:(845) 666-0155

NO.	REVISION	DATE	DR/CK
2	REVISED PER BOARD COMMENTS	06/12/2025	JA
1	SITE LAYOUT	06/12/2025	ERYB

JOSIP MEDIC, PE

LIC. 103757 DATE

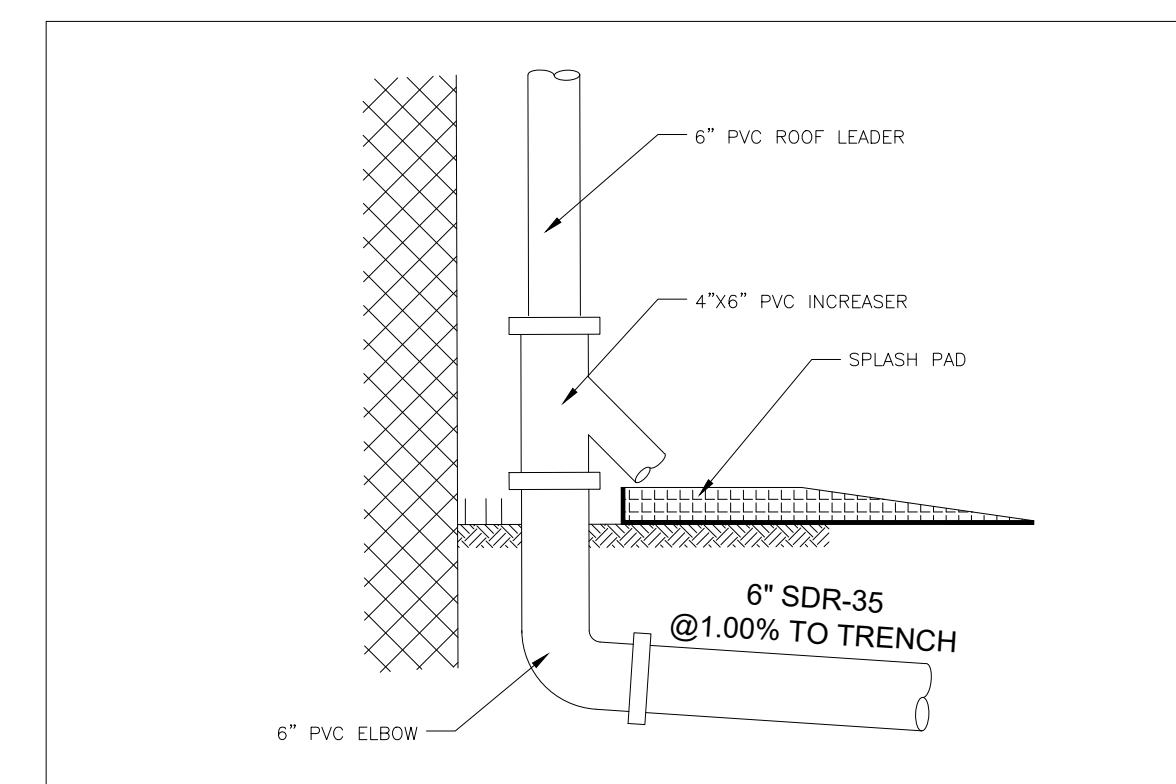
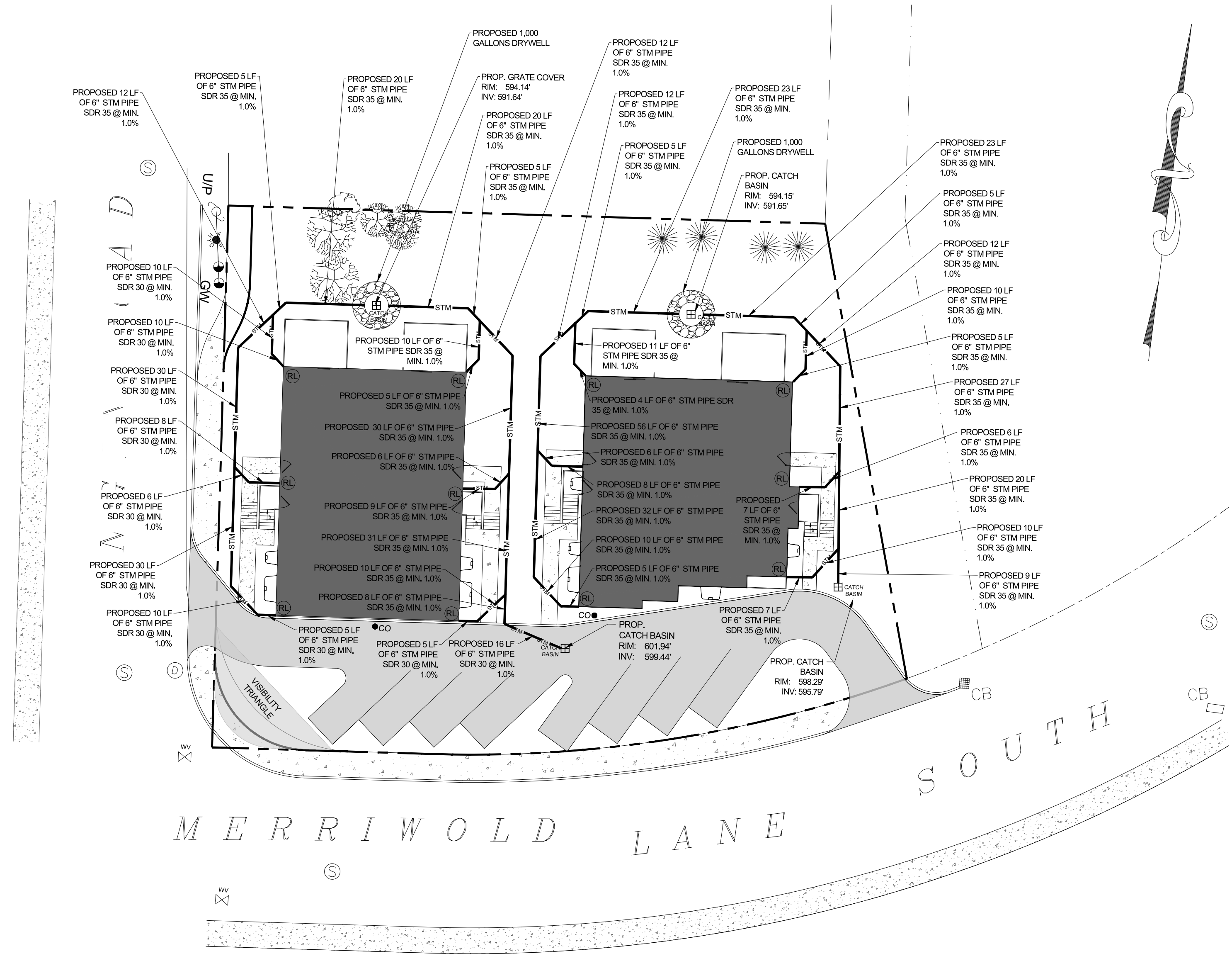
GRADING PLAN

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

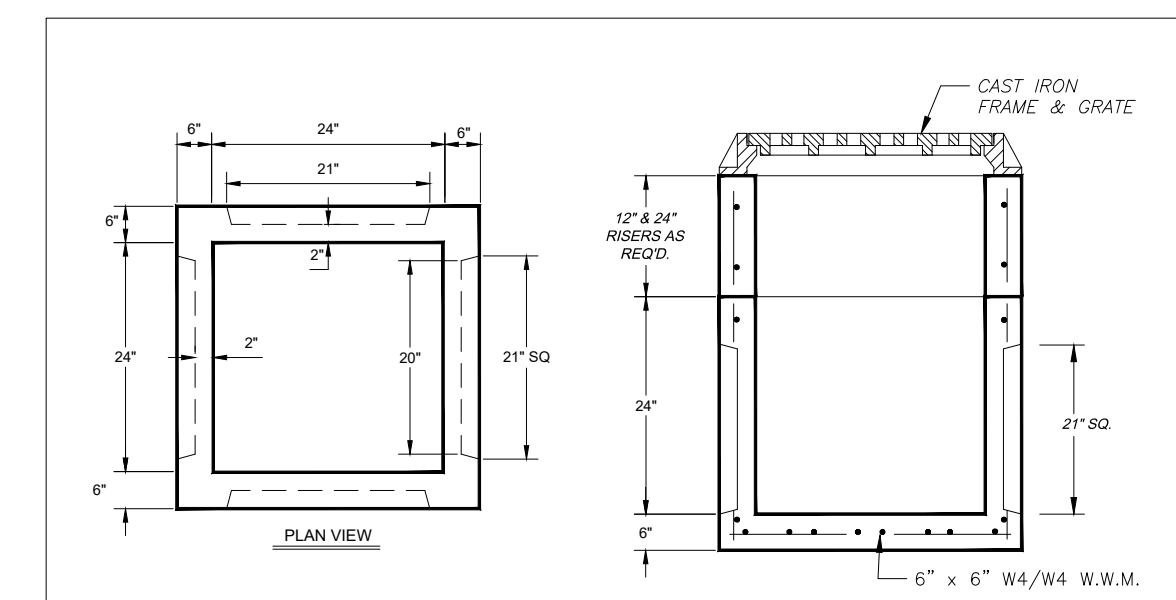
40 MERRIEWOLD LN S
40 MERRIEWOLD LANE S, VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NY 10950
SBL 210-1-4

DRAWING NUMBER: 03 OF 07	SCALE: 1"=10'	FILE NO.: 25130	DATE: 05/13/2025
---	------------------	--------------------	---------------------

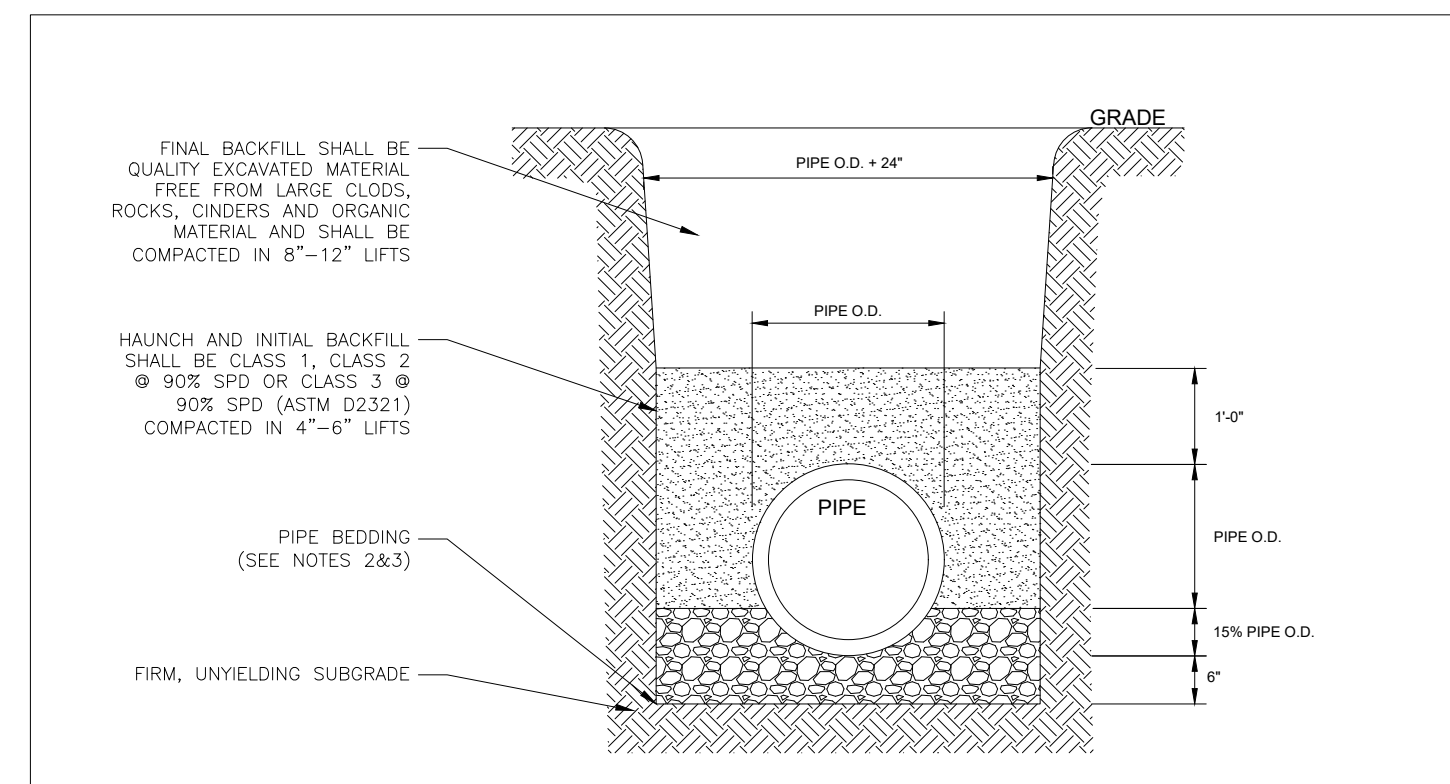




CD#6
N.T.S.
03/24
ROOF LEADER DETAIL

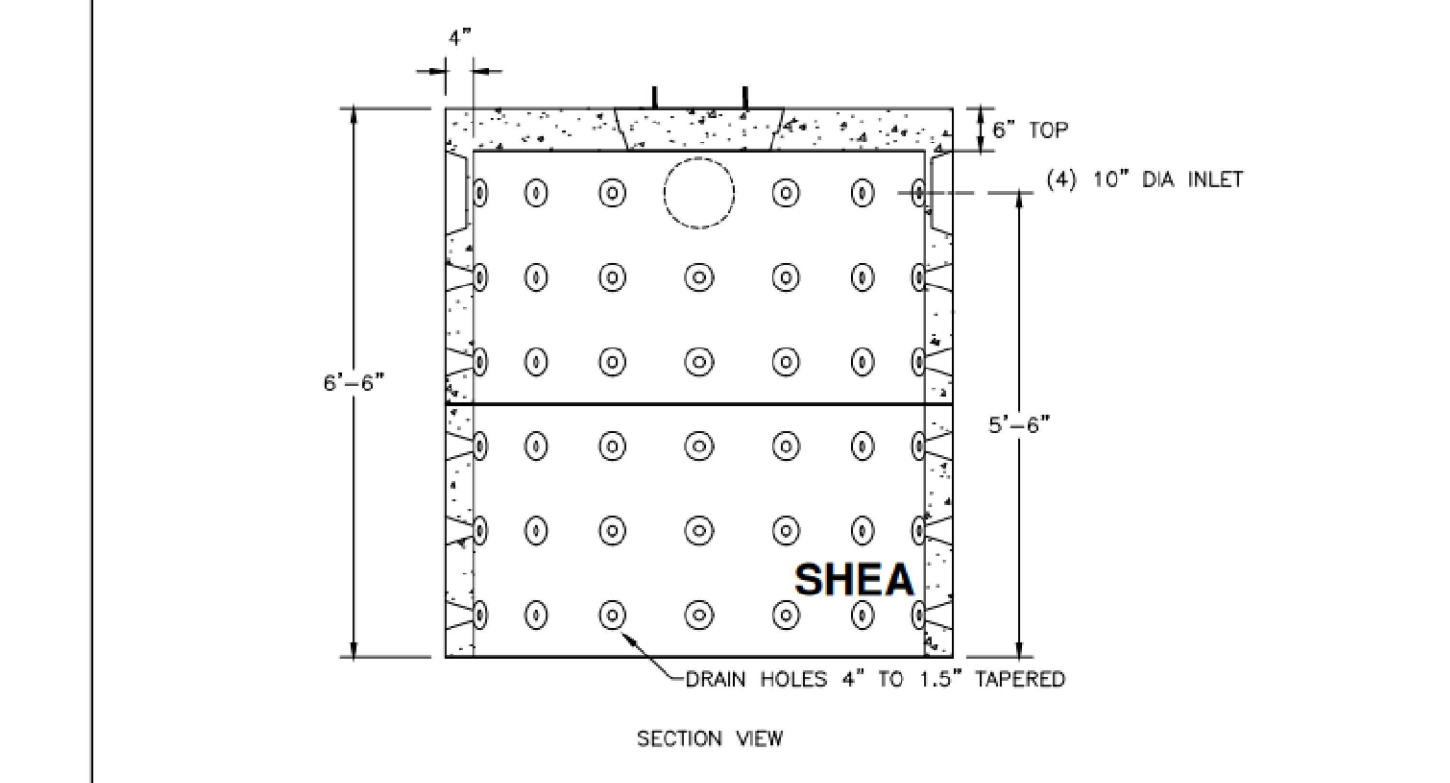
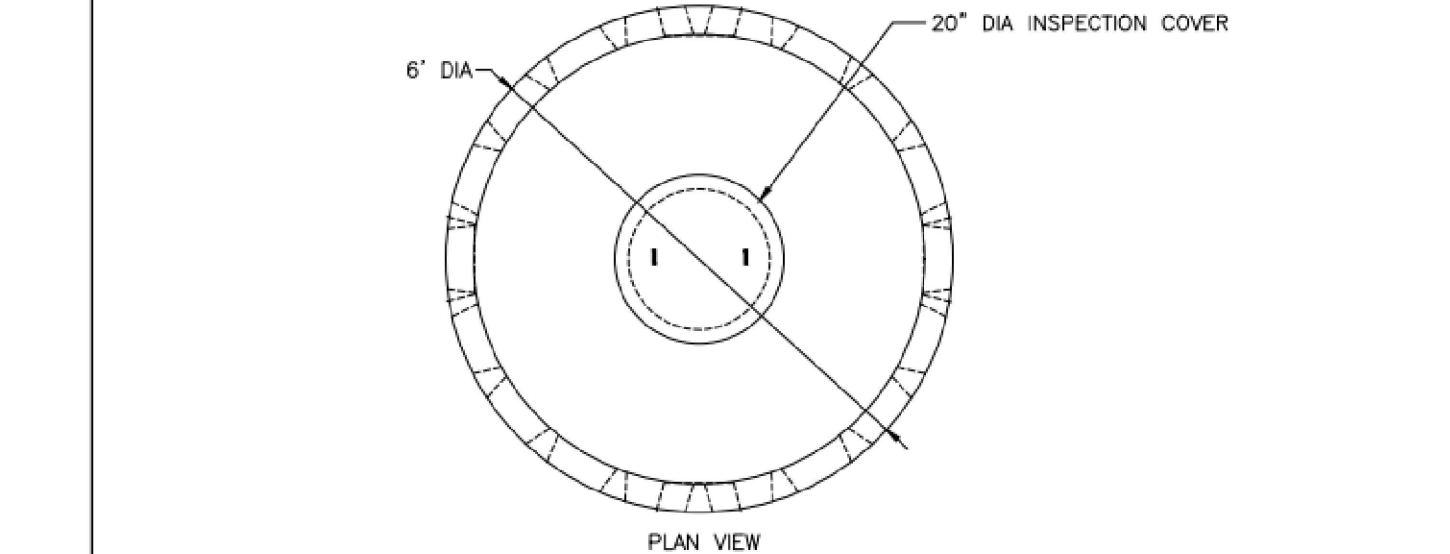


CD#22
N.T.S.
05/24
24"x24"x24" KNOCKOUT CATCH BASIN



DR#2
N.T.S.
03/24
PIPE BEDDING & BACKFILL DETAIL

SHEA New England's Premier Precast Concrete Products
800-696-7432 (SHEA) www.sheaconcrete.com
BILLING ADDRESS: 87 HAVERHILL RD, AMESBURY MA 01913



NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. ALSO AVAILABLE IN AASHTO HS-20 LOADING.
3. CAPACITY INCREASES IN INCREMENTS OF 500 GALLONS FOR EACH 3" SECTION ADDED.

ITEM NO.	STANDARD	WEIGHT
1000 GALLON	1000SDW	6,778#
3" STACKABLE	1000SDWH	6,778#
	SSS	2,009#

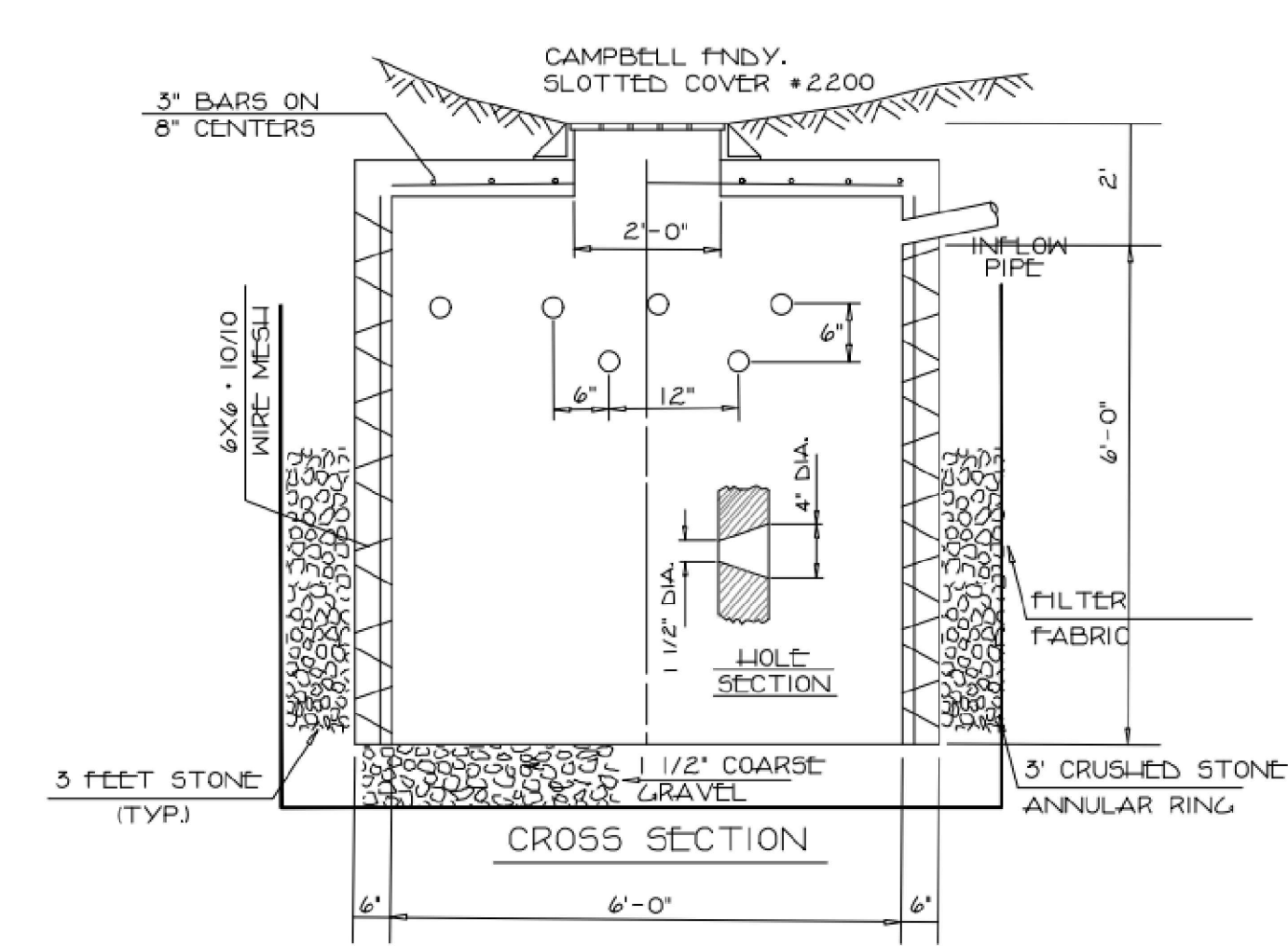
SHEA PRODUCT SEE TABLE PREPARED FOR: FILE NAME: drc1000.dwg
WEIGHT (LBS): SEE TABLE DRAWN BY: ARO DATE: 06/01/18 PAGE: F.4.3
773 Salem Street - Wilmington, MA | 153 Cranberry Hwy - Rochester, MA | 87 Haverhill Road - Amesbury, MA | 160 Old Turnpike Rd - Nottingham, NH

LEGEND:
RL PROPOSED 6" PVC ROOF LEADER PER STORM DRAIN DETAILS.

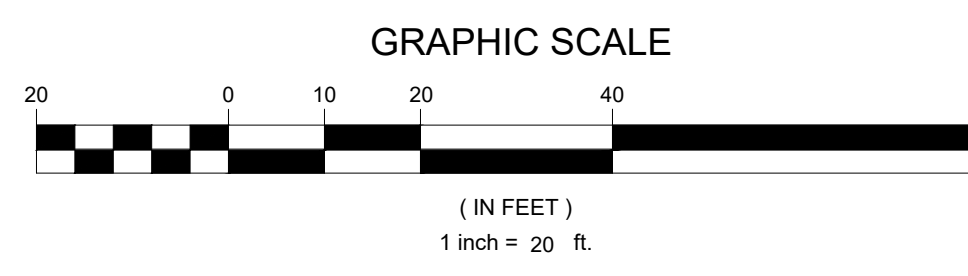
RECHARGE NOTES:
1. RECHARGE DRYWELLS ARE TO BE LOCATED A MINIMUM OF 10-15 FEET FROM THE FOUNDATION WITH AN INVERT 1 FOOT LOWER THAN THE BASEMENT FLOOR
2. THE SYSTEM COLLECTS AND RECHARGES THE CLEAN RUNOFF FROM THE ROOF. IN THE EVENT THAT THE SYSTEM FAILS AND NO LONGER RECHARGES WATER, THE SYSTEM WILL 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 LOT 1:
4,978.55 SF (PROPOSED COVERAGE)
0.50 INCH/2 HOUR STORM
4,978.55 SF X 0.50 IN X 1 FT/12 INCHES
= 207.44 CF REQUIRED
1 DRYWELL = 500 GAL = 66.84 CF
PROPOSED STONE RING & BASE
STONE ANNULAR RING VOLUME (3 FT) = π x (6 FEET² - 3 FEET²) x 6 FEET
STONE ANNULAR RING VOLUME = 508.94 CF
STONE BASE AREA (1 FT) = π x 6 FEET² = 113.09 SQF
STONE BASE VOLUME = 113.09 SQF 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 = 315.65 CF
TOTAL DRYWELL PROVIDED = 1
TOTAL DETENTION VOLUME PROVIDED = 315.65 CF > 207.44 CF

RUNOFF CALCULATIONS LOT 2:
5,323.46 SF (PROPOSED COVERAGE)
0.50 INCH/2 HOUR STORM
5,323.46 SF X 0.50 IN X 1 FT/12 INCHES
= 221.81 CF REQUIRED
1 DRYWELL = 500 GAL = 66.84 CF
PROPOSED STONE RING & BASE
STONE ANNULAR RING VOLUME (3 FT) = π x (6 FEET² - 3 FEET²) x 6 FEET
STONE ANNULAR RING VOLUME = 508.94 CF
STONE BASE AREA (1 FT) = π x 6 FEET² = 113.09 SQF
STONE BASE VOLUME = 113.09 SQF 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 = 315.65 CF
TOTAL DRYWELL PROVIDED = 1
TOTAL DETENTION VOLUME PROVIDED = 315.65 CF > 221.81 CF



DETENTION BASIN DRYWELL



TERRANOVA
ENGINEERING CONSULTANTS
TERRANOVA ENGINEERING CONSULTANTS P.C. NEW YORK LICENSE No. 0022576
71 LAFAVETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVAC.COM P:(845) 666-0155

NO.	REVISION	DATE	DR/CK
2	REVISED PER BOARD COMMENTS SITE LAYOUT	06/19/2025	JA
1		06/12/2025	ERYB

JOSIP MEDIC, PE
STATE OF NEW YORK
103757
LICENSED PROFESSIONAL ENGINEER
LIC. 103757 DATE

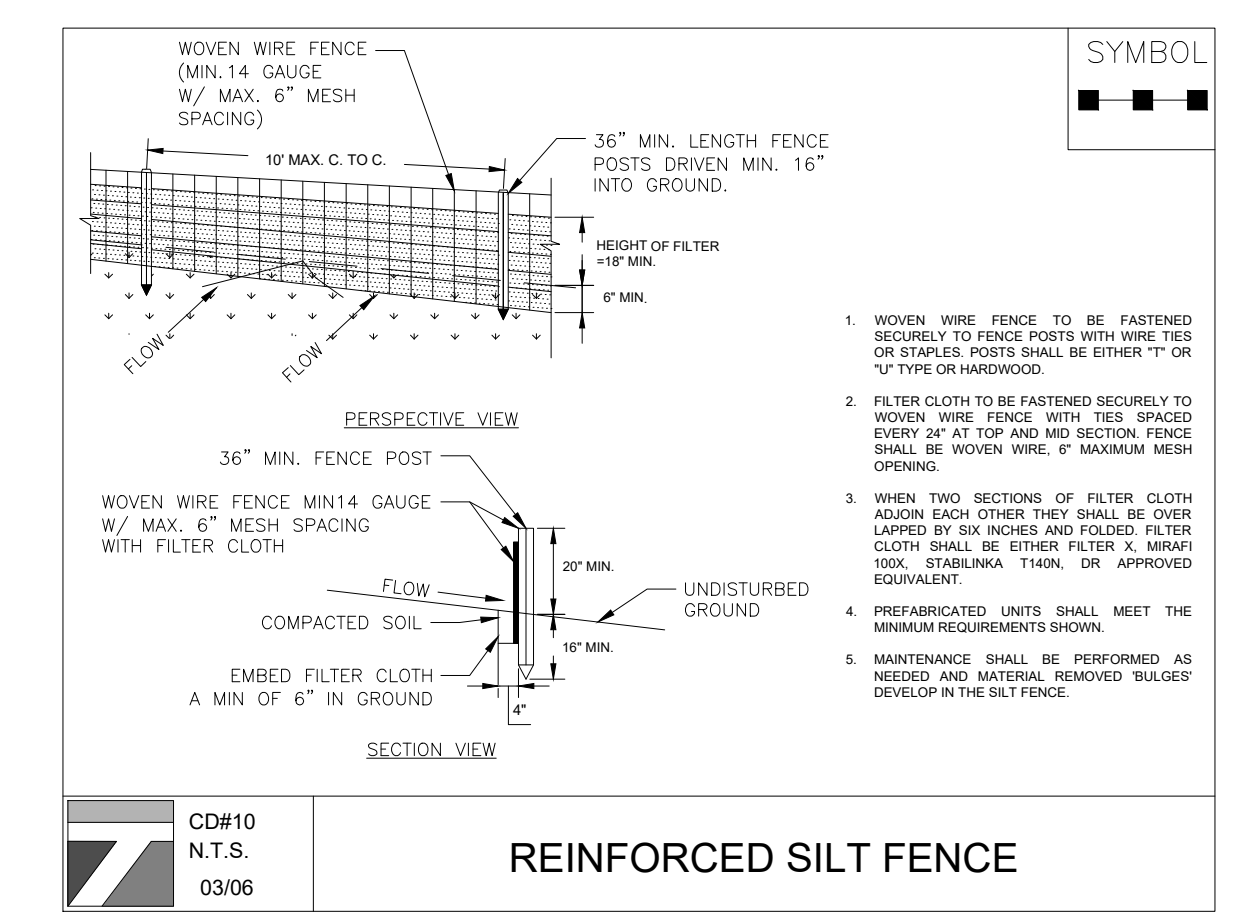
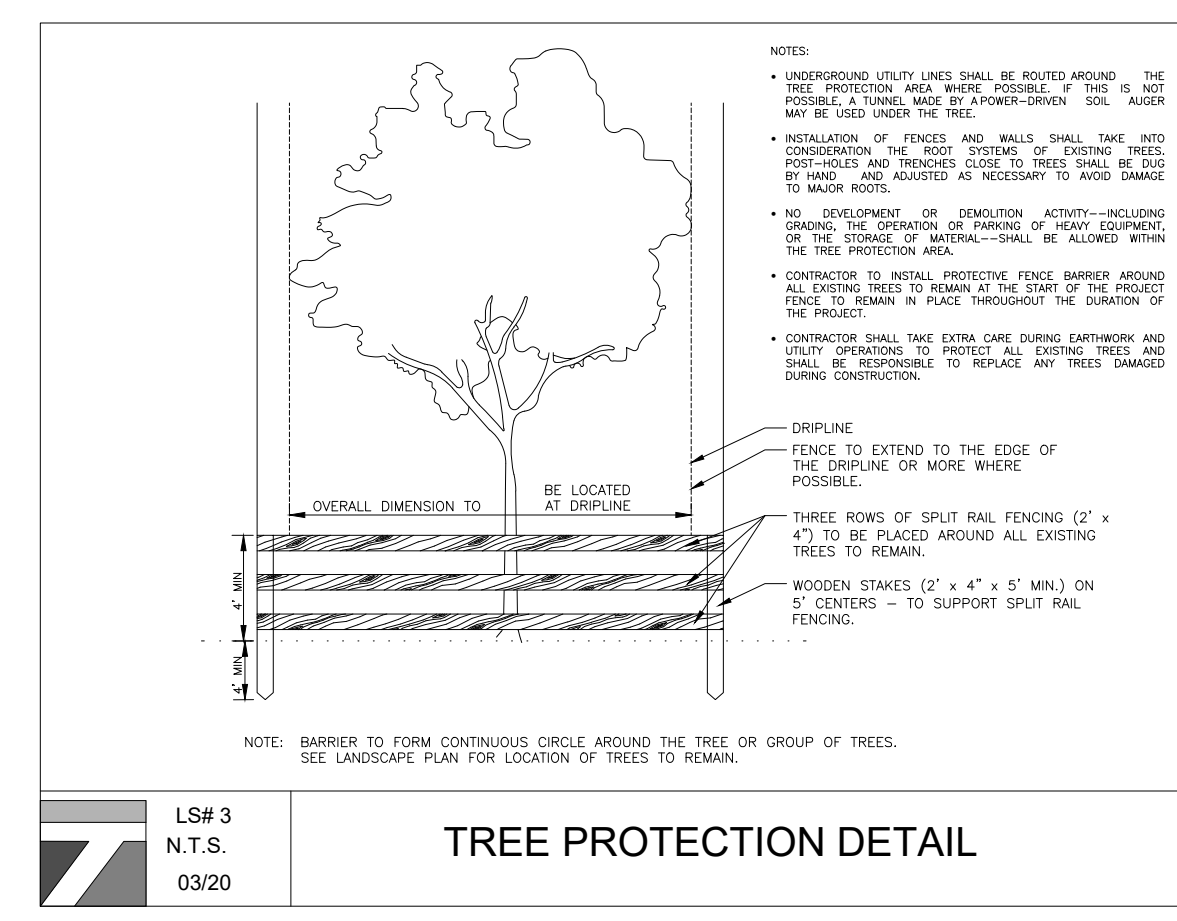
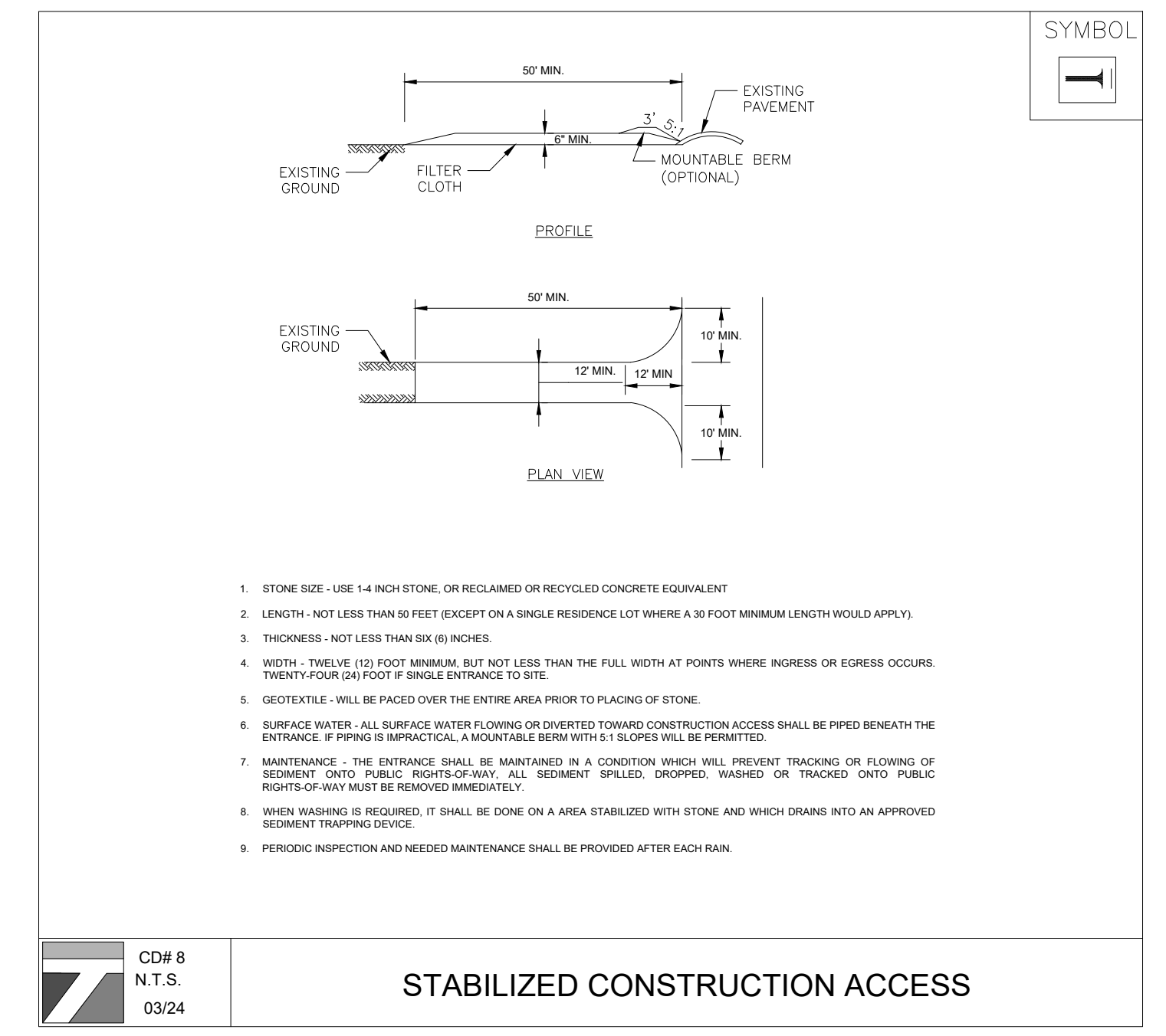
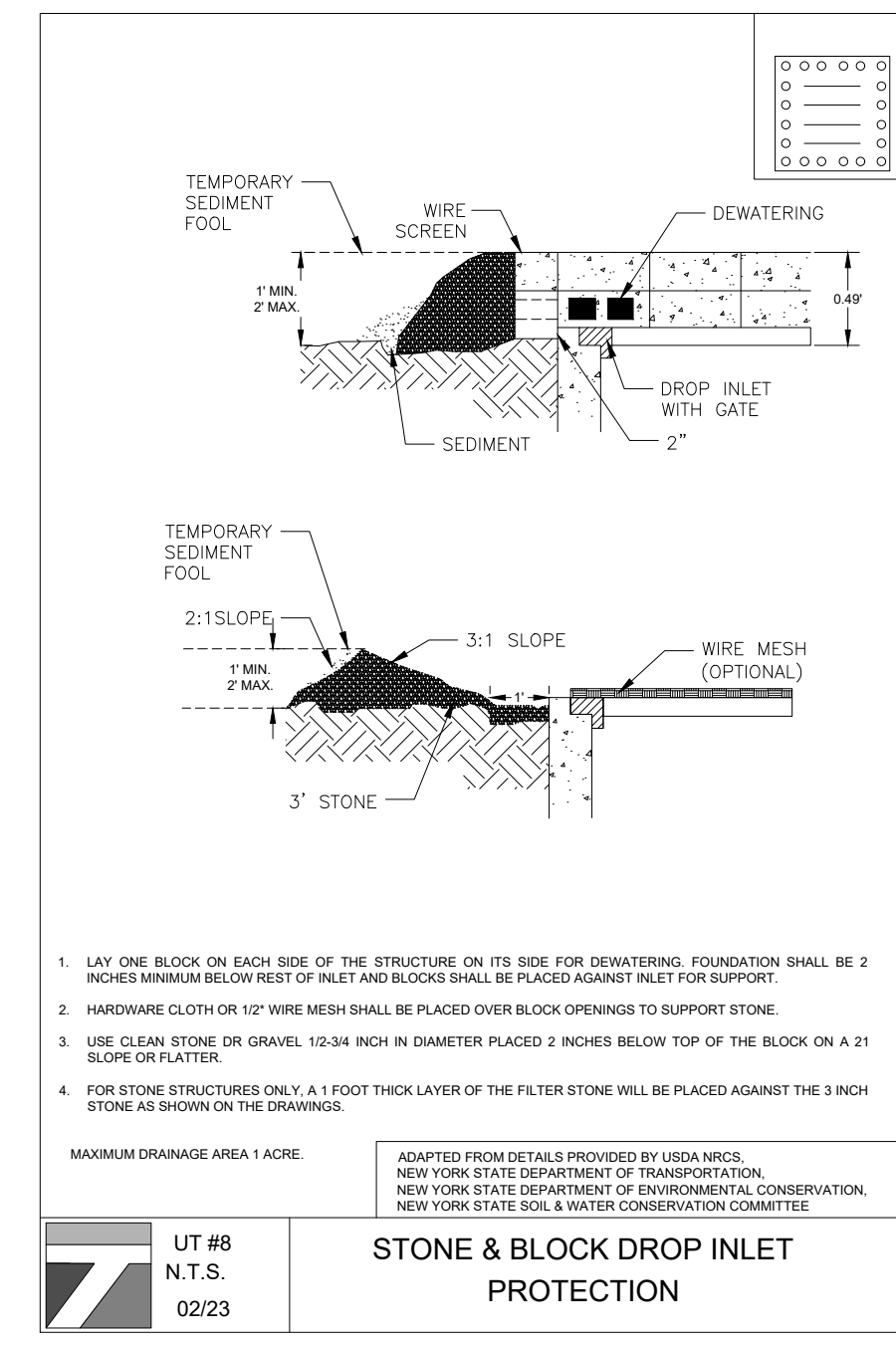
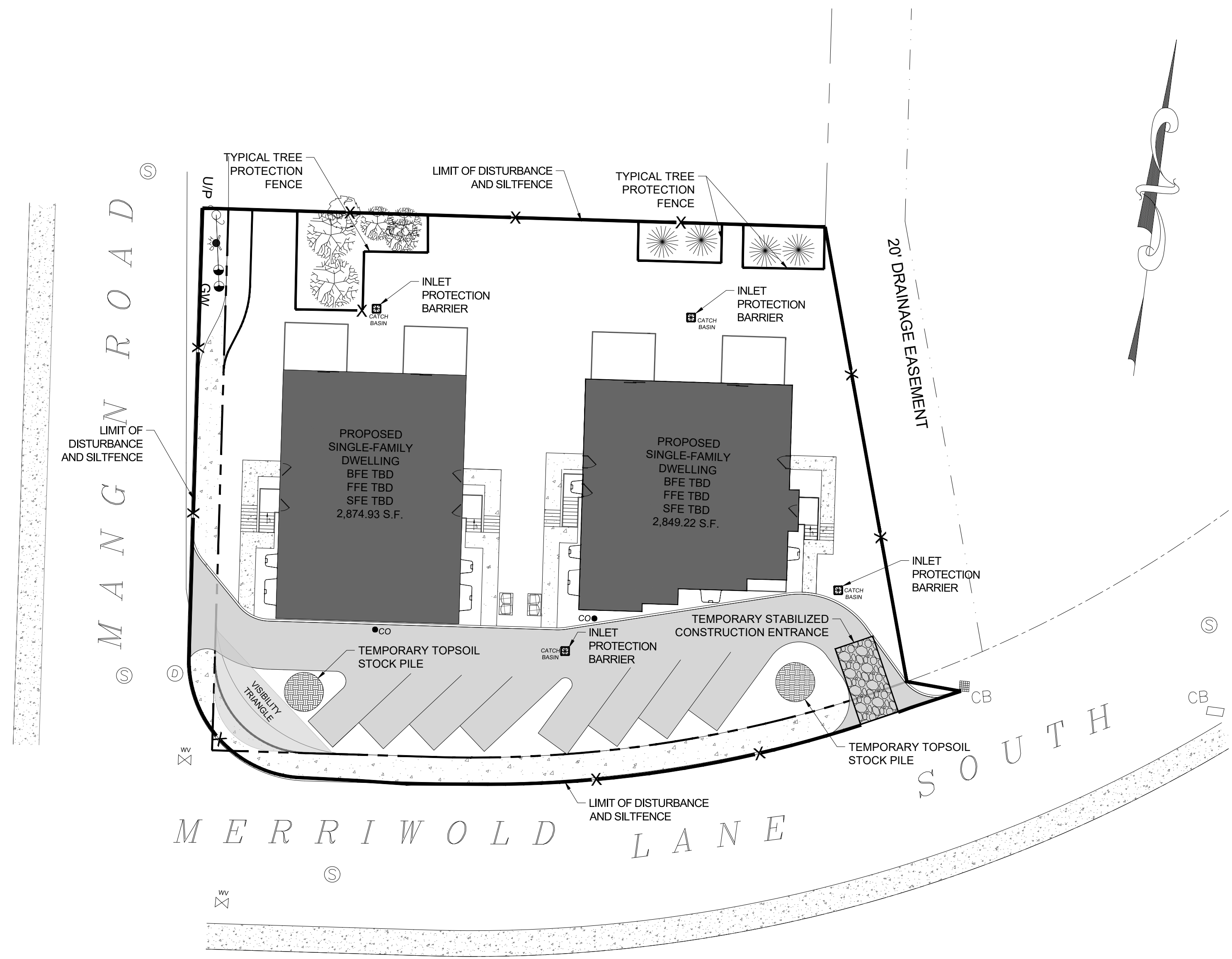
DRAINAGE PLAN

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

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

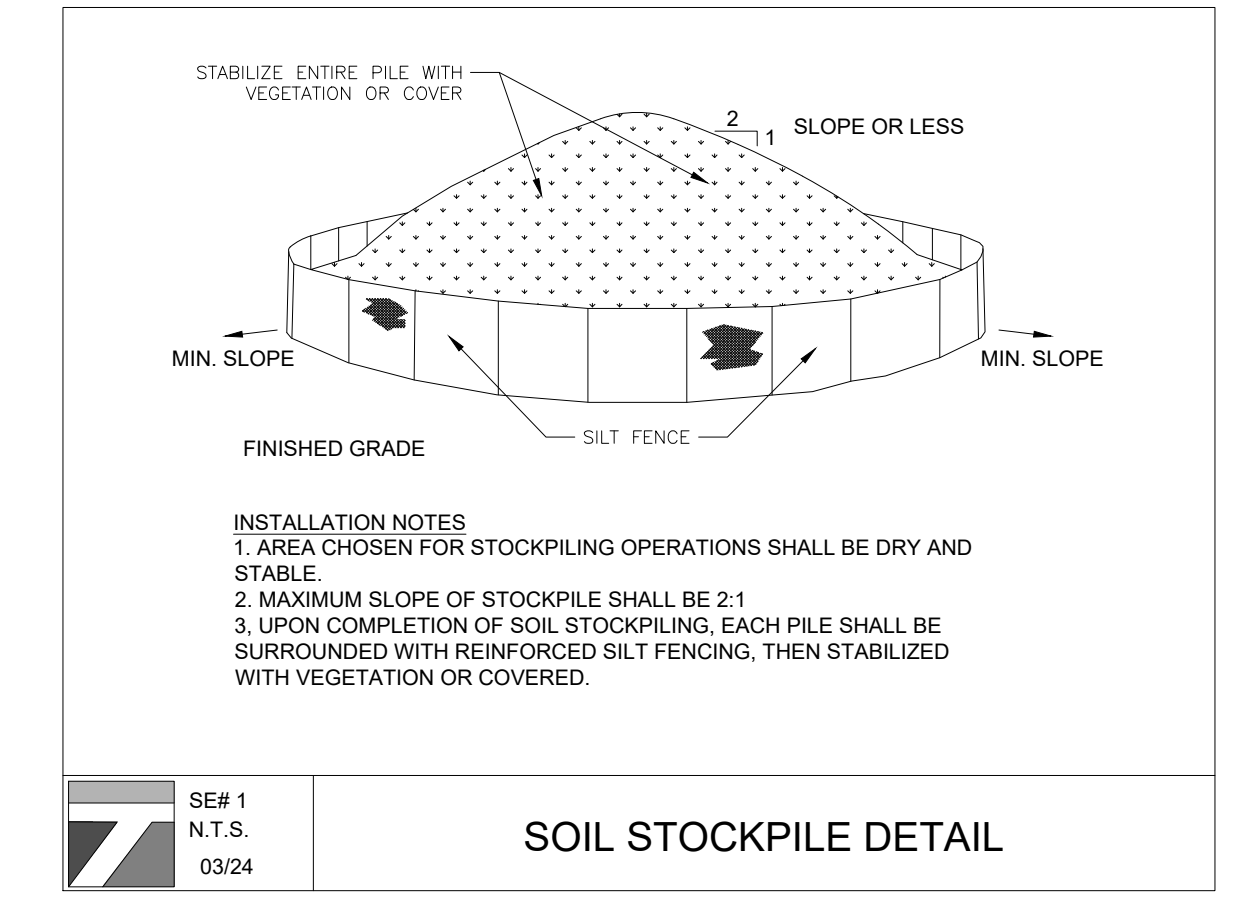
DRAWING NUMBER: 04 OF 07	SCALE: 1"=20'	FILE NO.: 25130	DATE: 05/13/2025
---------------------------------	---------------	-----------------	------------------





SEQUENCE OF CONSTRUCTION NOTES

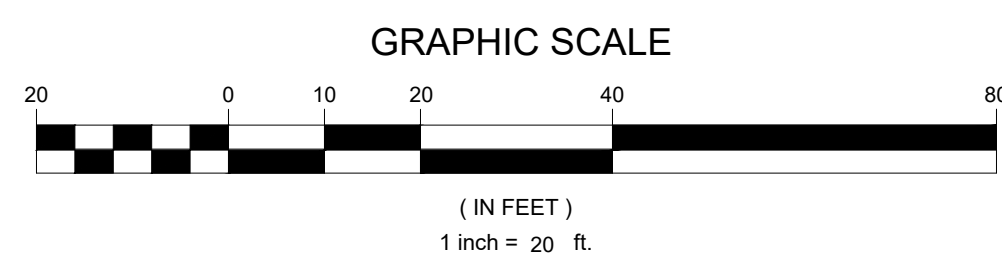
- CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATION SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPPP) PLANS TO KEEP SILT AND/OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY 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 OR 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 LOT 1: 11,219.03 SF.
 - AREA OF DISTURBANCE LOT 2: 11,102.57 SF.



TERRANOVA
ENGINEERING CONSULTANTS

TERRANOVA ENGINEERING CONSULTANTS DPC NEW YORK LICENSE No. 0022576
71 LAFAVETTE AVE. SUFFERN, NY 10901 SUITE #104 INFO@TERRANOVAC.COM P:(845) 666-0155

NO.	REVISION	DATE	DR/CK
2	REVISED PER BOARD COMMENTS	09/19/2025	JA
1	SITE LAYOUT	06/12/2025	ERYB

JOSIP MEDIC, PE

STATE OF NEW YORK
JOSIP MEDIC
103757
LICENSED PROFESSIONAL ENGINEER

LIC. 103757 DATE

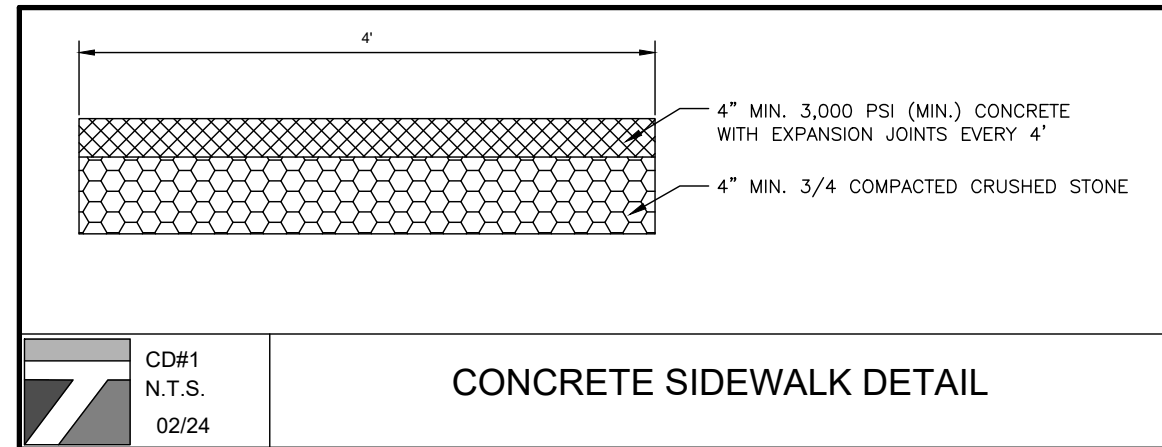
SOIL EROSION AND SEDIMENT CONTROL PLAN

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

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

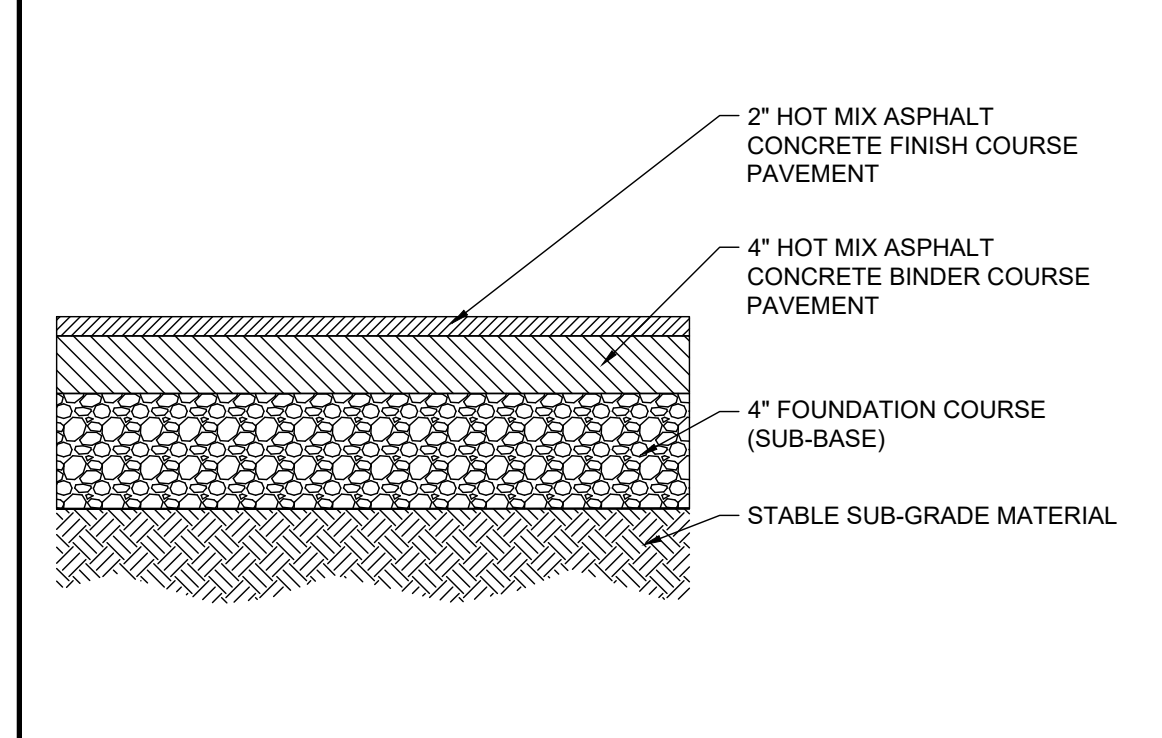
DRAWING NUMBER: **06 OF 07** SCALE: 1"=20' FILE NO.: 25130 DATE: 05/13/2025





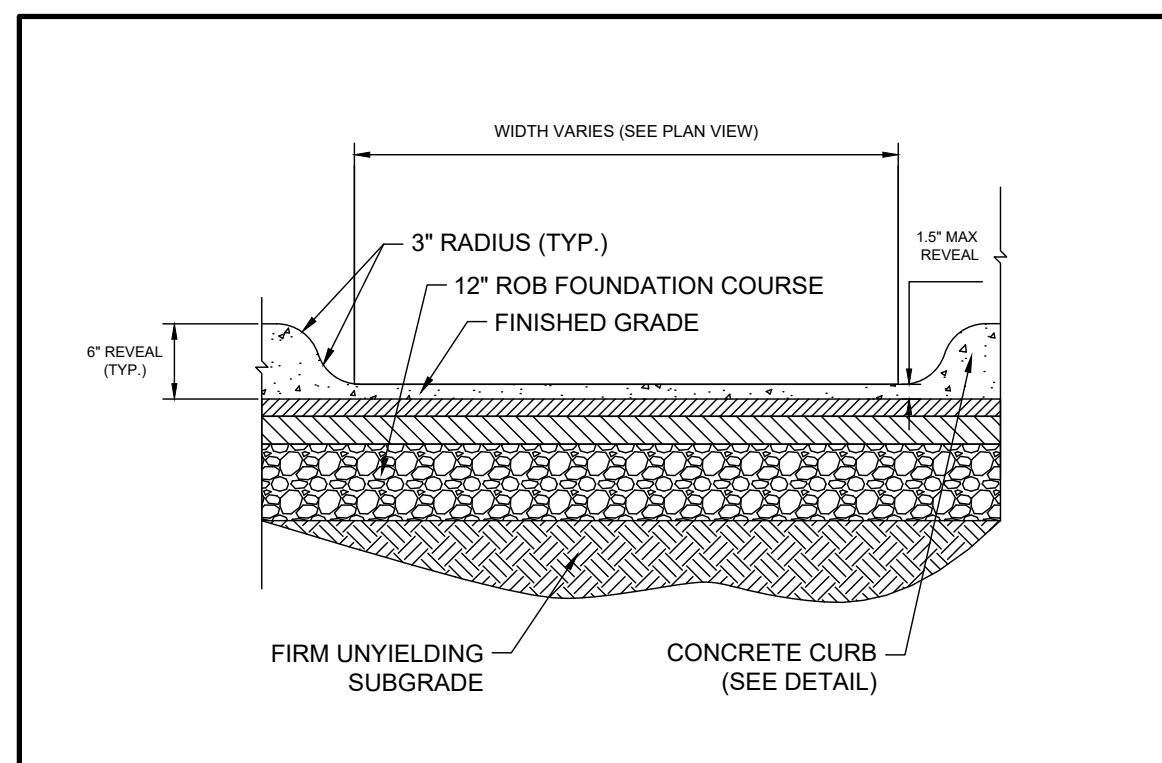
CD#1
N.T.S.
02/24

CONCRETE SIDEWALK DETAIL



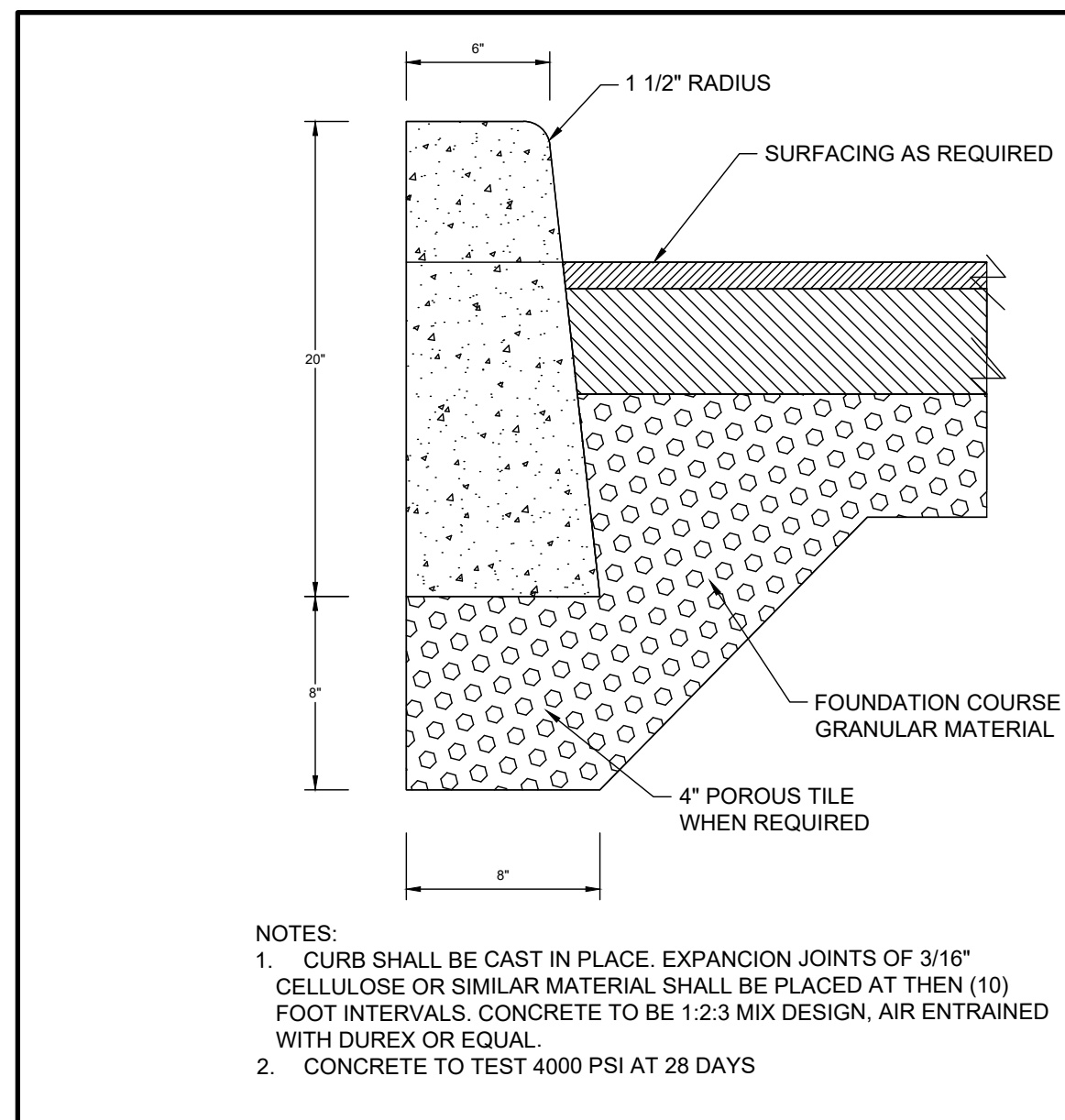
CD#2
N.T.S.
02/24

ASPHALTIC CONCRETE PAVEMENT DETAIL



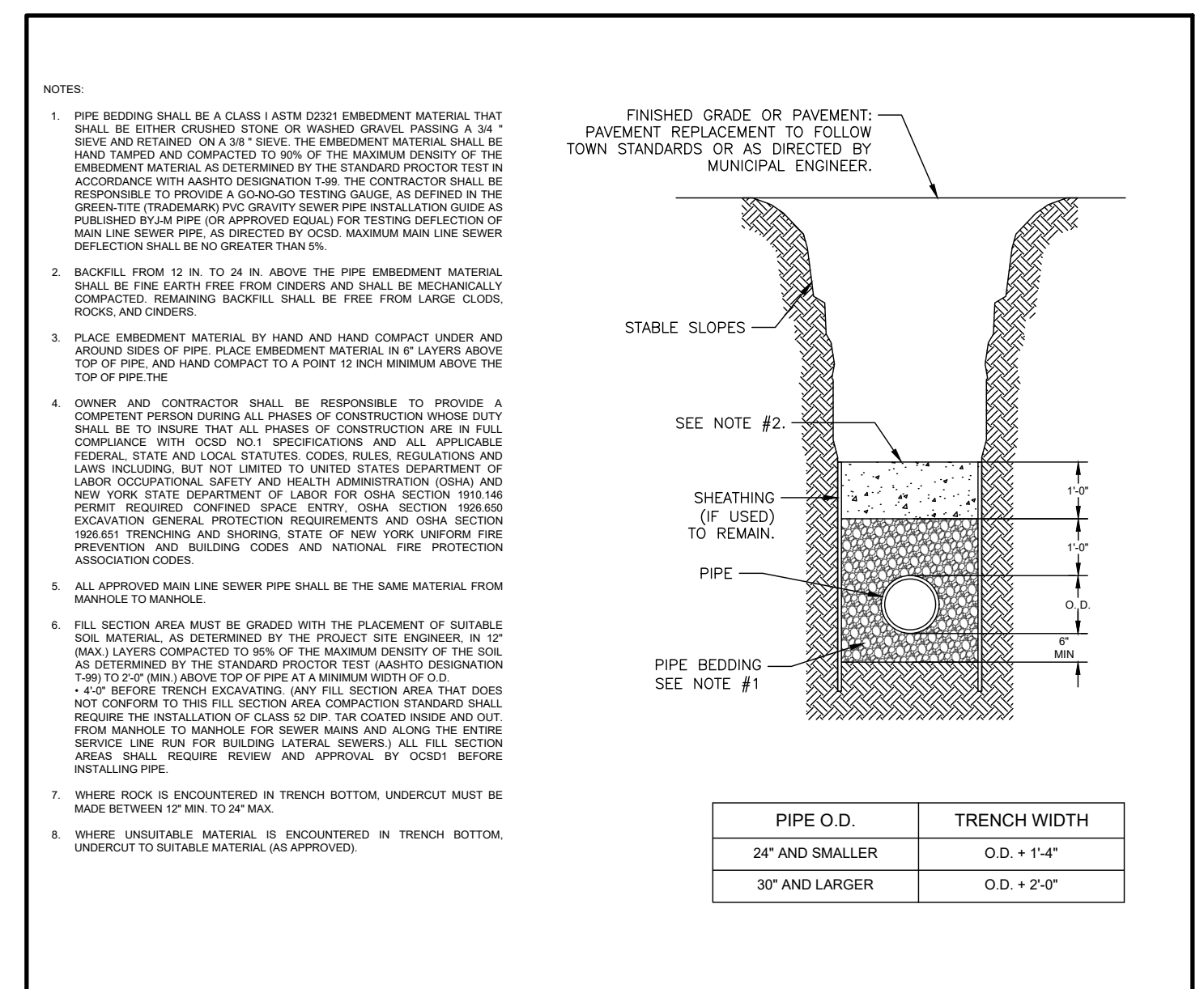
CD#3
N.T.S.
02/24

CURB CUT DETAIL



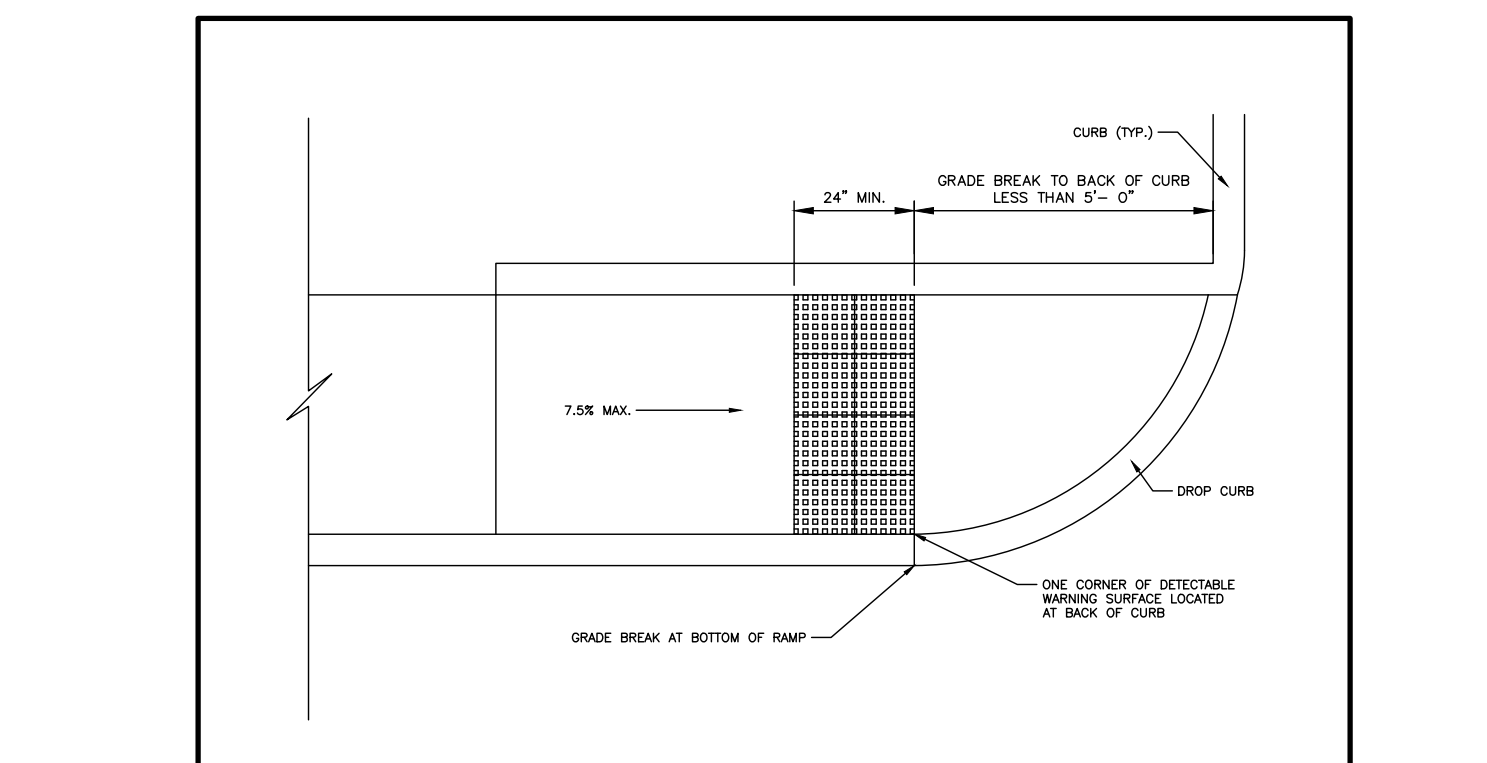
CD#4
N.T.S.
02/24

CONCRETE CURB DETAIL



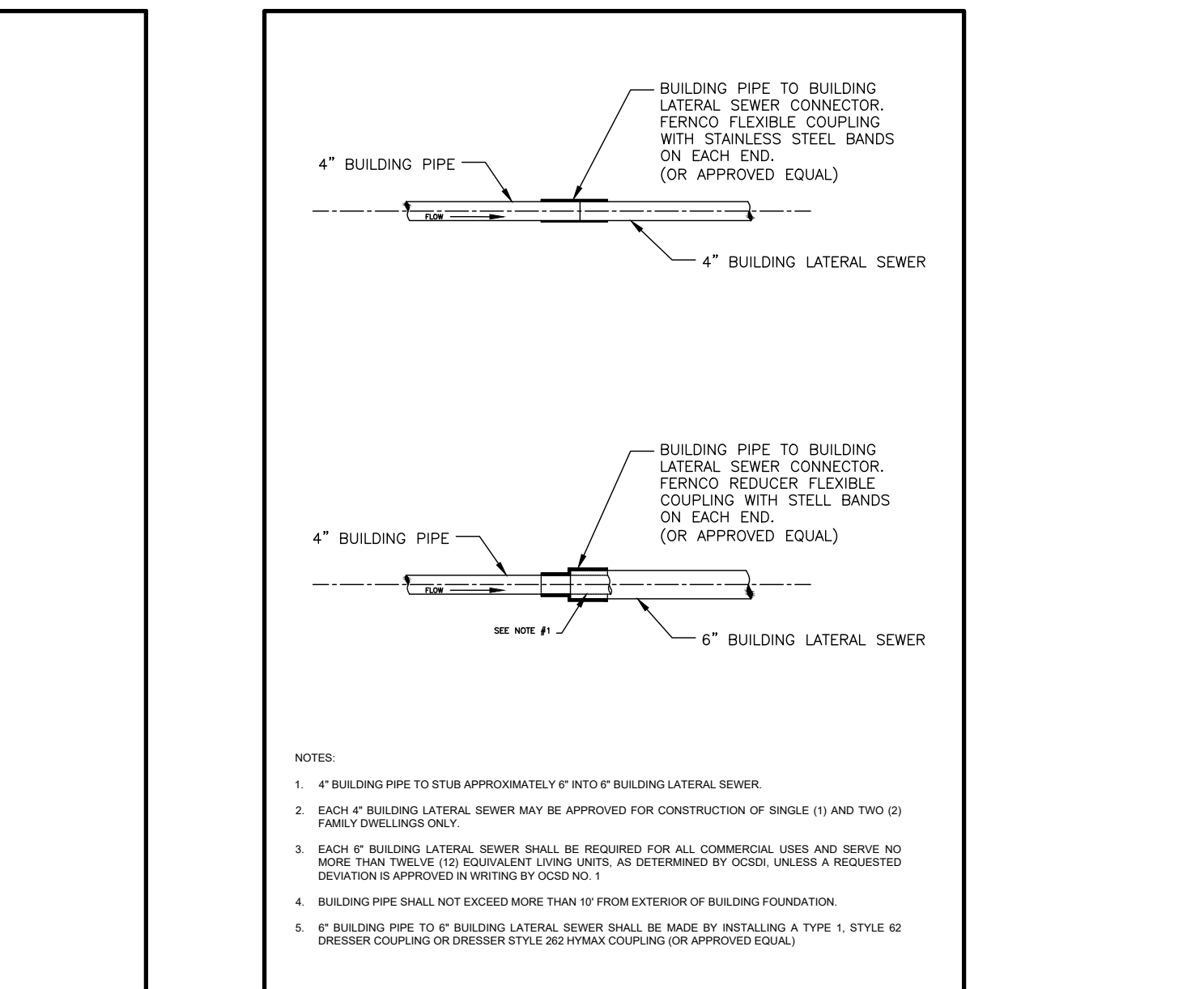
UT #4
N.T.S.
02/23

TYPICAL TRENCH DETAIL (SANITARY SEWER)



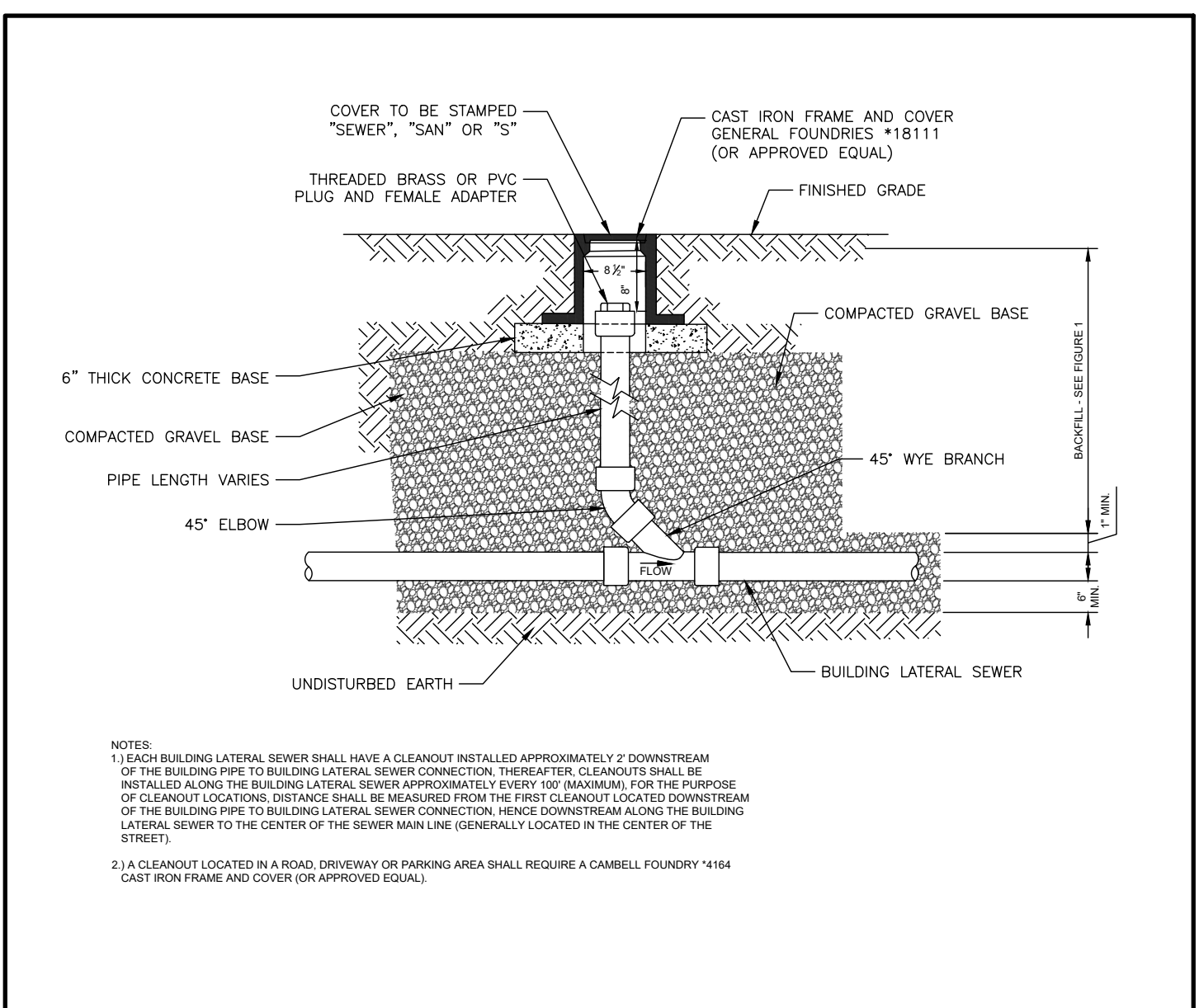
CD# 36
N.T.S.
07/24

ADA RAMP DETAIL



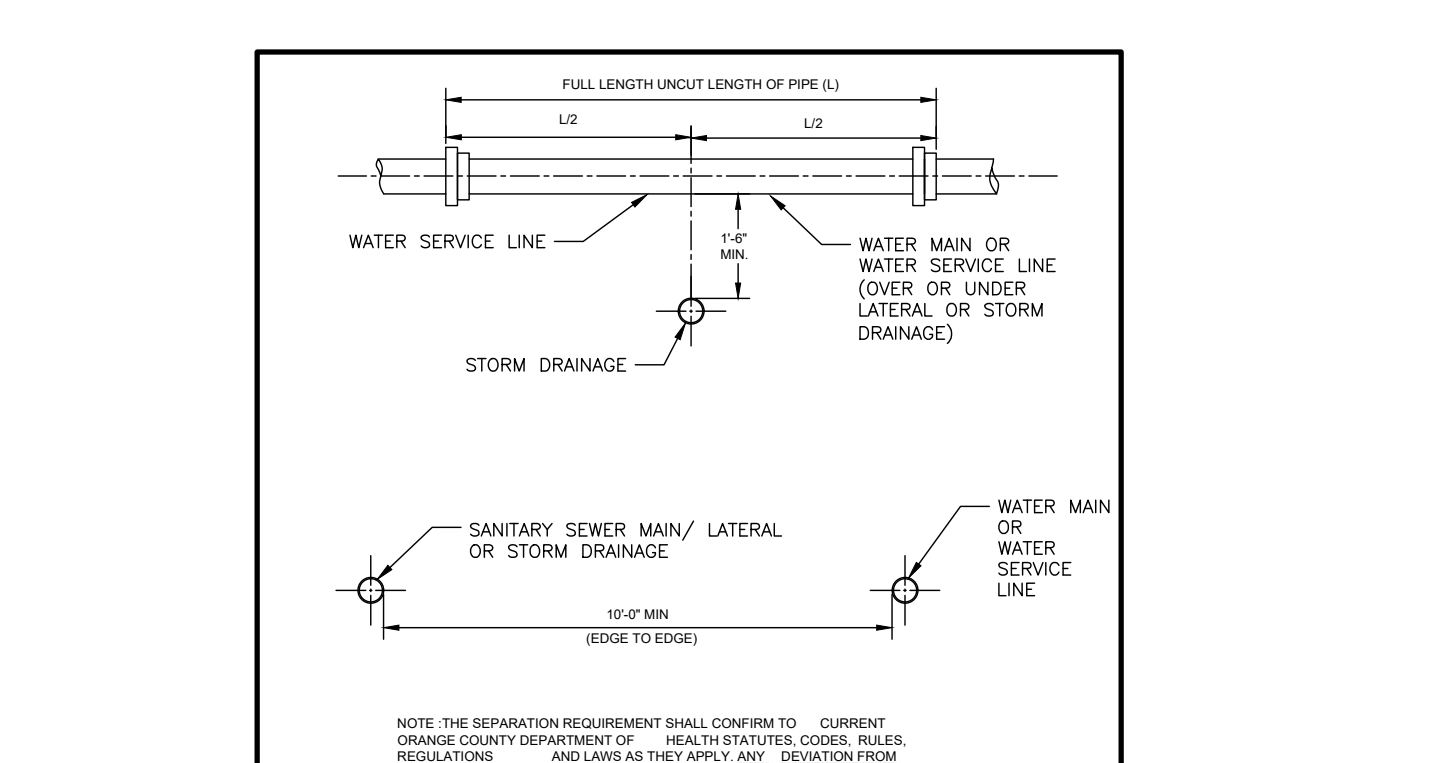
UT #6
N.T.S.
02/23

BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION



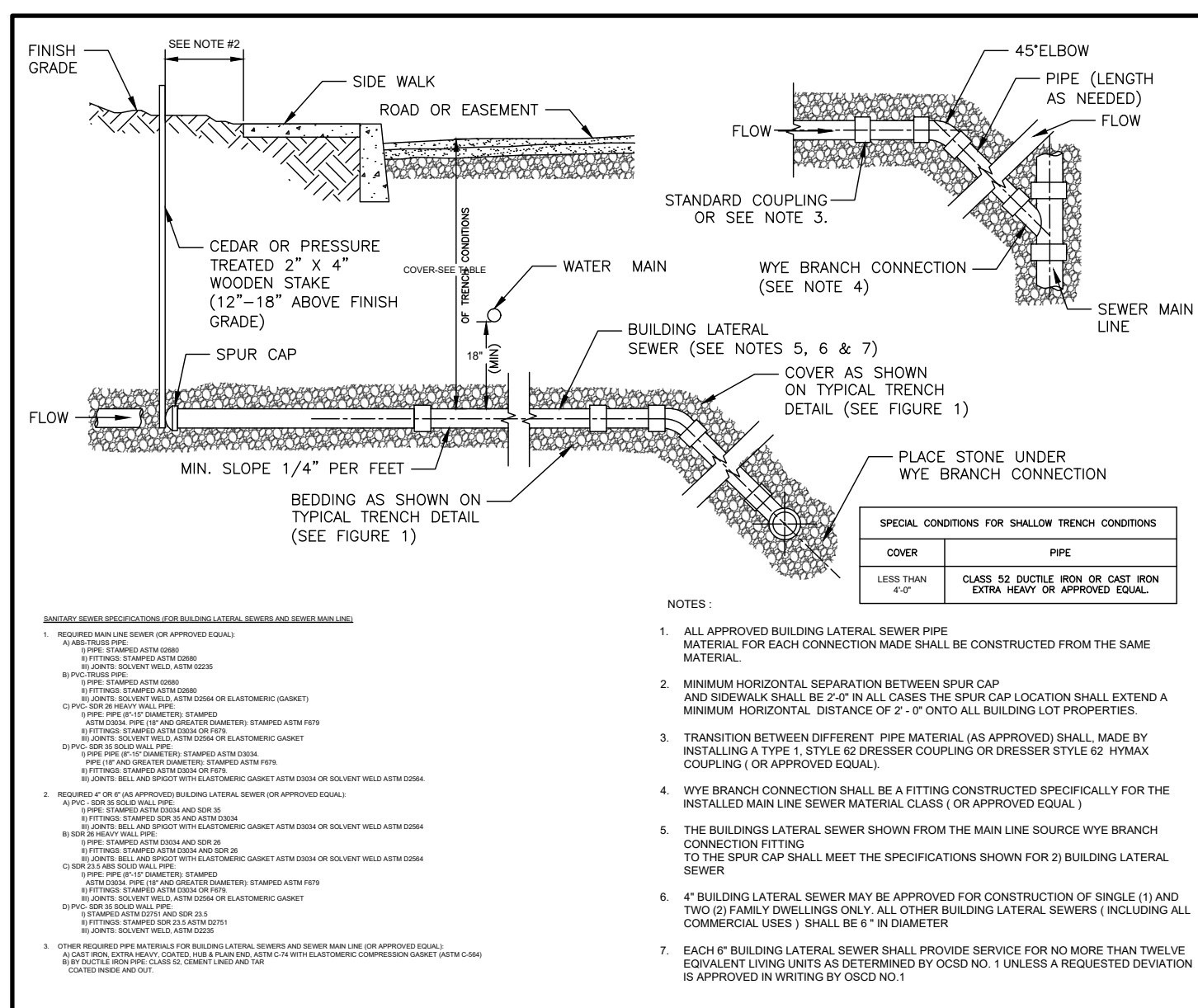
UT#1
N.T.S.
02/24

BUILDING LATERAL SEWER CLEANOUT (C.O.)



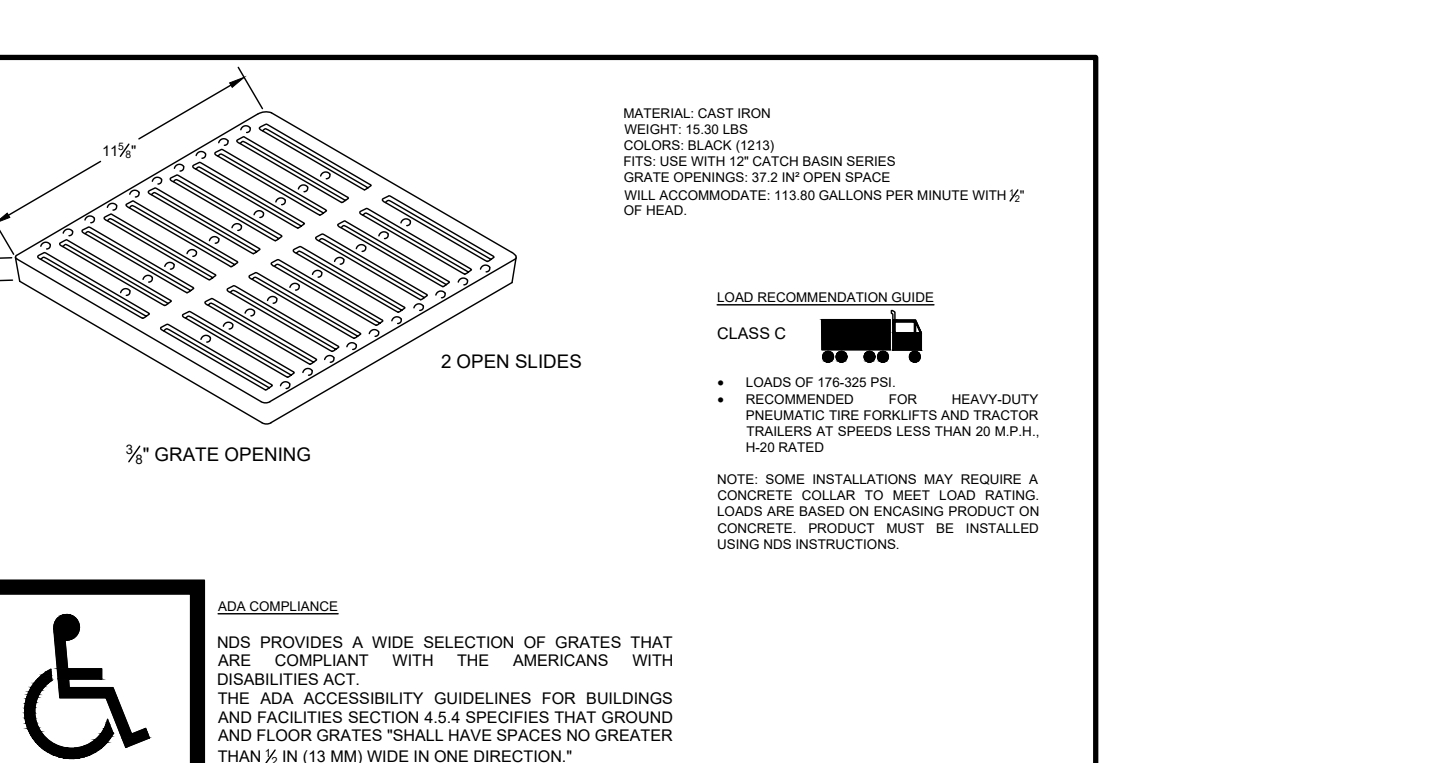
UT #5
N.T.S.
02/23

SANITARY SEWER/WATER/STORM DRAINAGE SEPARATION REQUIREMENTS



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

SANITARY SEWER CONSTRUCTION MATERIALS



CD# 18
N.T.S.
03/24

12x12 SQUARE CAST IRON GRATE

NO.	REVISION	DATE	DR/CK
2	REVISED PER BOARD COMMENTS	09/19/2025	JA
1	SITE LAYOUT	06/12/2025	ERYB

