

**BULK REQUIREMENTS  
(ZONE RB) RESIDENCE RB DISTRICT**

**BULK TABLE:**

	REQUIRED	EXISTING	PROVIDED	LOT 1	LOT 2
<b>MINIMUM:</b>					
LOT AREA	10000	23573.30	13287.00	10294.00	
FRONTAGE	50	150	80.00	85.34	
FRONT YARD	40	54.7	40.00	40.00	
REAR YARD	40	90.3	40.00	40.00	
SIDE YARD (ONE)	15	15.8	15.00	15.00	
SIDE YARD (BOTH)	30	120	30.00	32.00	
<b>MAXIMUM:</b>					
IMPERVIOUS COVERAGE	50%	15%	16%	26%	
BUILDING HEIGHT/STORIES	2.5 STORIES	-	TBD	TBD	
<b>PARKING:</b>					
PARKING SPACES	2 PER UNIT/4 PER LOT	2 PER UNIT	2 (2 PER UNIT)	2 (2 PER UNIT)	

EXISTING COVERAGE		PROPOSED COVERAGE LOT #1	
IMPERVIOUS AREA	AREA (SF)	IMPERVIOUS AREA	AREA (SF)
1 STORY FRAME DWELLING	1086.33	1 STORY FRAME DWELLING	1086.33
BIT. CONC. DRIVEWAY	1814.04	BIT. CONC. DRIVEWAY	84.91
CONCRETE SIDEWALK	292.78	CONCRETE SIDEWALK	459.33
CONCRETE LANDING	31.65	CONCRETE LANDING	31.65
DECK	70.95	DECK	70.95
FLAGSTONE PATIO	169.46	FLAGSTONE PATIO	169.46
CONCRETE PAD	102.15	CONCRETE PAD	102.15
<b>TOTAL</b>	<b>3567.36</b>	<b>TOTAL</b>	<b>2828.64</b>

EXISTING COVERAGE		PROPOSED COVERAGE LOT #2	
IMPERVIOUS AREA	AREA (SF)	IMPERVIOUS AREA	AREA (SF)
BUILDING	1936	BUILDING	1936
PARKING LOT	691.4	PARKING LOT	691.4
CONCRETE SIDEWALK	390.43	CONCRETE SIDEWALK	390.43
<b>TOTAL</b>	<b>3017.83</b>	<b>TOTAL</b>	<b>3017.83</b>

- NOTES:**
- BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY EDWARD T. GANNON, P.L.S. LIC#049907 DATED MARCH 7, 2018.
  - LOT AREA: 23,573.30 SF.
  - EXISTING HOUSE 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 & IMPROVEMENT ALONG SEARS ROAD AND HARRISON LANE, THE APPLICANT SHALL RESTORE ALL PAVEMENT, CURB, SIDEWALK, ETC. TO MATCH THE EXISTING CONDITIONS.
  - NO TREE CUTTING BETWEEN APRIL 1ST AND OCTOBER 1ST.
  - THE PROPERTY CANNOT BE RE-SUBDIVIDED.



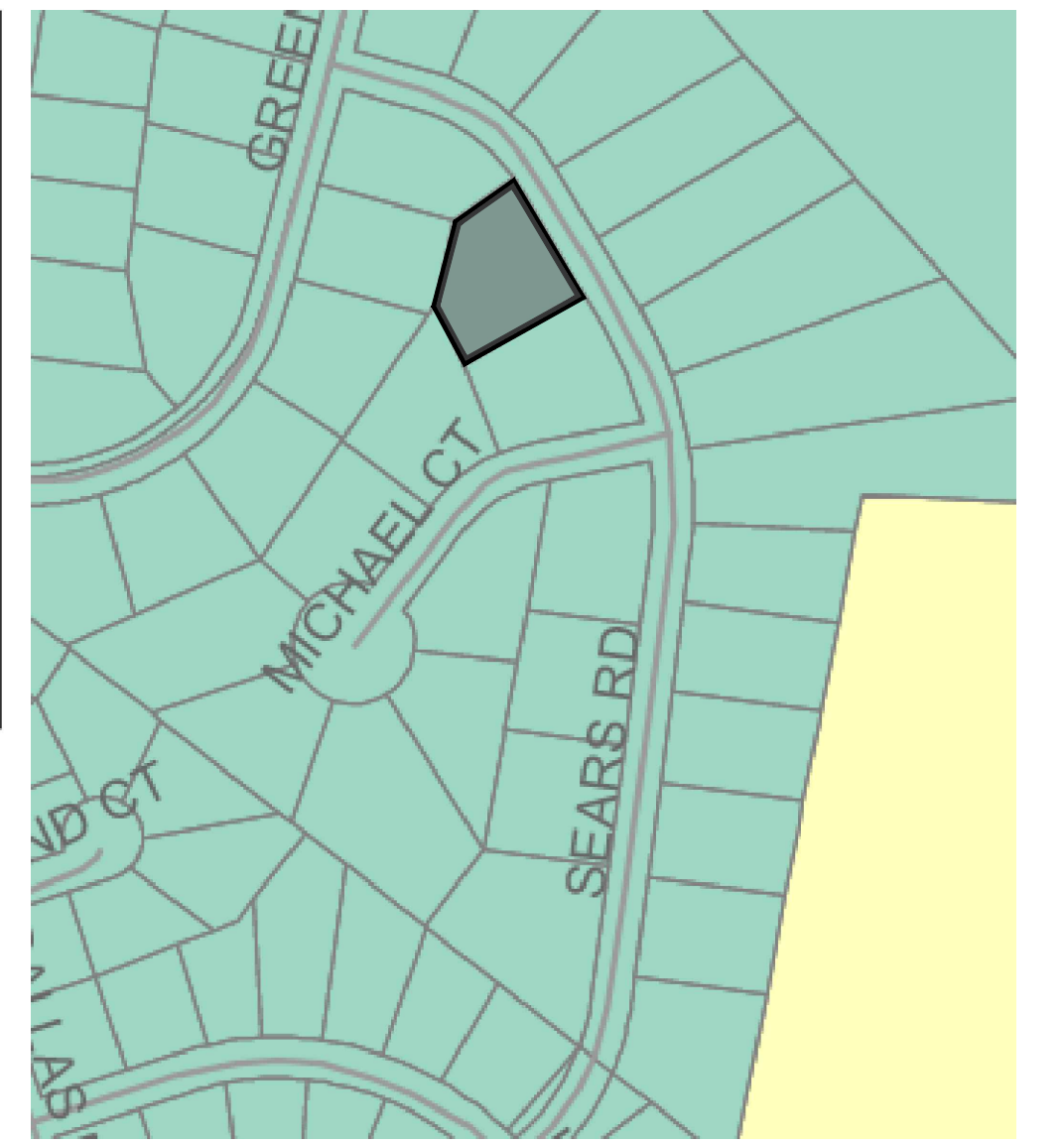
**VICINITY MAP  
NTS**

**Legend**

- State Route
- County Road
- Local Road
- Parcels
- Municipal Boundary

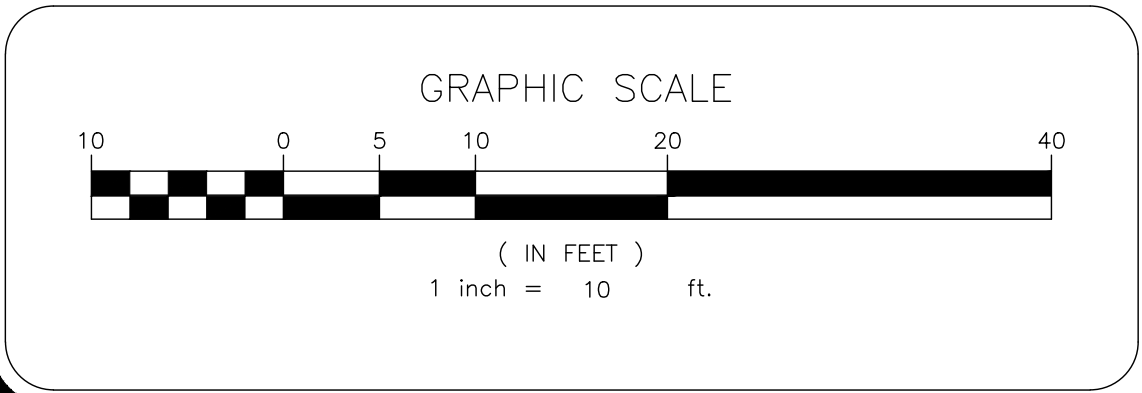
**Zoning District**

- RR
- RC-1
- RC-2
- ORI
- RB
- R-M



**ZONE MAP  
NTS**

- SHEET INDEX:**
- SITE PLAN
  - DEMOLITION PLAN
  - GRADING PLAN
  - DRAINAGE PLAN
  - UTILITY PLAN
  - SOIL & SEDIMENT CONTROL PLAN
  - DETAILS SHEET



NO.	REVISION	DATE	DR/CK

**KEVIN P. MAHER, P.E., M.ASCE**

4 EDGEWOOD DRIVE  
CENTRAL VALLEY, NY 10917  
LIC. 065454  
NY 845-666-0155  
NJ 732-523-2289  
E-MAIL: INFO@TERRANVC.COM

DocuSigned by:  
KEVIN P. MAHER, P.E., M.ASCE LIC. 065454 DATE: 3/12/2024

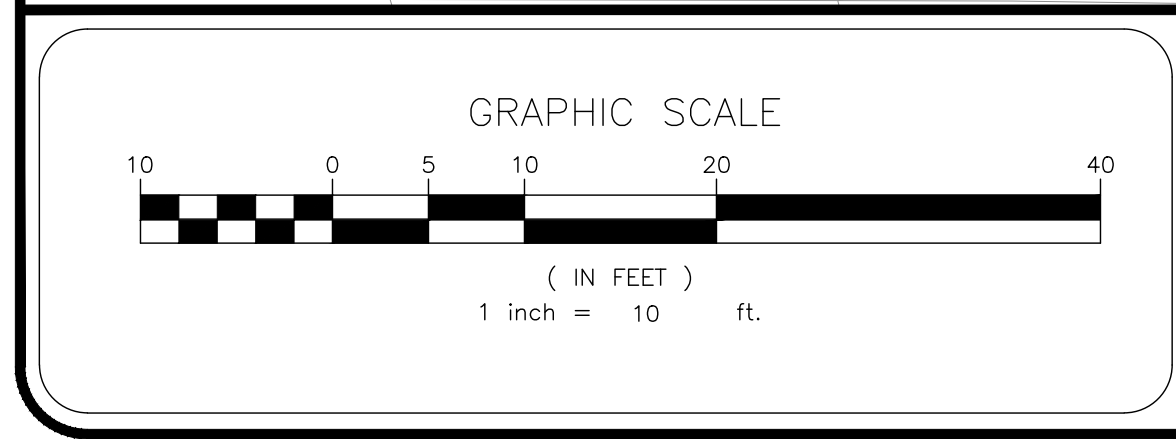
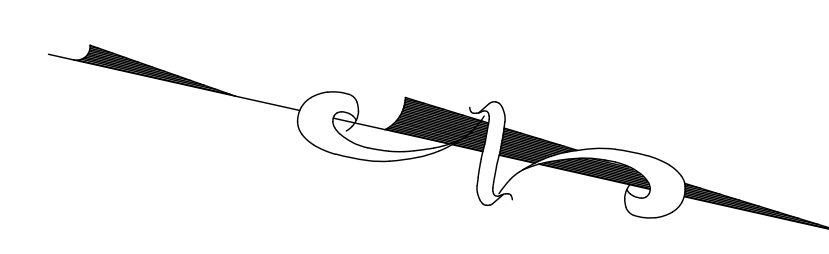
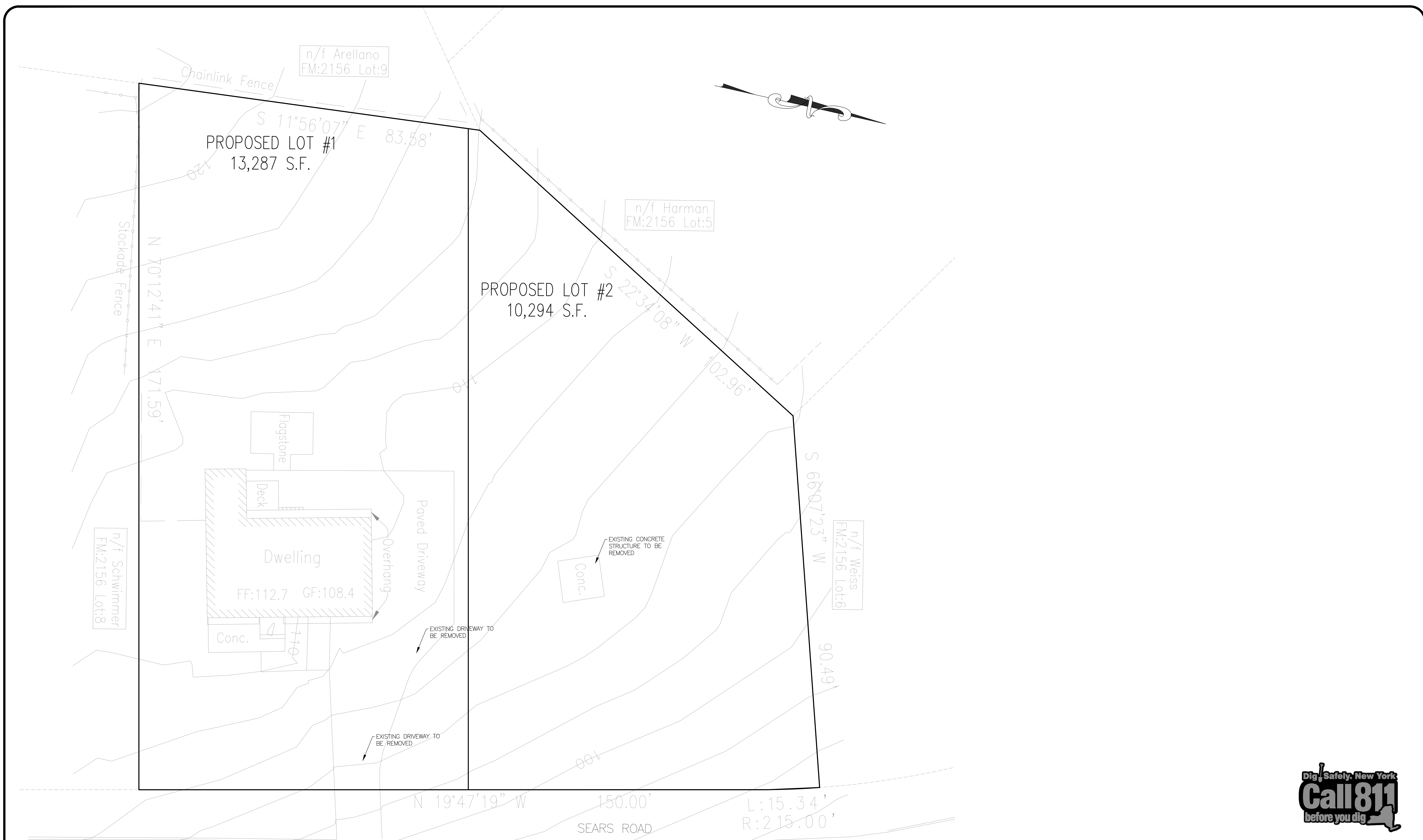
**SITE PLAN**

DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	JM	KPM

**23 SEARS ROAD**  
23 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE,  
ORANGE COUNTY, NEW YORK  
SBL 206-1-7

DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
<b>01</b> OF <b>07</b>	1"=10'	24126	03/11/2024





NO.	REVISION	DATE	DR/CK

**KEVIN P. MAHER, P.E., M.ASCE**

4 EDGEWOOD DRIVE  
CENTRAL VALLEY, NY 10917  
LIC. 065454  
NY 845-666-0155  
NJ 732-523-2289  
E-MAIL: INFO@TERRANVC.COM  
3/12/2024

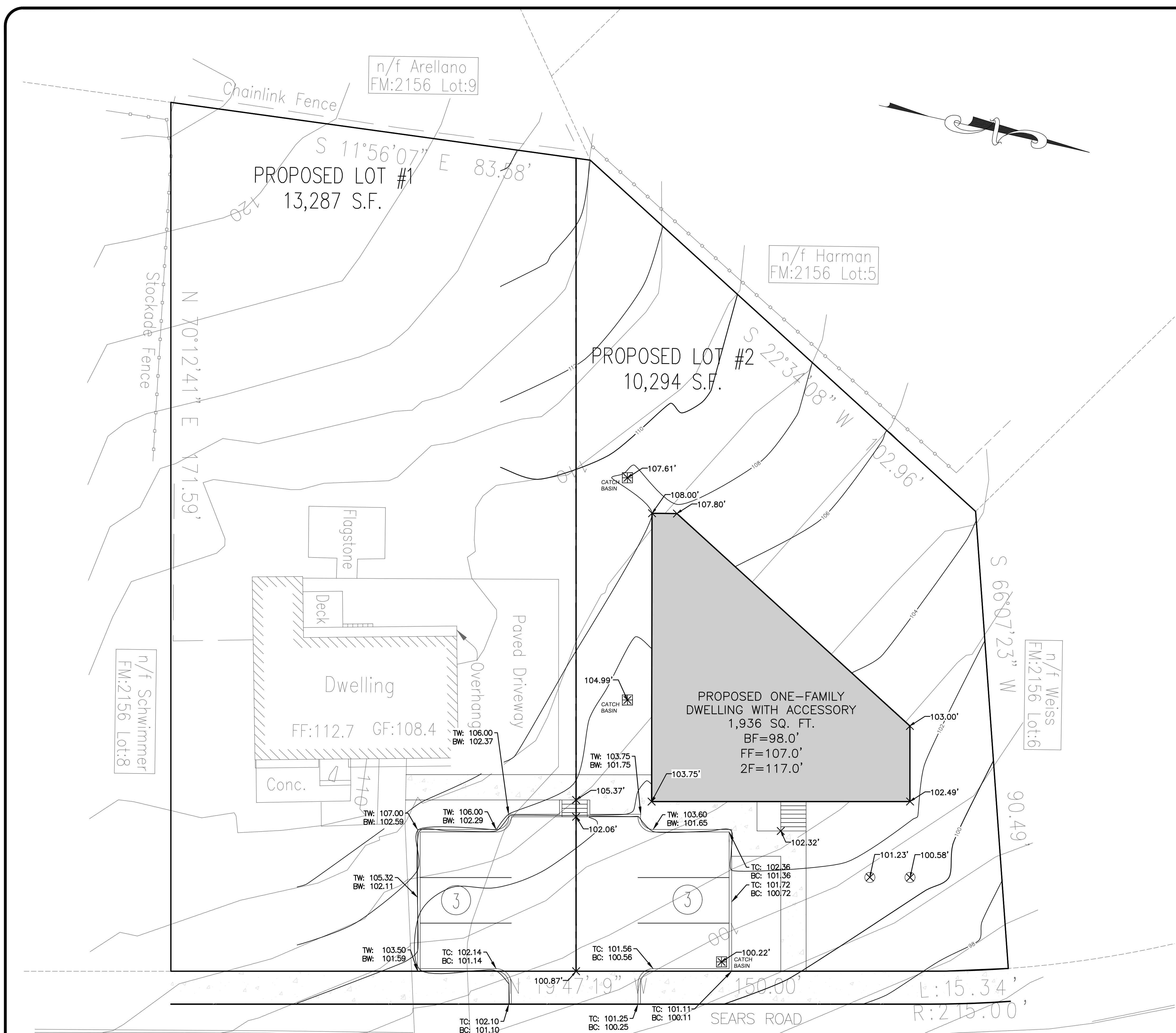
DocuSigned by:  
 KEVIN P. MAHER, P.E., M.ASCE LIC. 065454 DATE

**DEMOLITION PLAN**

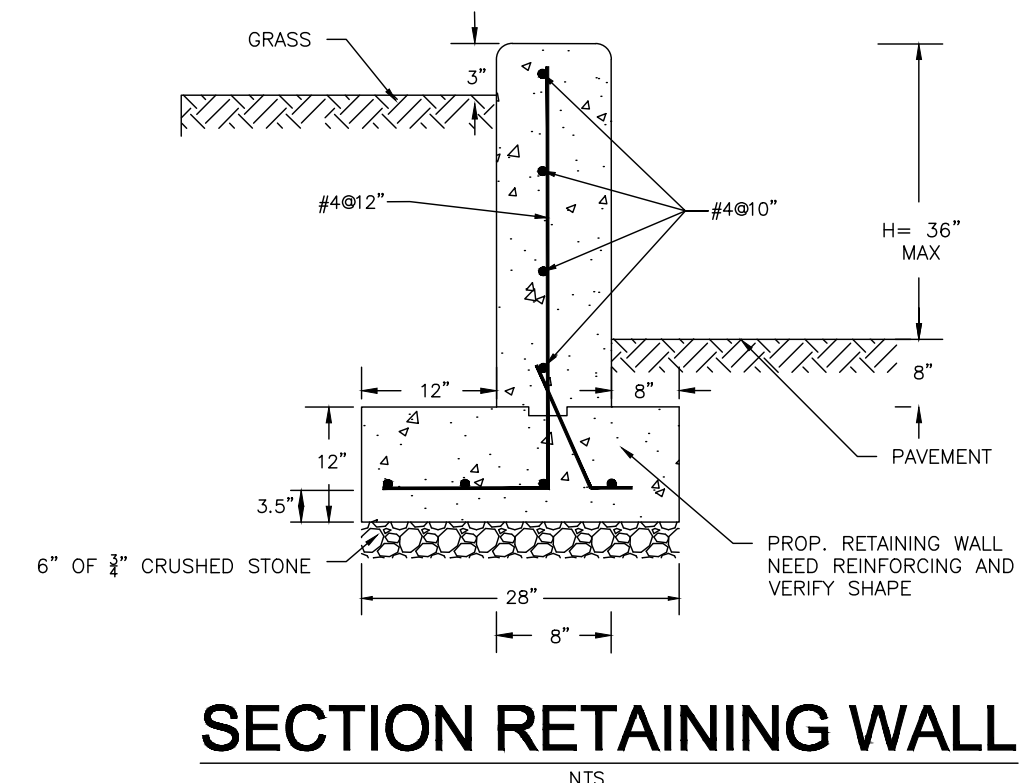
DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	JM	KPM

**23 SEARS ROAD**  
23 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE,  
ORANGE COUNTY, NEW YORK  
SBL 206-1-7

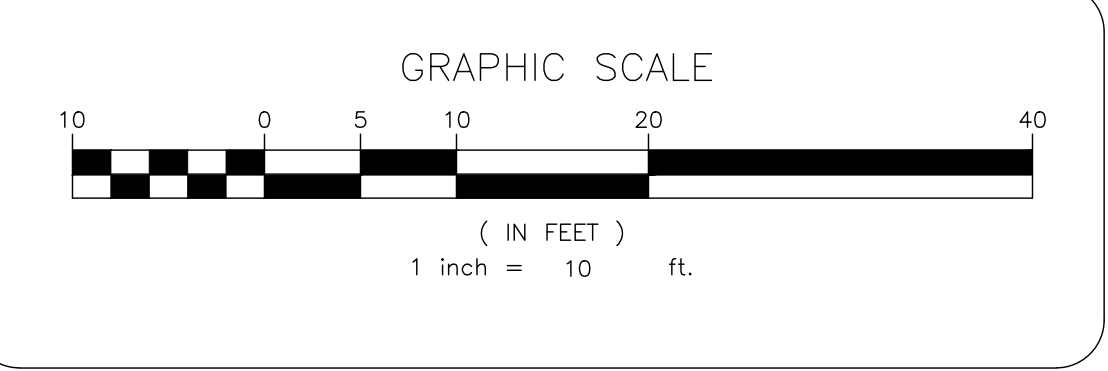
DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
<b>02</b> OF <b>07</b>	1"=10'	24126	03/11/2024



- NOTES:**
1. MAXIMUM HEIGHT ABOVE GROUND 3 FEET.
  2. PROPOSED RETAINING WALL NEED REINFORCING AND VERIFY SHAPE.
  3. THIS WALL IS NOT CLEAR FOR CONSTRUCTION.
  4. CONCRETE MINIMUM CLASS B 4,000 PSI.
  5. CURB REVEAL TO ACT AS VEHICLE ROLL OFF PREVENTION.



- LEGEND:**
- FF FIRST FLOOR ELEVATION
  - TG TOP OF GRATE
  - TC TOP OF CURB
  - BC BOTTOM OF CURB
  - TW TOP OF WALL
  - BW BOTTOM OF WALL



PREPARED FOR  
**DrawME**  
Design Group

NO.	REVISION	DATE	DR/CK

**KEVIN P. MAHER, P.E., M.ASCE**  
4 EDGEWOOD DRIVE  
CENTRAL VALLEY, NY 10917  
LIC. 065454  
NY 845-666-0155  
NJ 732-523-2289  
E-MAIL: INFO@TERRANVC.COM  
3/12/2024

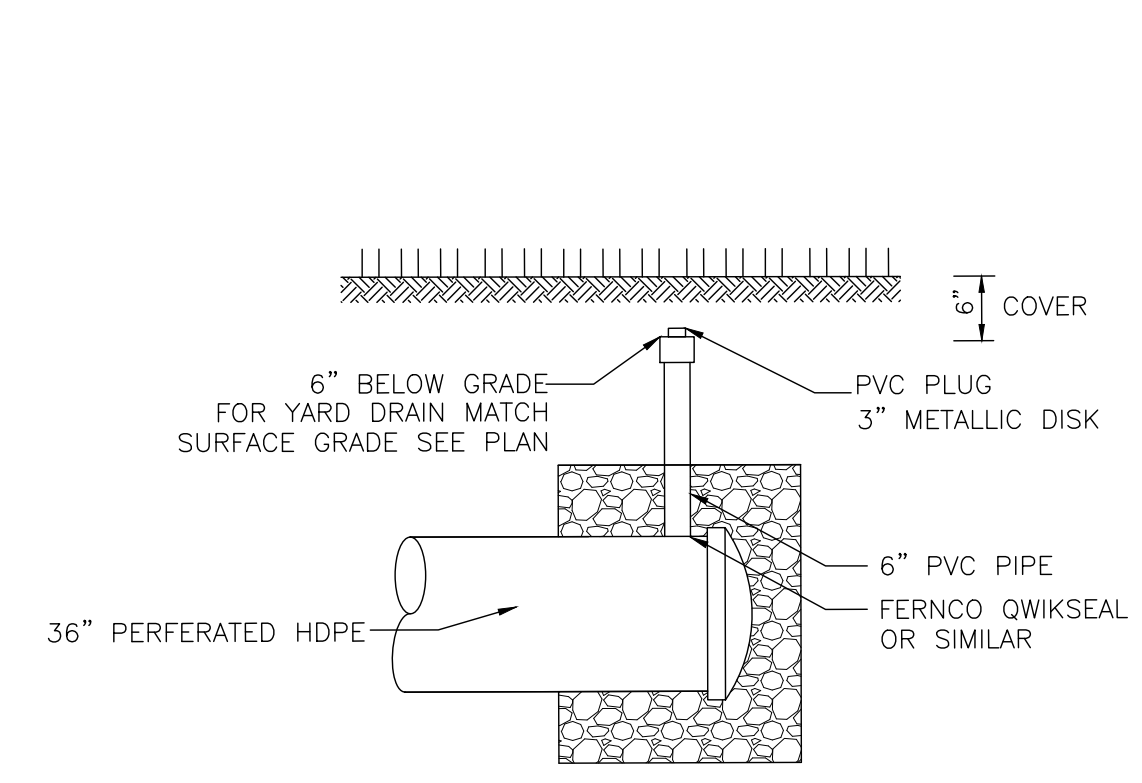
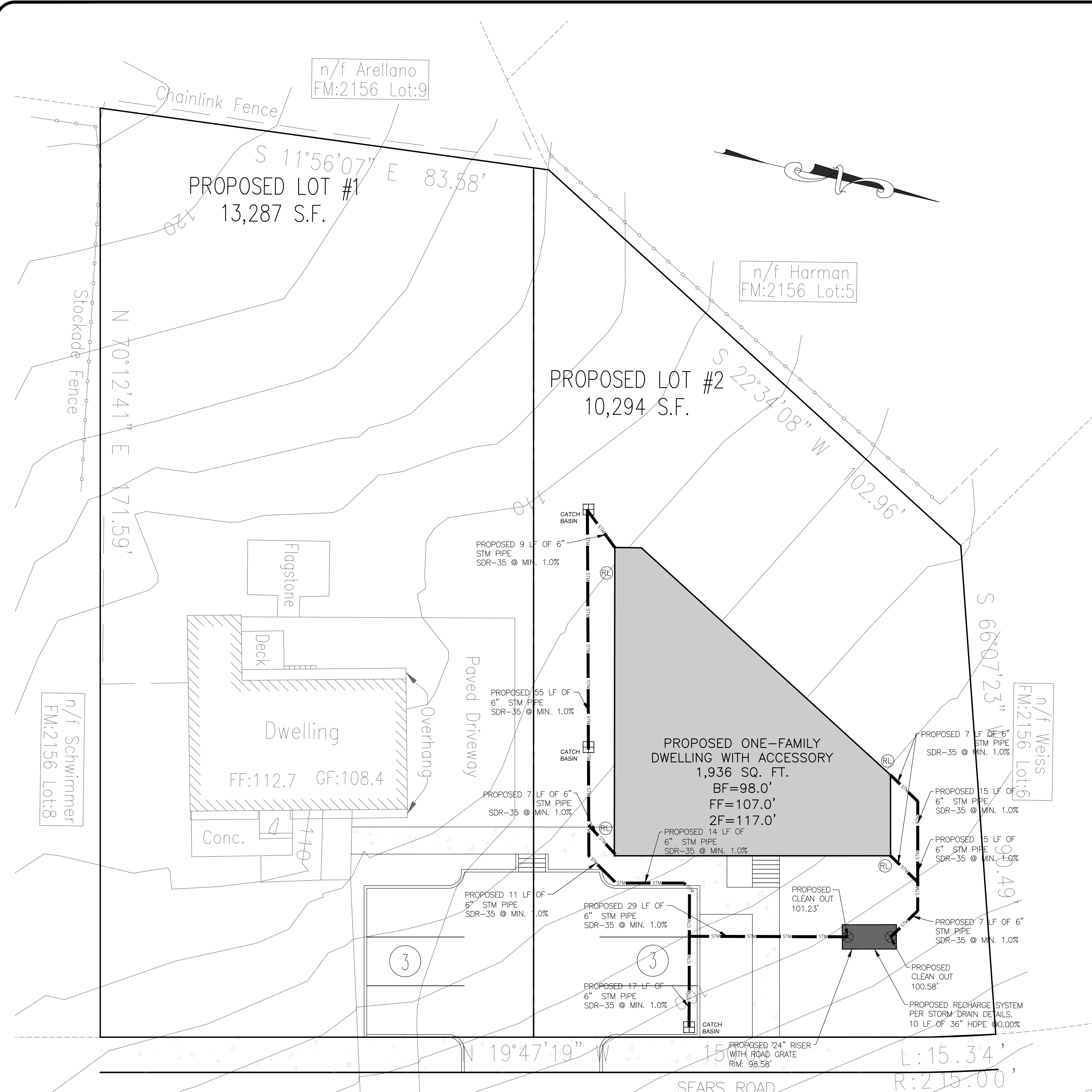
DocuSigned by:  
KEVIN P. MAHER, P.E., M.ASCE LIC. 065454 DATE

**GRADING PLAN**

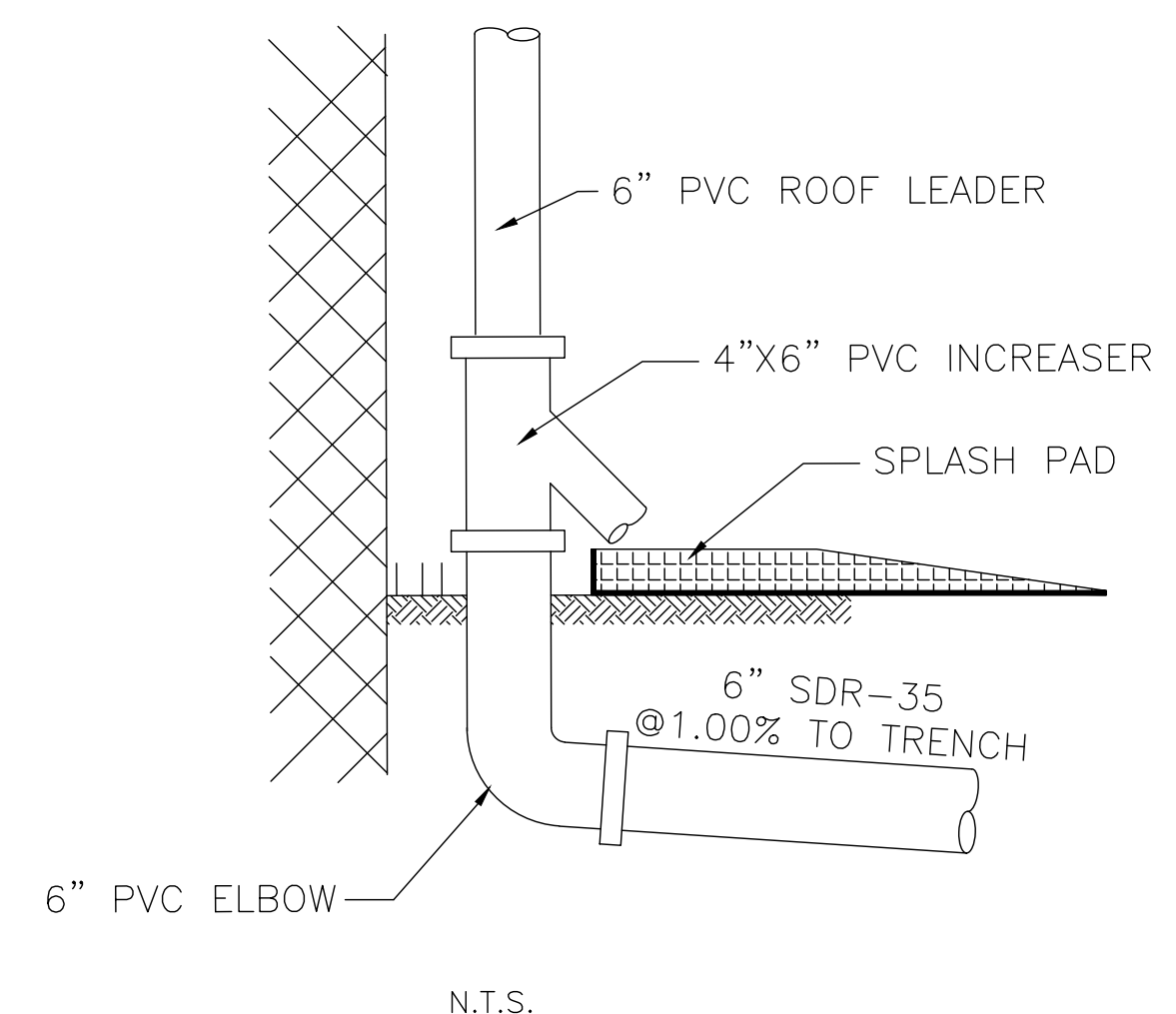
DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	JM	KPM

**23 SEARS ROAD**  
23 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE,  
ORANGE COUNTY, NEW YORK  
SBL 206-1-7

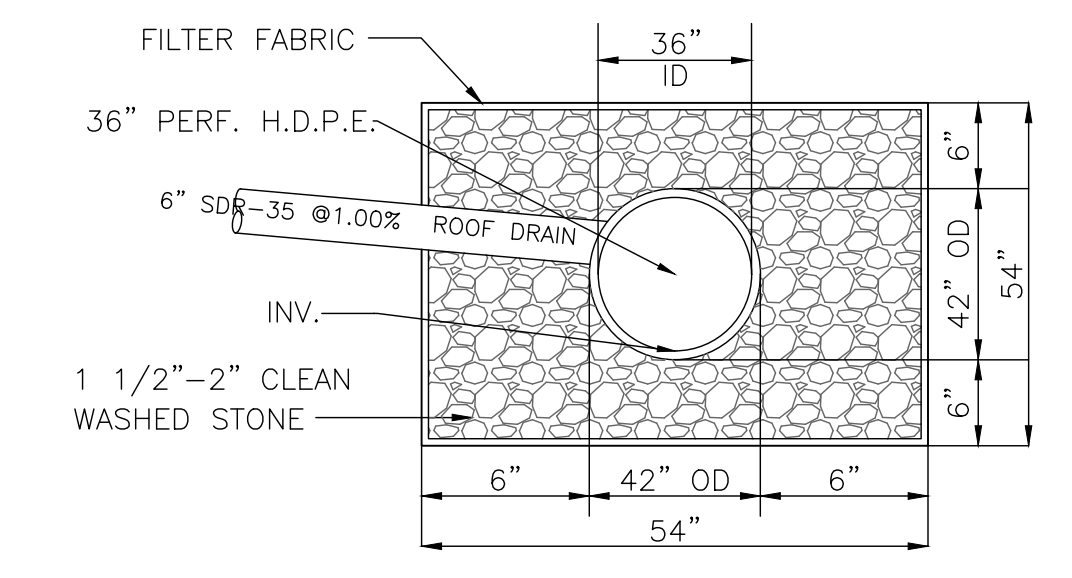
DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
<b>03</b> OF <b>07</b>	1"=10'	24126	03/11/2024



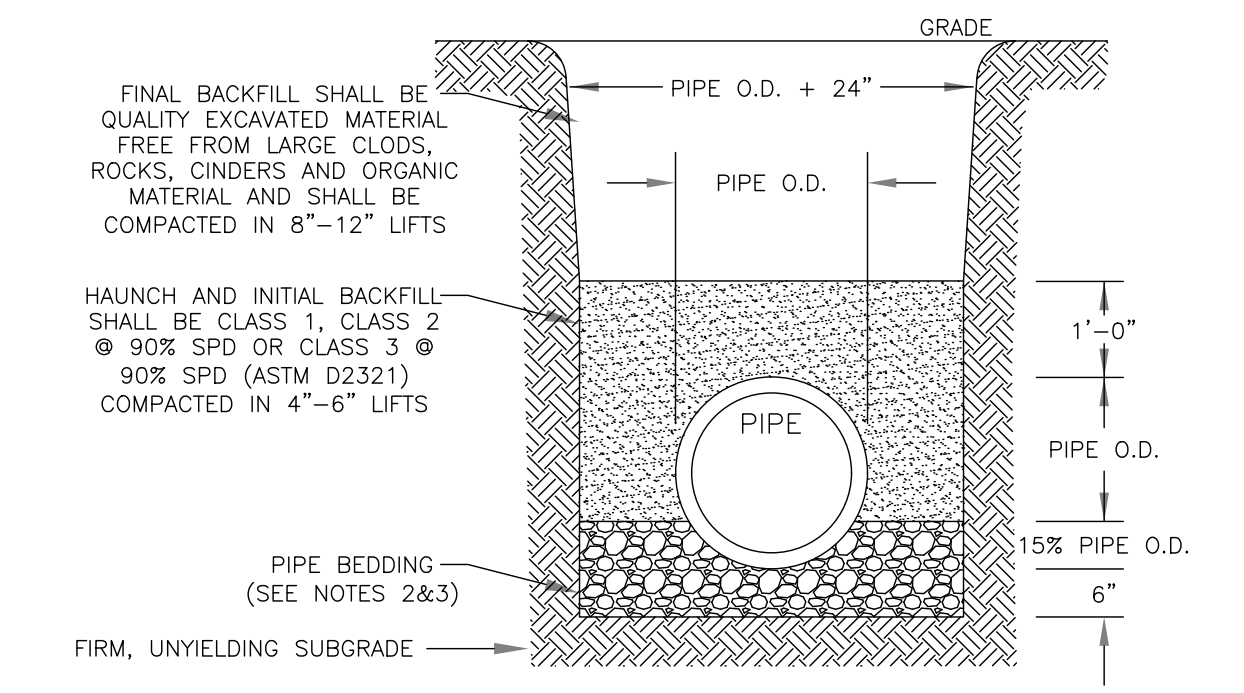
NOTES:  
 1. CLEANOUT TO BE PROVIDED ON BOTH ENDS OF TRENCH.  
 2. ROOF DRAIN TO BE CONNECTED TO PIPE WITH PREMANUFACTURED FITTING OR NEATLY SAW CUT WITHIN THE LIMITS OF THE STONE BEDDING.  
 N.T.S.  
**CLEANOUT DETAIL**



N.T.S.  
**ROOF LEADER DETAIL**



NOTES:  
 1. FILTER FABRIC TO BE MIRAFI 140A OR EQUAL  
 2. STONE TO HAVE A MINIMUM VOID RATIO OF 0.40  
 N.T.S.  
**RECHARGE TRENCH DETAIL**



NOTES:  
 1. SOIL CLASSES AS DEFINED IN ASTM D 2487 AND D 2321.  
 2. PIPE BEDDING FOR STORM SEWERS SHALL BE CLASS 1 EMBEDMENT MATERIAL OR CLASS 2 OR 3 EMBEDMENT MATERIAL COMPACTED TO 90% STANDARD PROCTOR DENSITY.  
 3. PIPE BEDDING FOR WATERMAIN SHALL BE CLASS 1 EMBEDMENT MATERIAL OR SAND.  
 4. PARTICLE SIZE IN THE EMBEDMENT ZONE SHALL NOT EXCEED 2".  
 5. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT TO SUITABLE MATERIAL.  
 6. PIPE BEDDING AND BACKFILL IS TO BE IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDES AND REQUIREMENTS.  
 N.T.S.  
**PIPE BEDDING & BACKFILL DETAIL**

**LEGEND:**

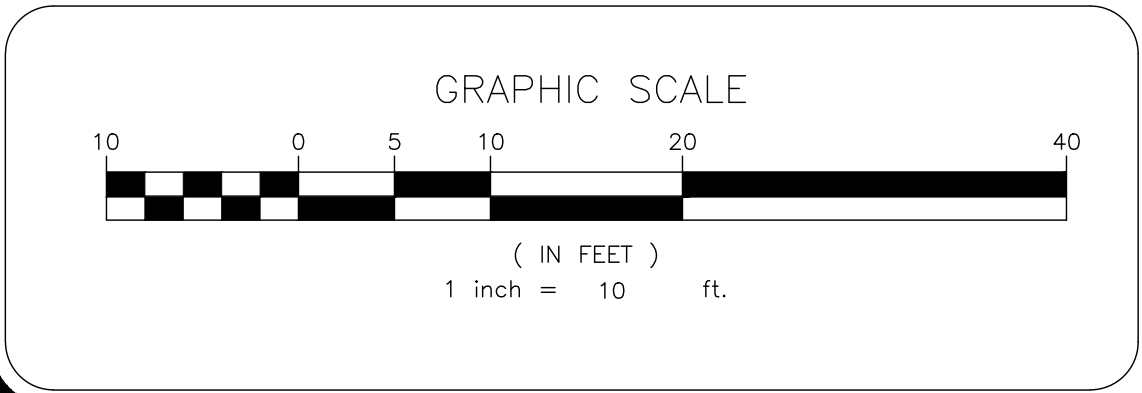
(RL) PROPOSED 6" PVC ROOF LEADER PER STORM DRAIN DETAILS.

**RECHARGE NOTES:**

- RECHARGE TRENCHES ARE TO BE LOCATED A MINIMUM OF 8 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 THE WYE FITTING IN THE ROOF LEADER. 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:**

1,936.00 SF (PROPOSED COVERAGE)  
 0.50 INCH / 2 HOUR STORM  
 1,936.00 SF X 0.50 IN X 1 FT/12 INCHES  
 = 80.67 CF REQUIRED  
 RECHARGE TRENCH VOL = 12.34 CF/LF  
 80.67/12.34 = 6.53 LF REQUIRED  
 10 LF OF TRENCH PROPOSED X 12.34 CF/LF = 123.40 CF PROVIDED



PREPARED FOR  
**DrawME**  
 Drawing Co.

NO.	REVISION	DATE	DR/CK

**KEVIN P. MAHER, P.E., M.ASCE**  
 4 EDGEWOOD DRIVE  
 CENTRAL VALLEY, NY 10917  
 LIC. 065454  
 NY 845-666-0155  
 NJ 732-523-2289  
 E-MAIL: INFO@TERRANVC.COM  
 3/12/2024  
 KEVIN P. MAHER, P.E., M.ASCE LIC. 065454 DATE

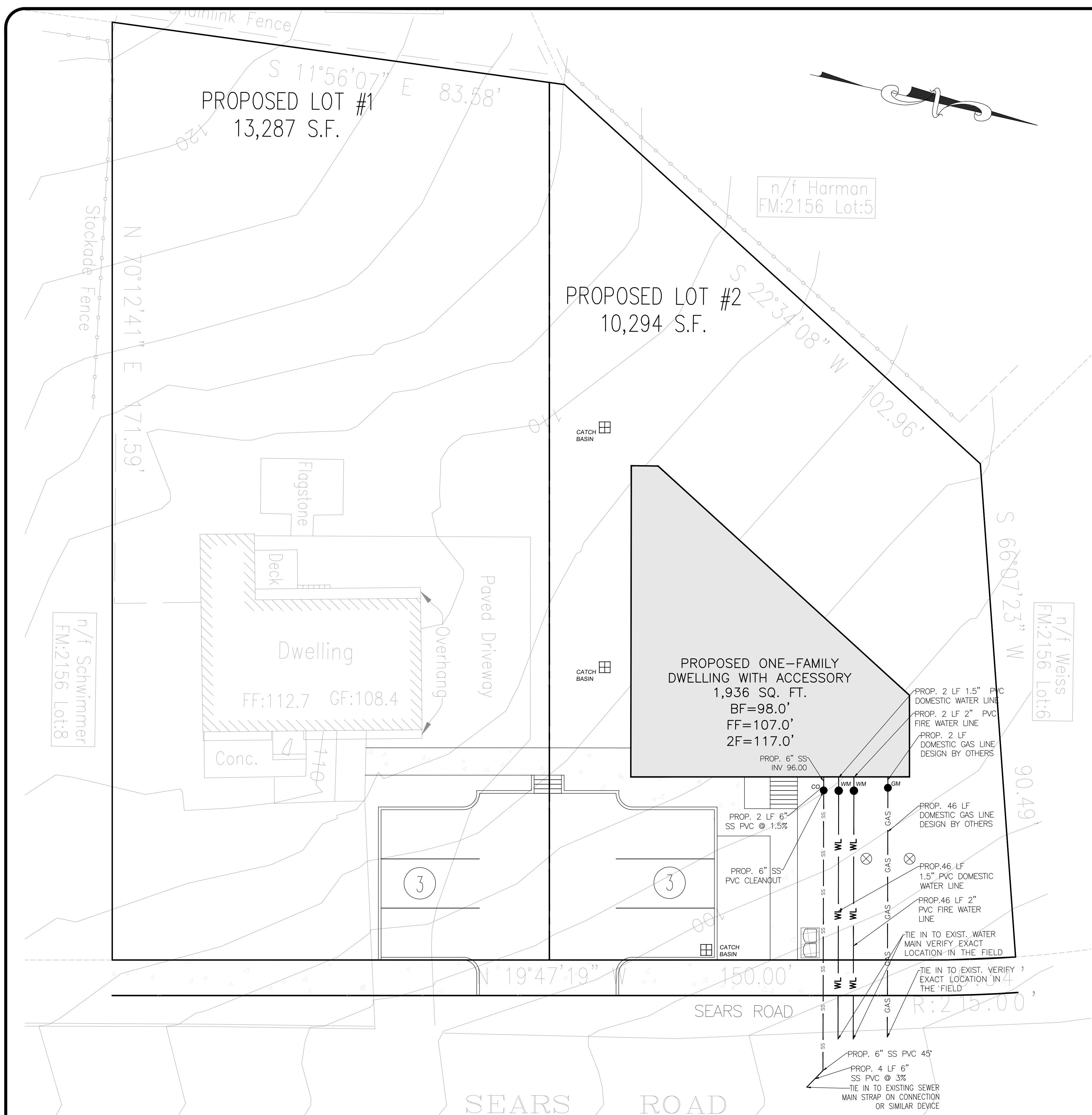
**DRAINAGE PLAN**

DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	JM	KPM

**23 SEARS ROAD**  
 23 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE,  
 ORANGE COUNTY, NEW YORK  
 SBL 206-1-7

DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
<b>04</b> OF <b>07</b>	1"=10'	24126	03/11/2024





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 LOCK 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.

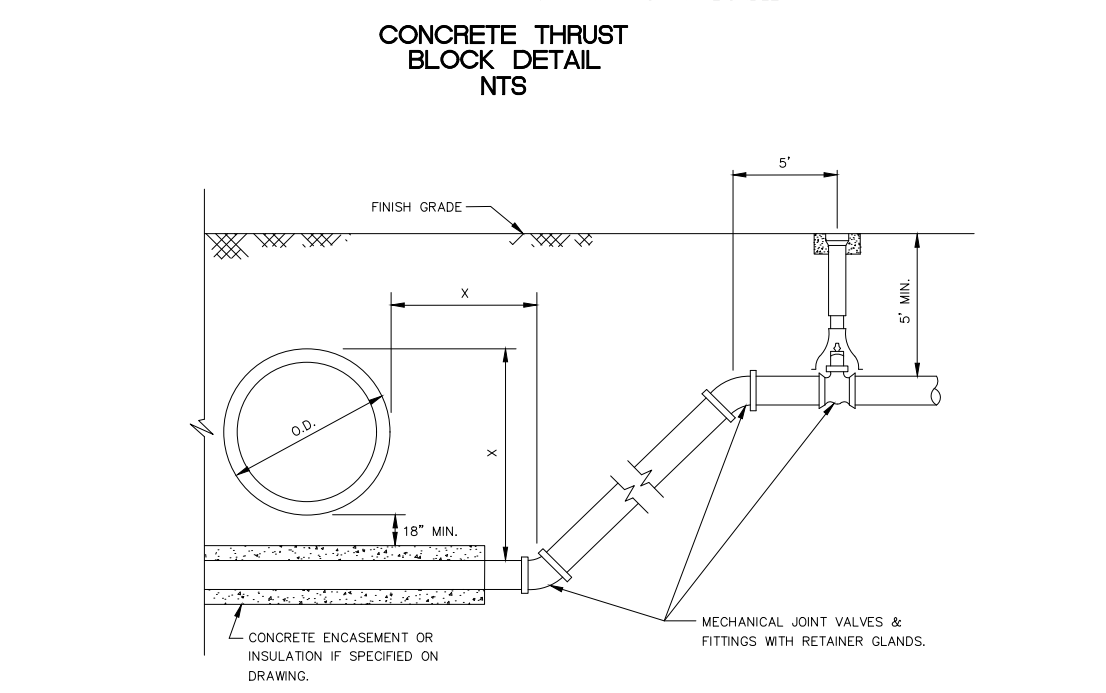
WHERE CONDITIONS PREVENT THE MINIMUM VERTICAL SEPARATION SET FORTH ABOVE FROM BEING MAINTAINED, OR WHEN IT IS NECESSARY FOR THE WATER MAIN TO PASS UNDER A SEWER OR DRAIN, THE WATER MAIN MUST BE LAID WITH SLIP-ON OR MECHANICAL JOINT CLASS 52 DIP PIPE MUST BE EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE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

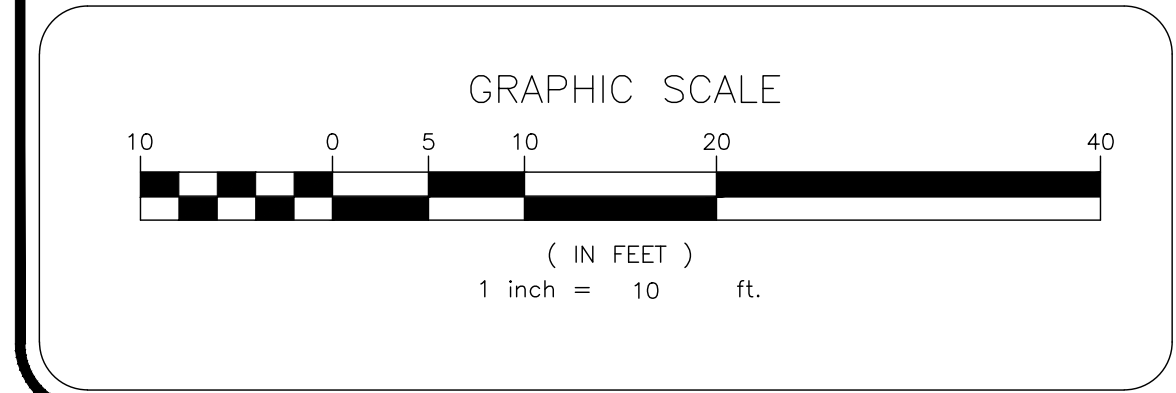
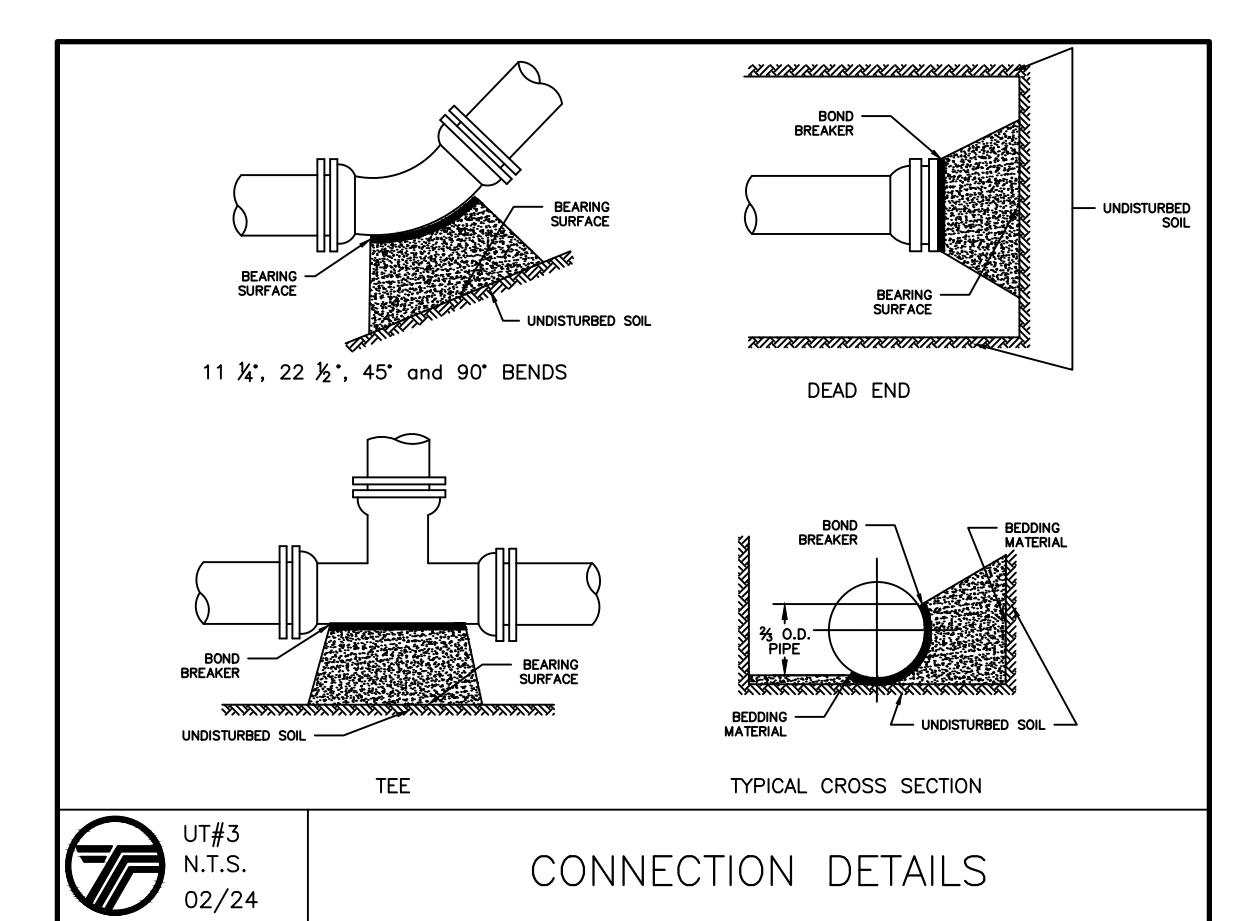
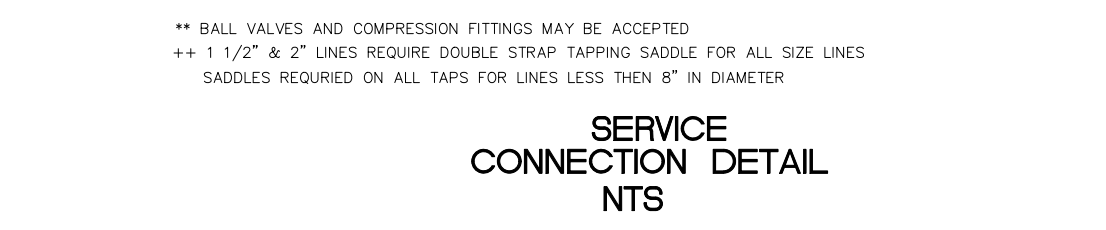
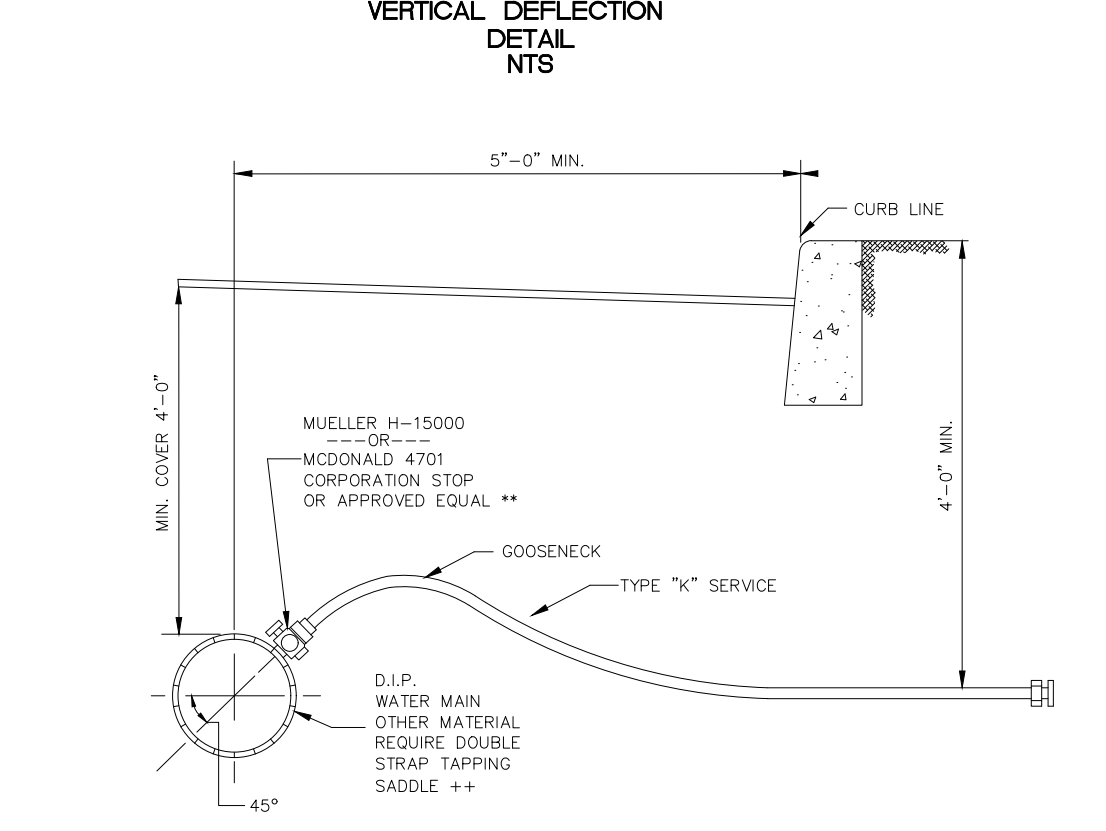
WHERE A WATER MAIN MUST CROSS UNDER A SEWER, A VERTICAL SEPARATION OF EIGHTEEN INCHES (18") BETWEEN THE BOTTOM OF THE SEWER AND THE TOP OF THE WATER MAIN MUST BE MAINTAINED, WITH ADEQUATE SUPPORT FOR THE LARGER-SIZED SEWER LINES TO PREVENT THEM FROM SETTLING ON AND BREAKING THE WATER MAIN.

MINIMUM BEARING SURFACE AREA (F<sup>2</sup>)

PIPE SIZE	11-1/4"	12-1/2"	23-40"	44-60"	75-90"
6"	1.0	1.5	2.5	4.5	3.5
8"	1.0	2.5	4.5	8.0	5.5
10"	2.0	3.5	7.0	12.0	9.0
12"	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



- NOTES:
- ON 16" AND LARGER TRANSMISSION MAINS BENDS SHALL BE BOTH RODDED AND THRUST BLOCKED.
  - BEARING SURFACES SHOWN IN CHART ARE MINIMUM.
  - BASED ON 150 PSI INTERNAL PIPE PRESSURE PLUS WATER HAMMER = 150PSI.
    - 12" WATER HAMMER = 110 PSI.
    - 16" AND LARGER WATER HAMMER = 70 PSI.
  - SOIL BEARING CAPACITY = 3,000 LB./SQ. FT.
  - ALL 90 DEGREE BENDS SHALL BE RODDED AND THRUST BLOCKED.
  - NA = NOT APPLICABLE.



PREPARED FOR  
**DrawME**  
Imaging Co.

NO.	REVISION	DATE	DR/CK

**KEVIN P. MAHER, P.E., M.ASCE**  
4 EDGEWOOD DRIVE  
CENTRAL VALLEY, NY 10917  
LIC. 065454  
NY 845-666-0155  
NJ 732-523-2289  
E-MAIL INFO@TERRANVC.COM

DocuSigned by:  
 3/12/2024  
KEVIN P. MAHER, P.E., M.ASCE LIC. 065454 DATE

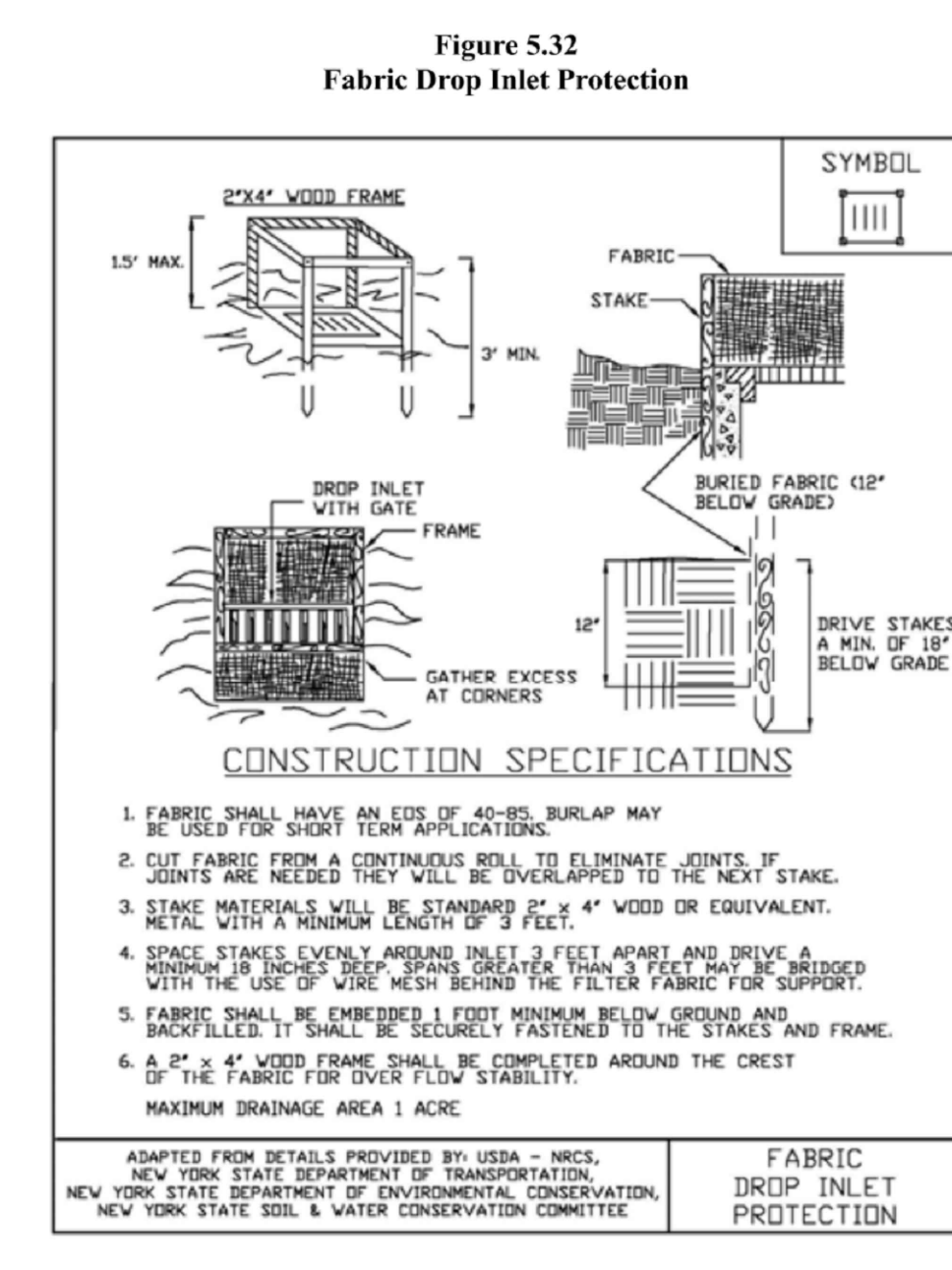
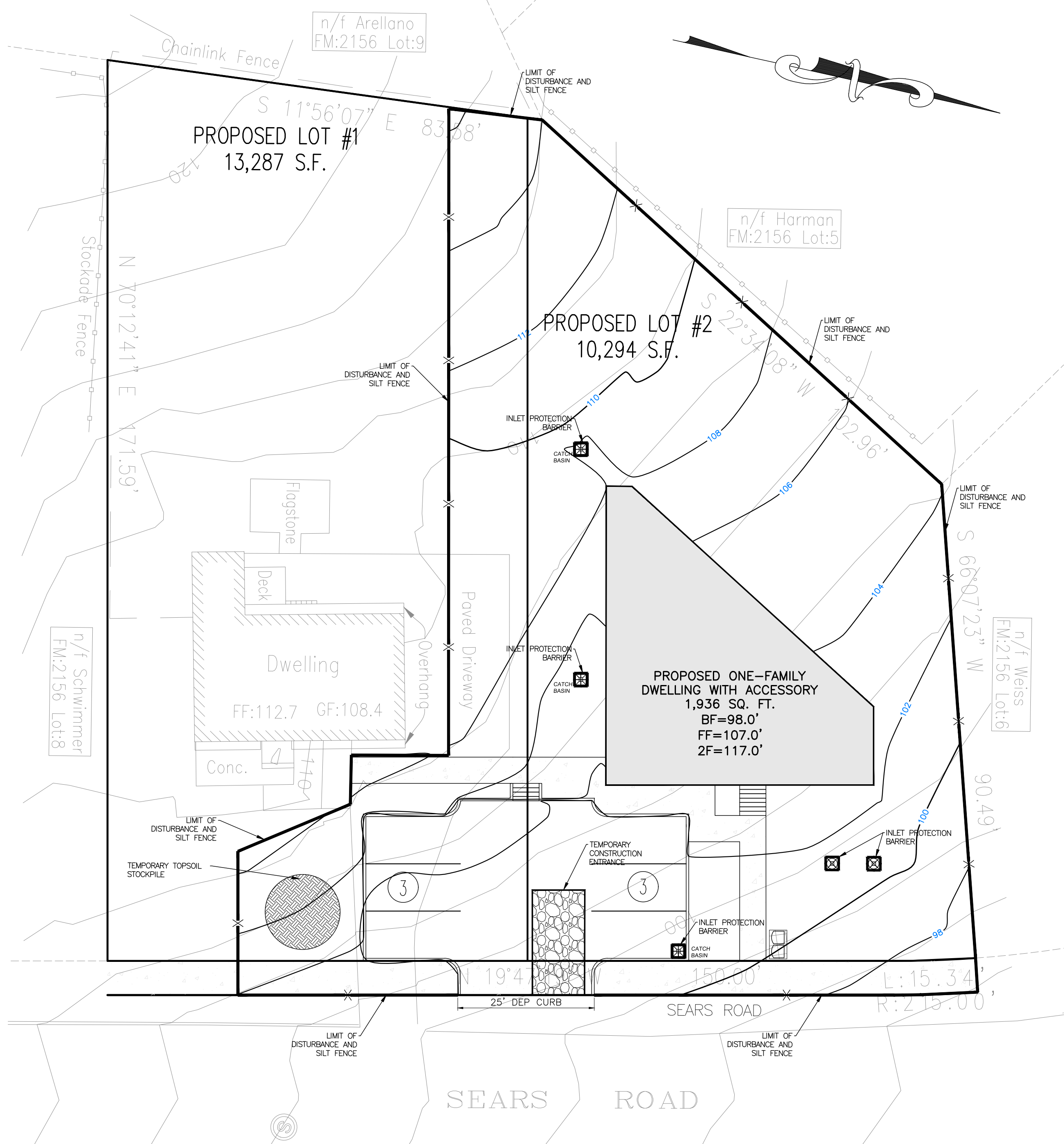
**UTILITY PLAN**

DESIGN BY: TB  
DRAWN BY: JM  
CHECKED BY: KPM

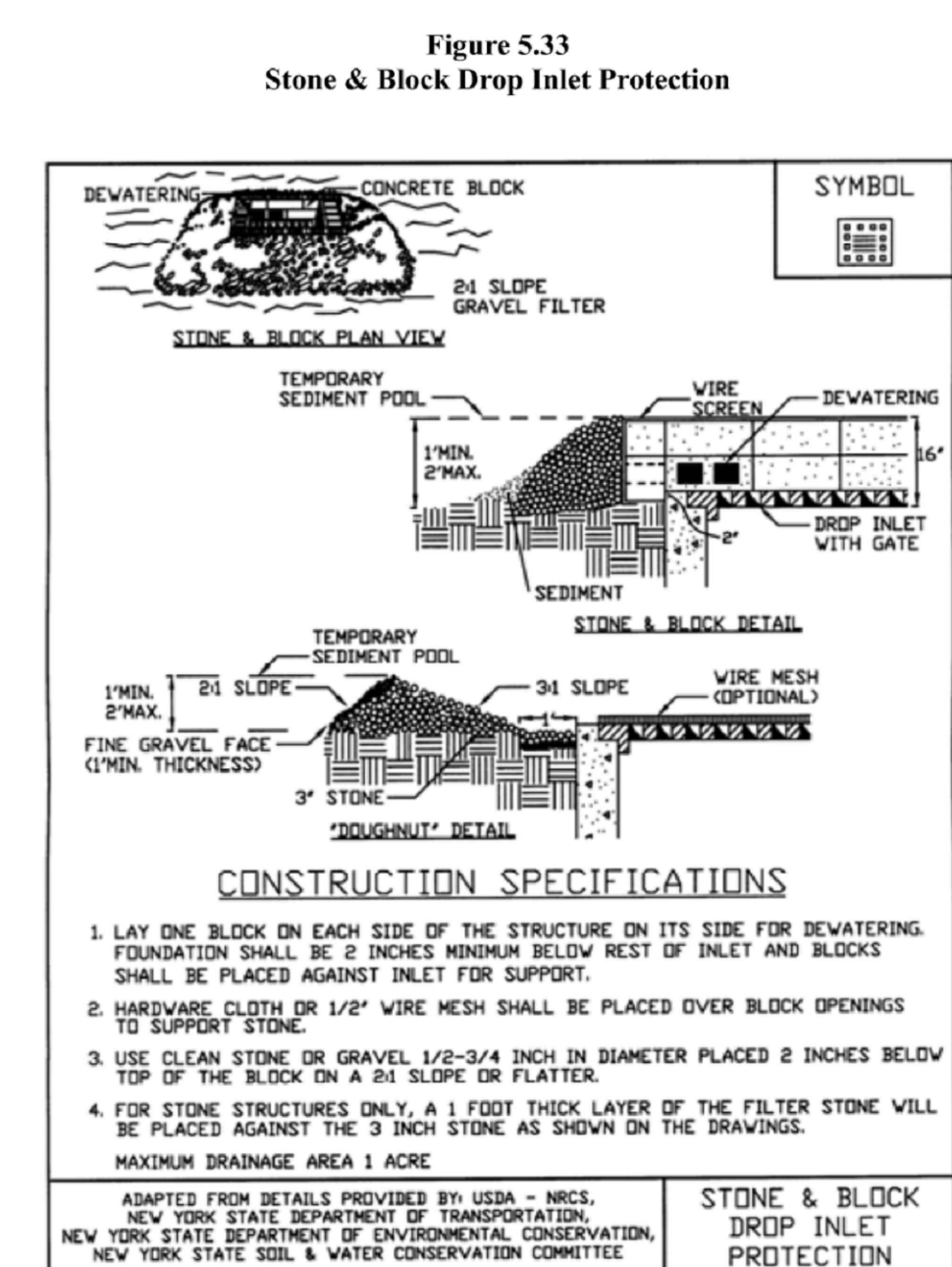
**23 SEARS ROAD**  
23 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE,  
ORANGE COUNTY, NEW YORK  
SBL 206-1-7

DRAWING NUMBER: **05** OF **07**  
SCALE: 1"=10'  
FILE NO.: 24126  
DATE: 03/11/2024

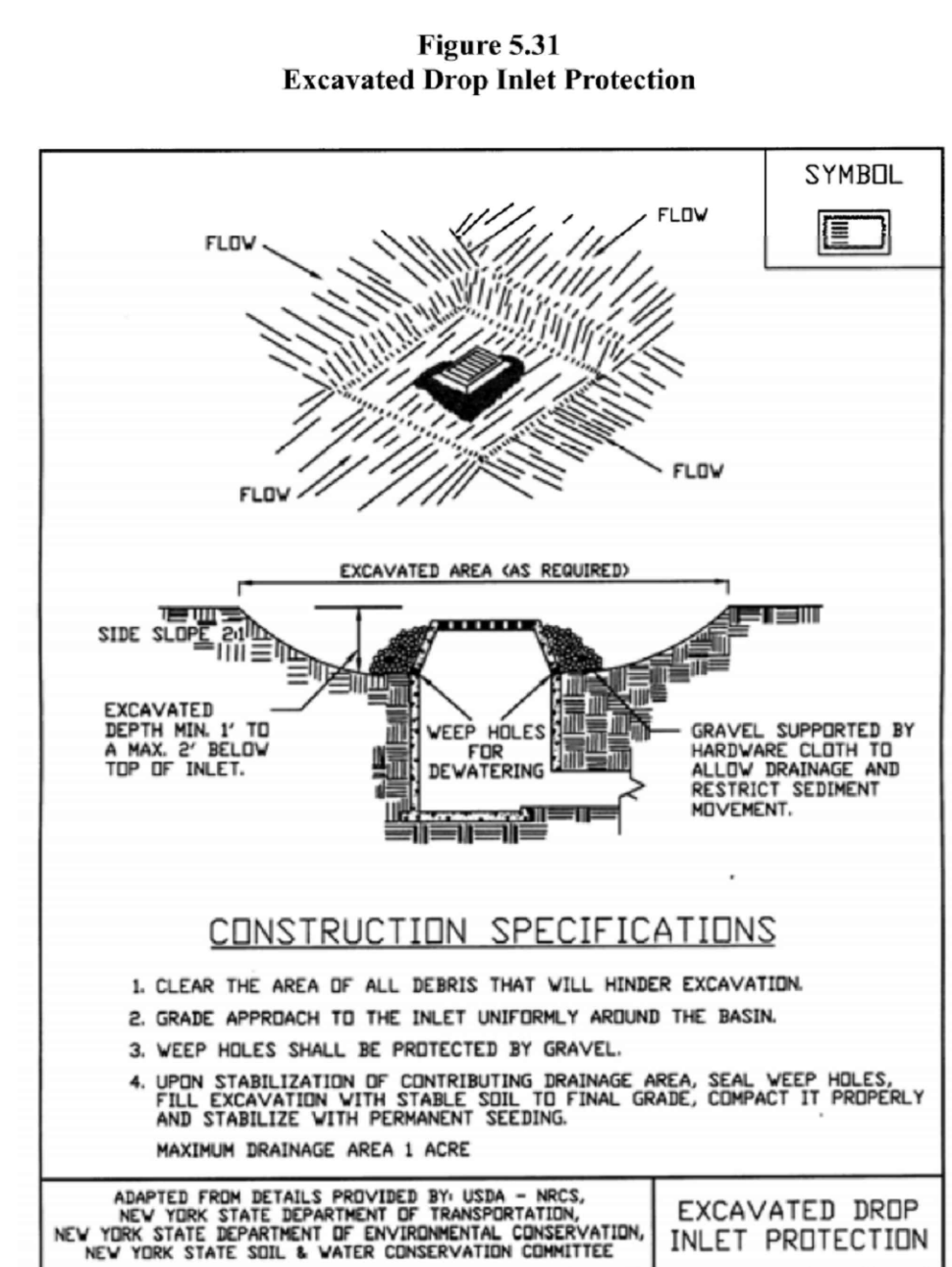




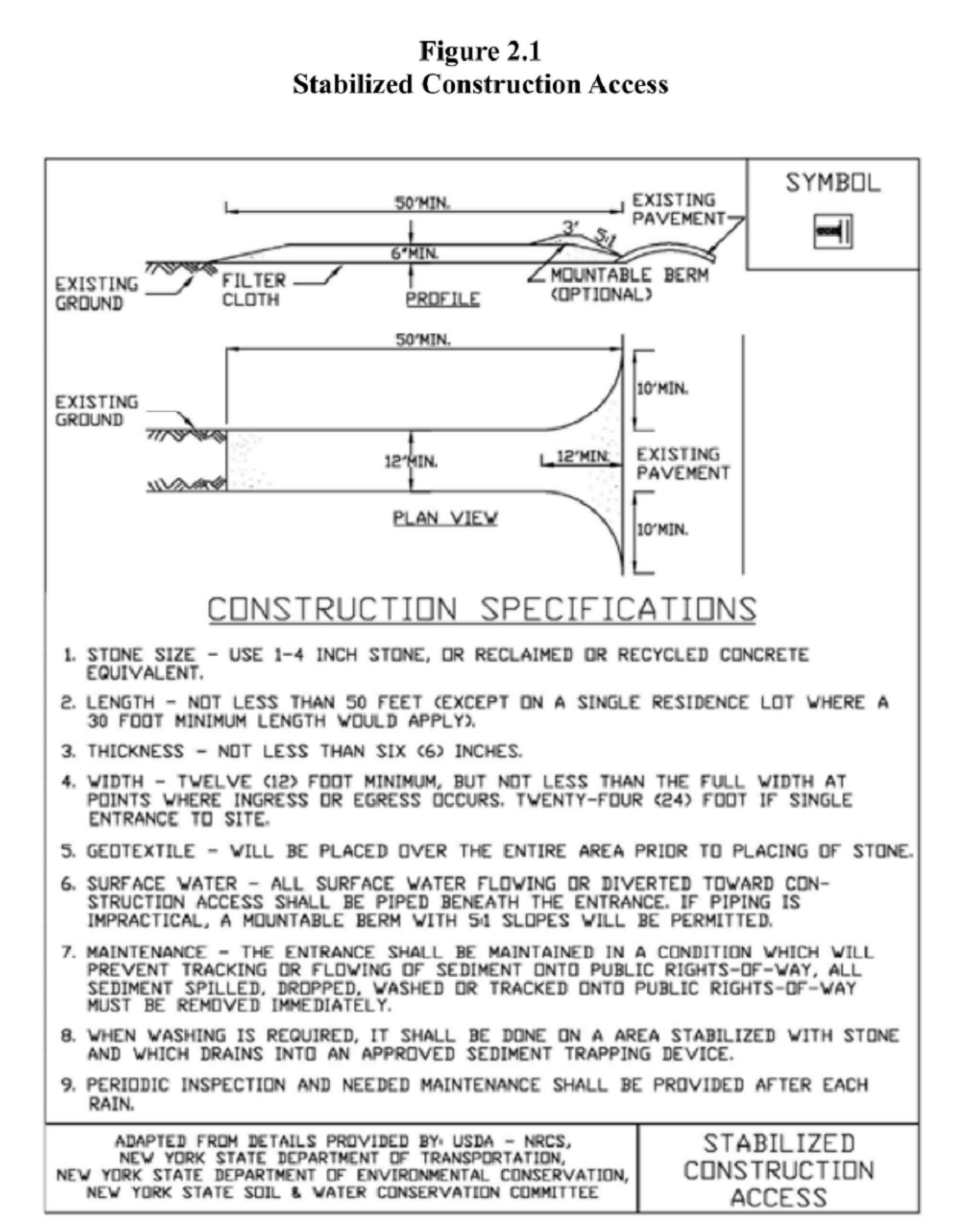
New York State Standards and Specifications For Erosion and Sediment Control Page 5.61 November 2016



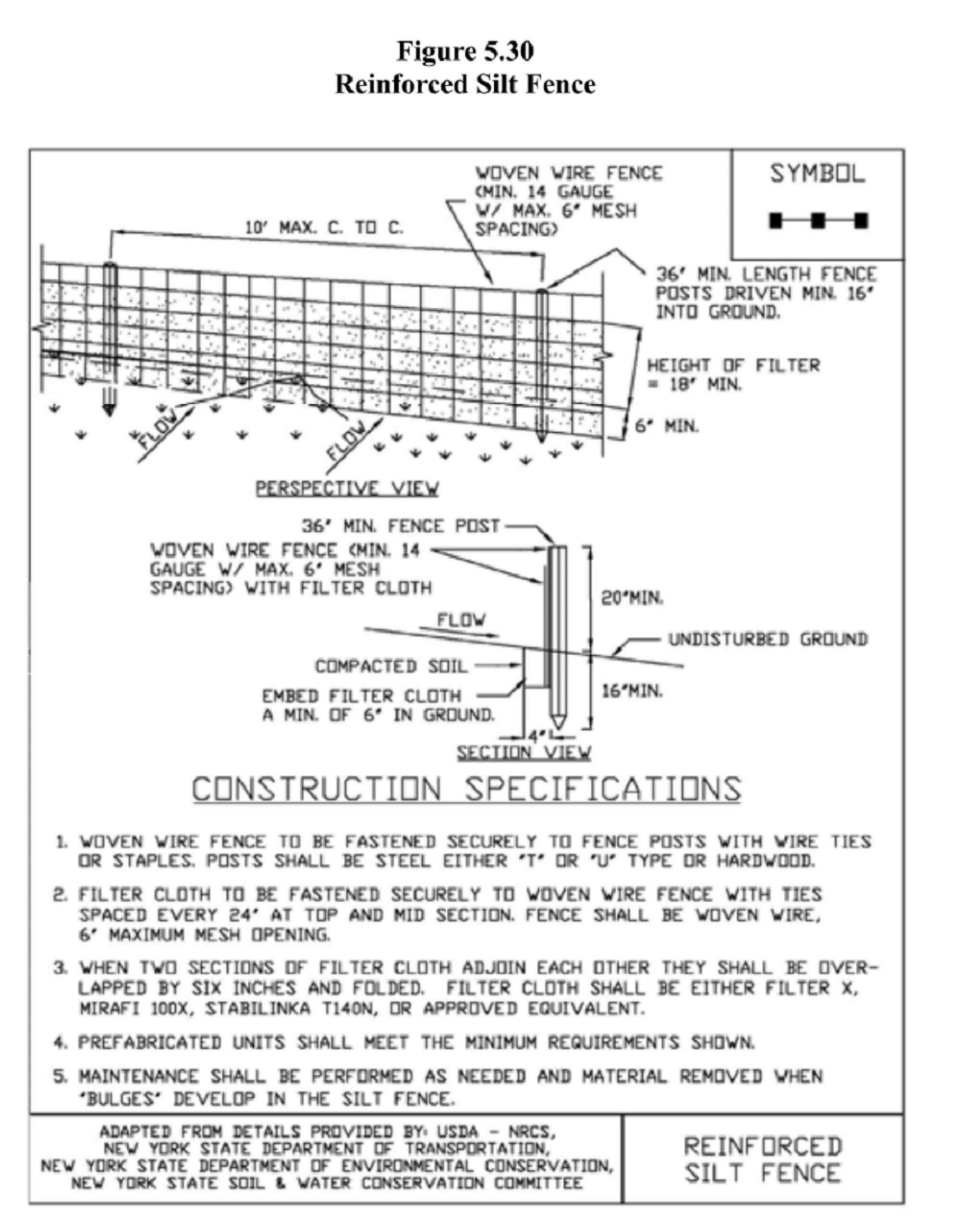
November 2016 Page 5.62 New York State Standards and Specifications For Erosion and Sediment Control



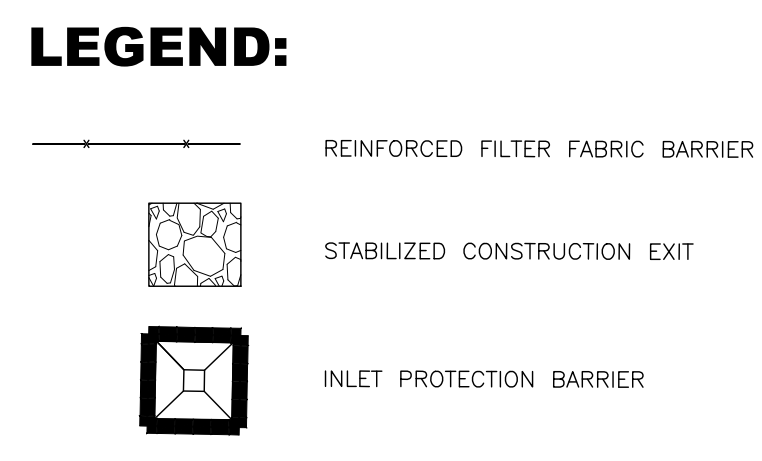
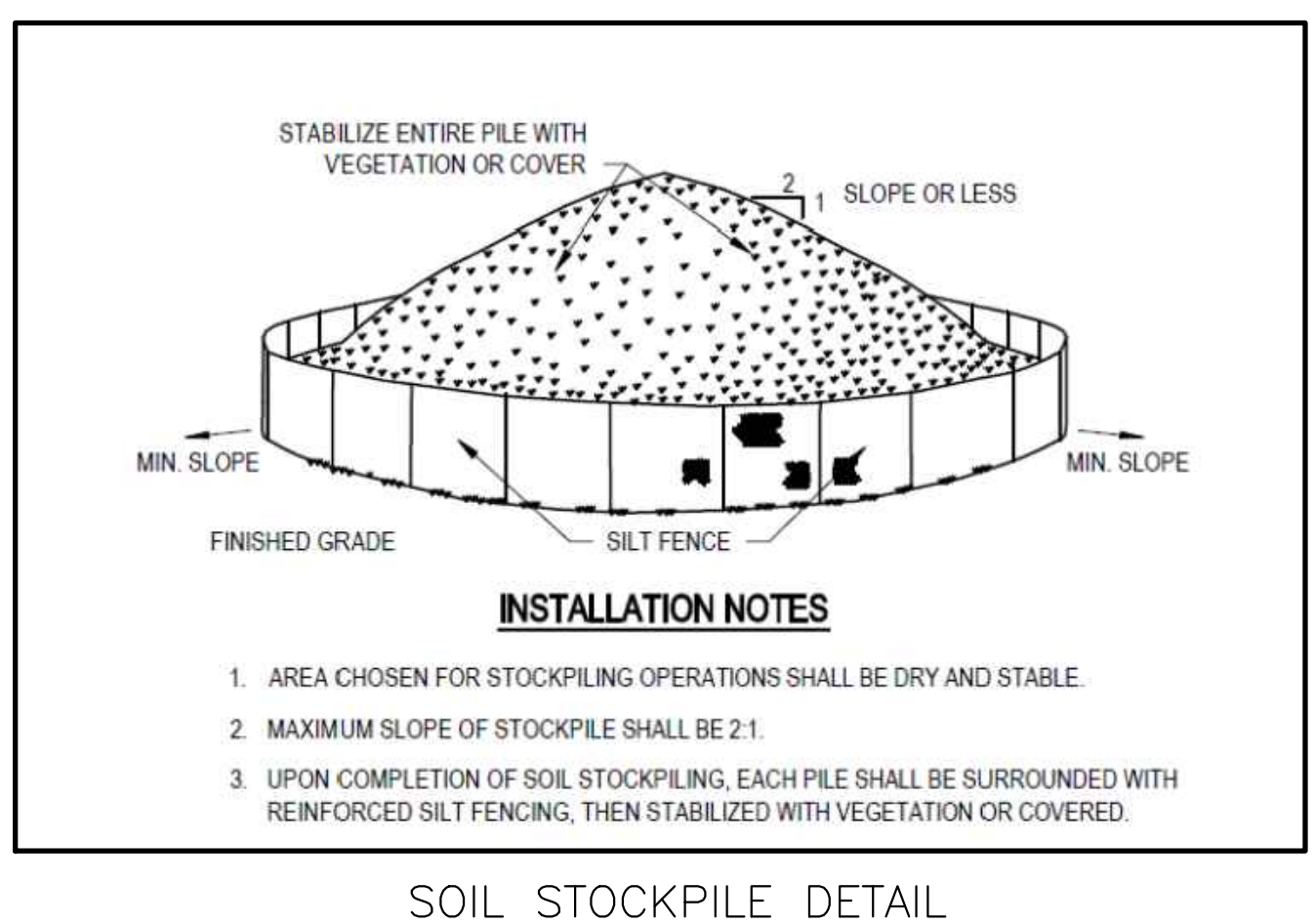
November 2016 Page 5.60 New York State Standards and Specifications For Erosion and Sediment Control



New York State Standards and Specifications For Erosion and Sediment Control Page 2.31 November 2016

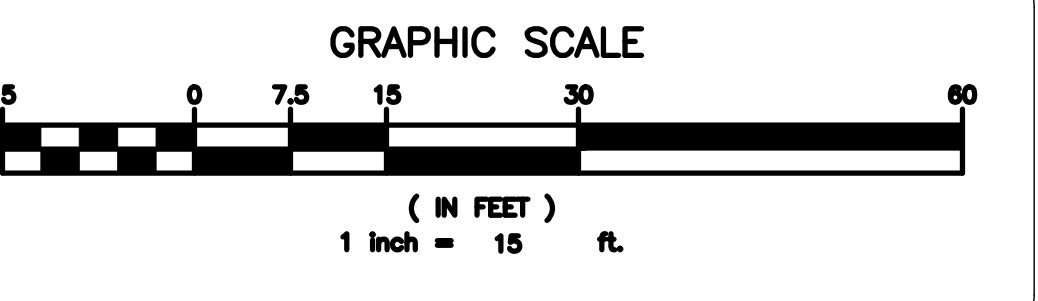


November 2016 Page 5.56 New York State Standards and Specifications For Erosion and Sediment Control



**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.



PREPARED FOR  
**DrawME**  
Design Group

NO.	REVISION	DATE	DR/CK

**KEVIN P. MAHER, P.E., M.ASCE**  
4 EDGEWOOD DRIVE  
CENTRAL VALLEY, NY 10917  
LIC. 065454  
NY 845-666-0155  
NJ 732-523-2289  
E-MAIL: INFO@ERRANVC.COM

DocuSigned by:  
 3/12/2024

KEVIN P. MAHER, P.E., M.ASCE LIC. 065454 DATE

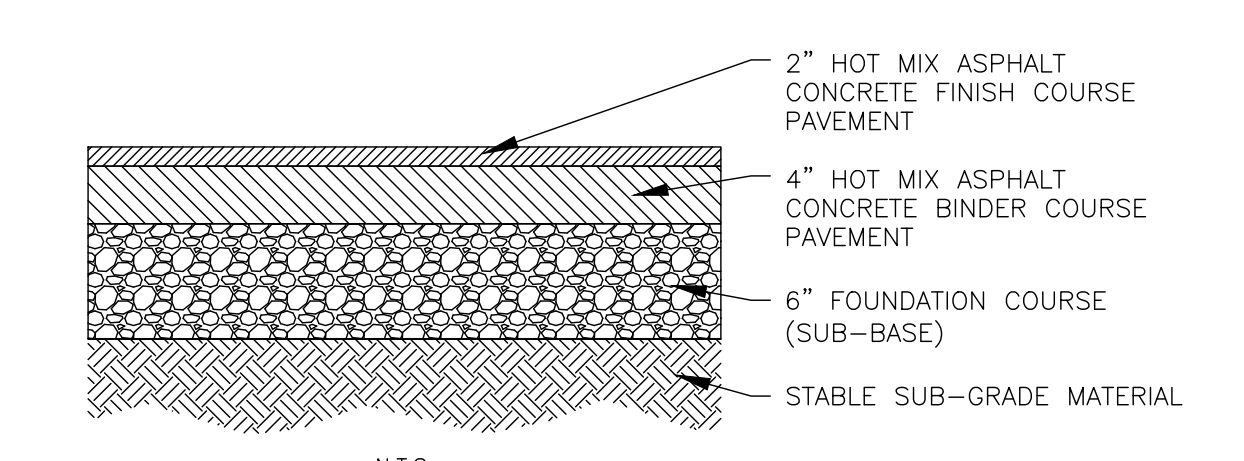
**SOIL AND EROSION CONTROL PLAN**

DESIGN BY: YB DRAWN BY: JM CHECKED BY: KPM

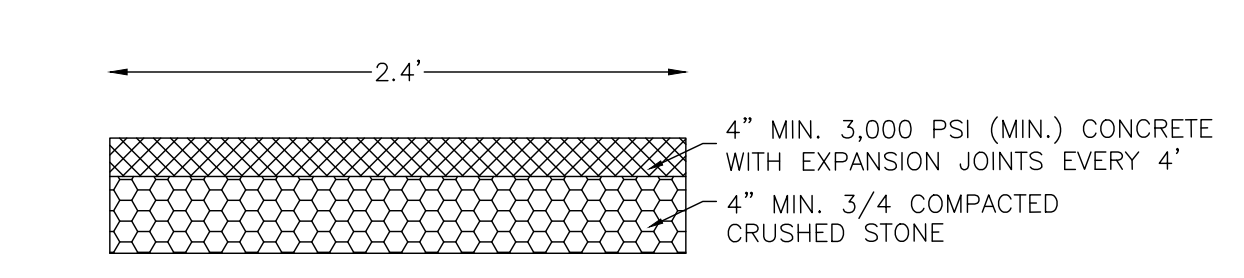
**23 SEARS ROAD**  
23 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE,  
ORANGE COUNTY, NEW YORK  
SBL 206-1-7

DRAWING NUMBER: **06** OF **07** SCALE: 1"=15' FILE NO.: 24126 DATE: 03/11/2024

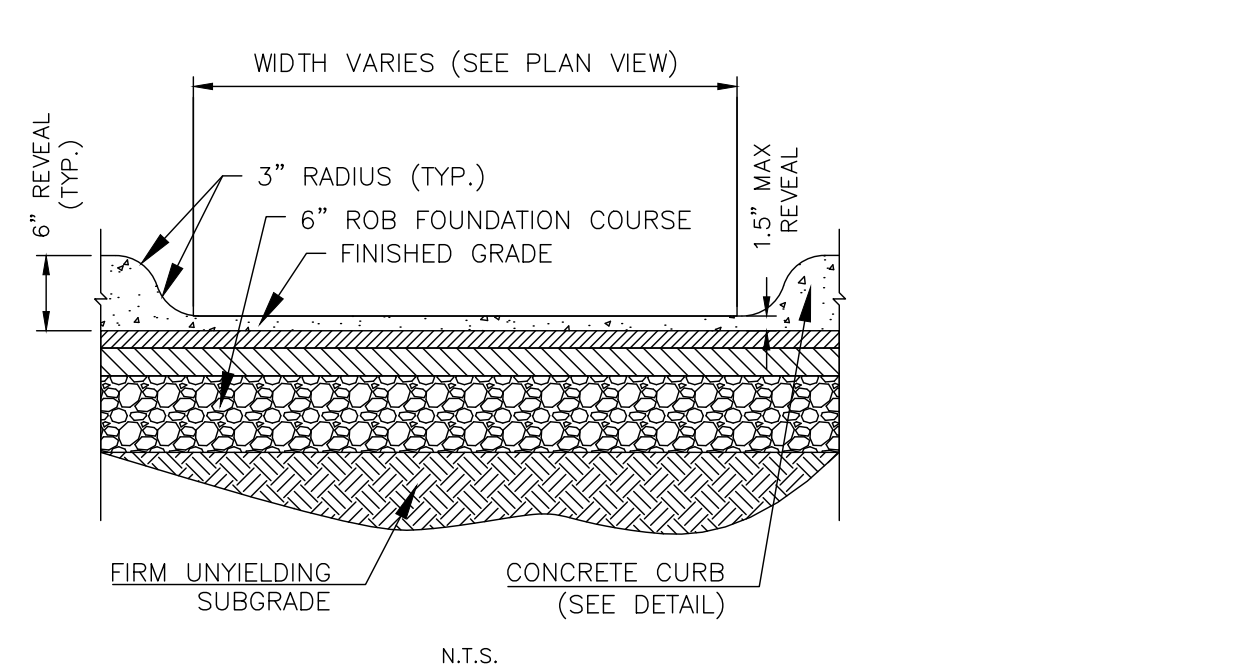




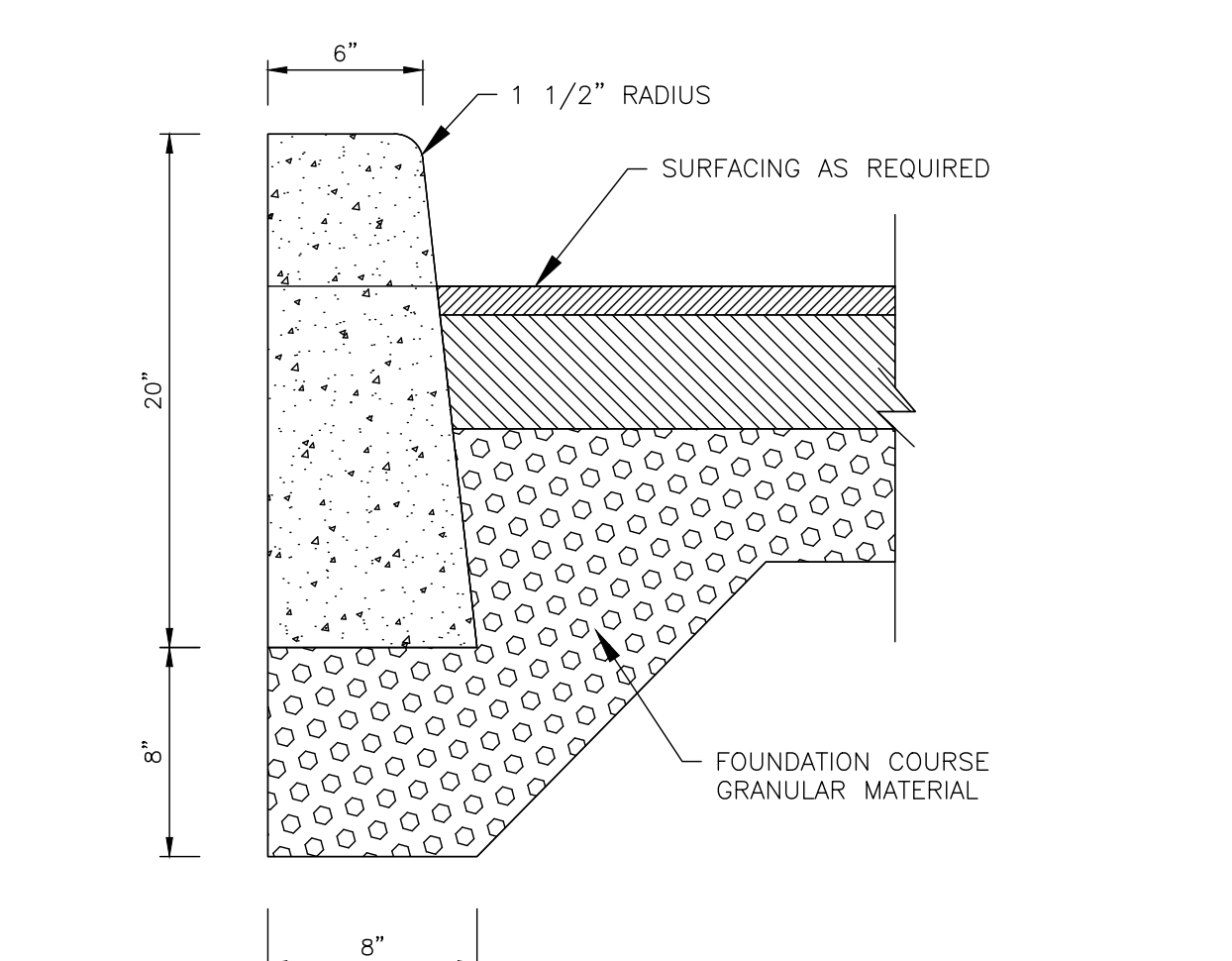
ASPHALTIC CONCRETE PAVEMENT DETAIL



CONCRETE SIDEWALK DETAIL

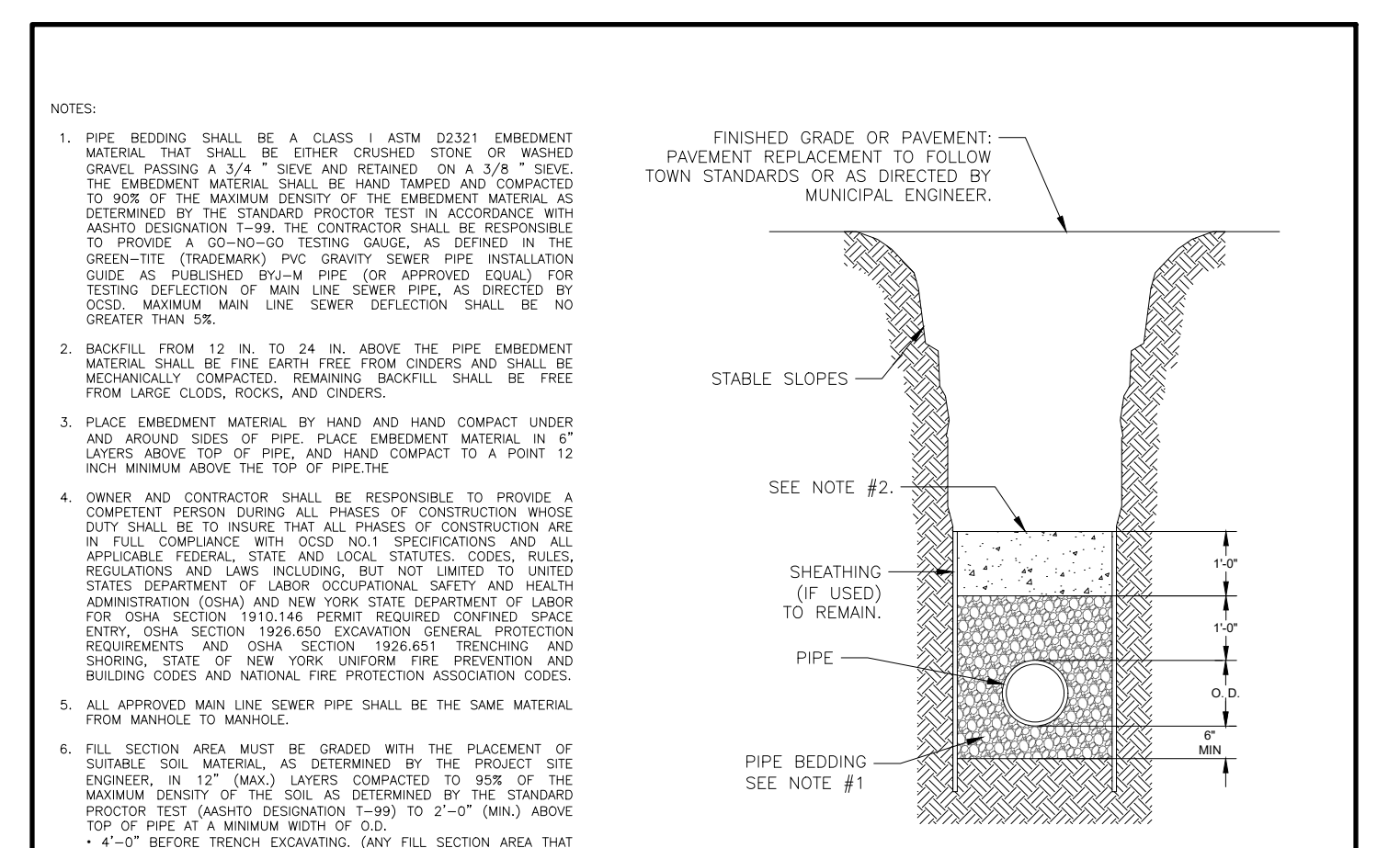


CURB CUT DETAIL

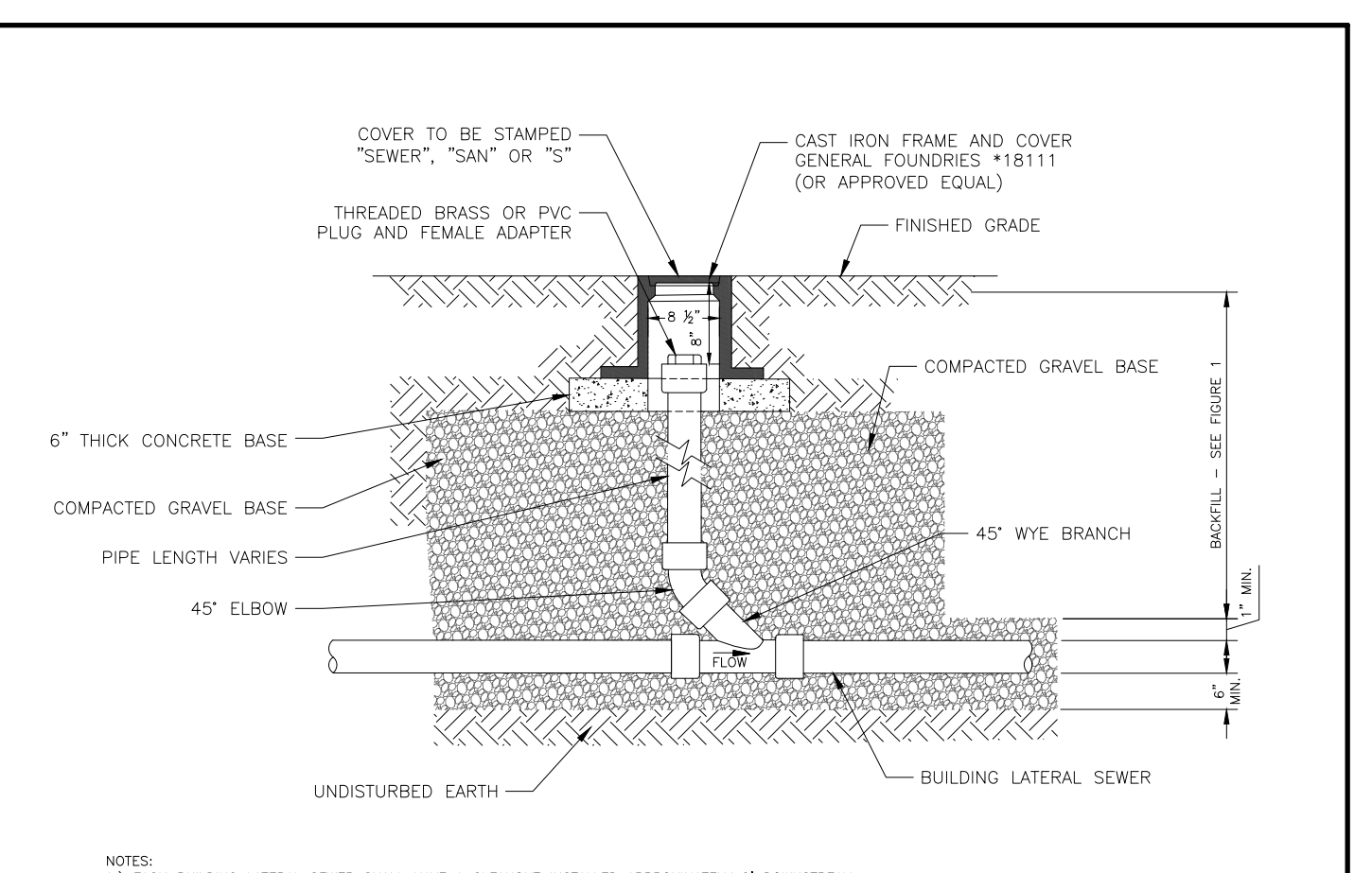


NOTES:  
 1. CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT THEN (10) FOOT INTERVALS. CONCRETE TO BE 1:2:3 MIX DESIGN, AIR ENTRAINMENT WITH DUREX OR EQUAL.  
 2. CONCRETE TO TEST 4000 PSI AT 28 DAYS

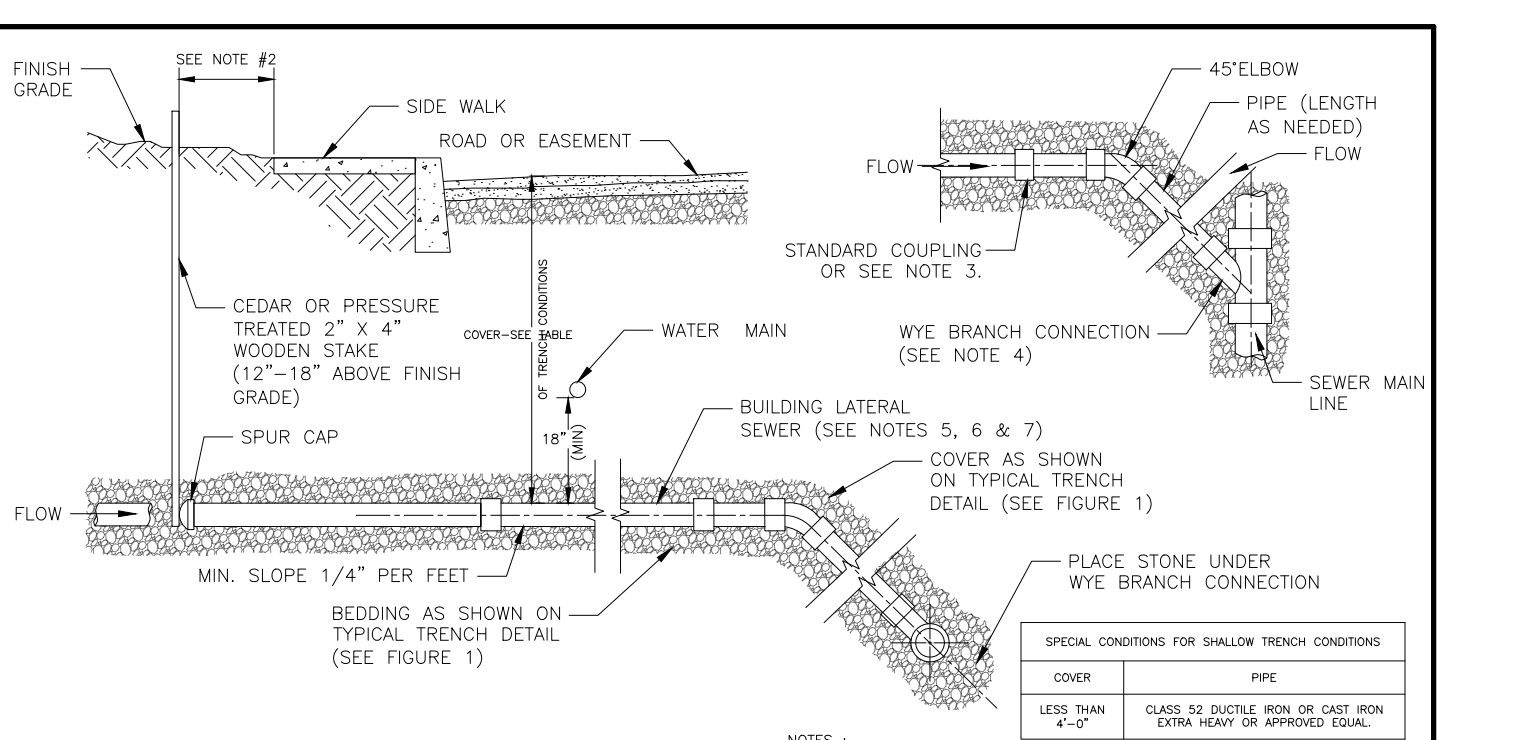
CONCRETE CURB DETAIL



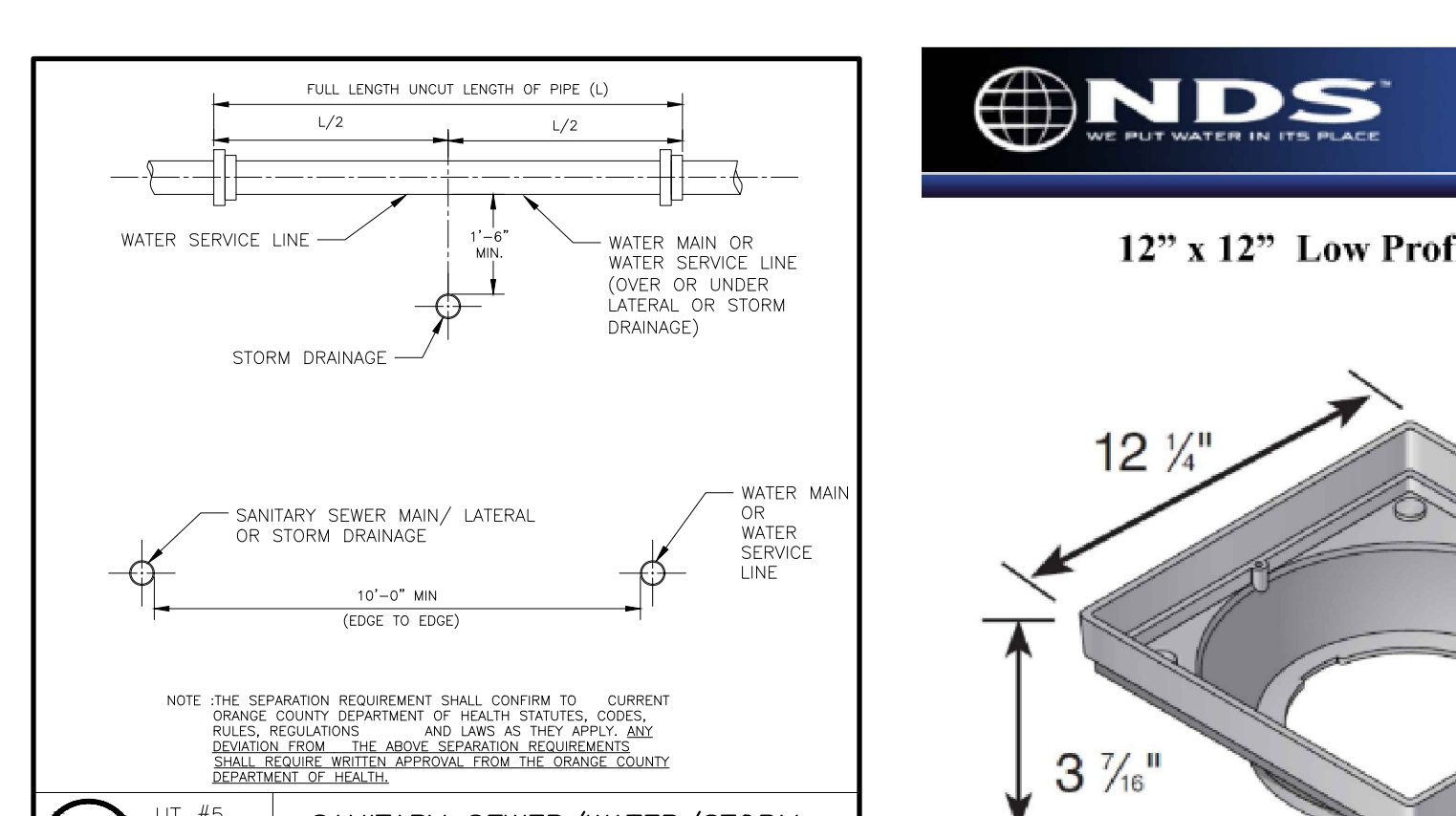
TYPICAL TRENCH DETAIL (SANITARY SEWER)



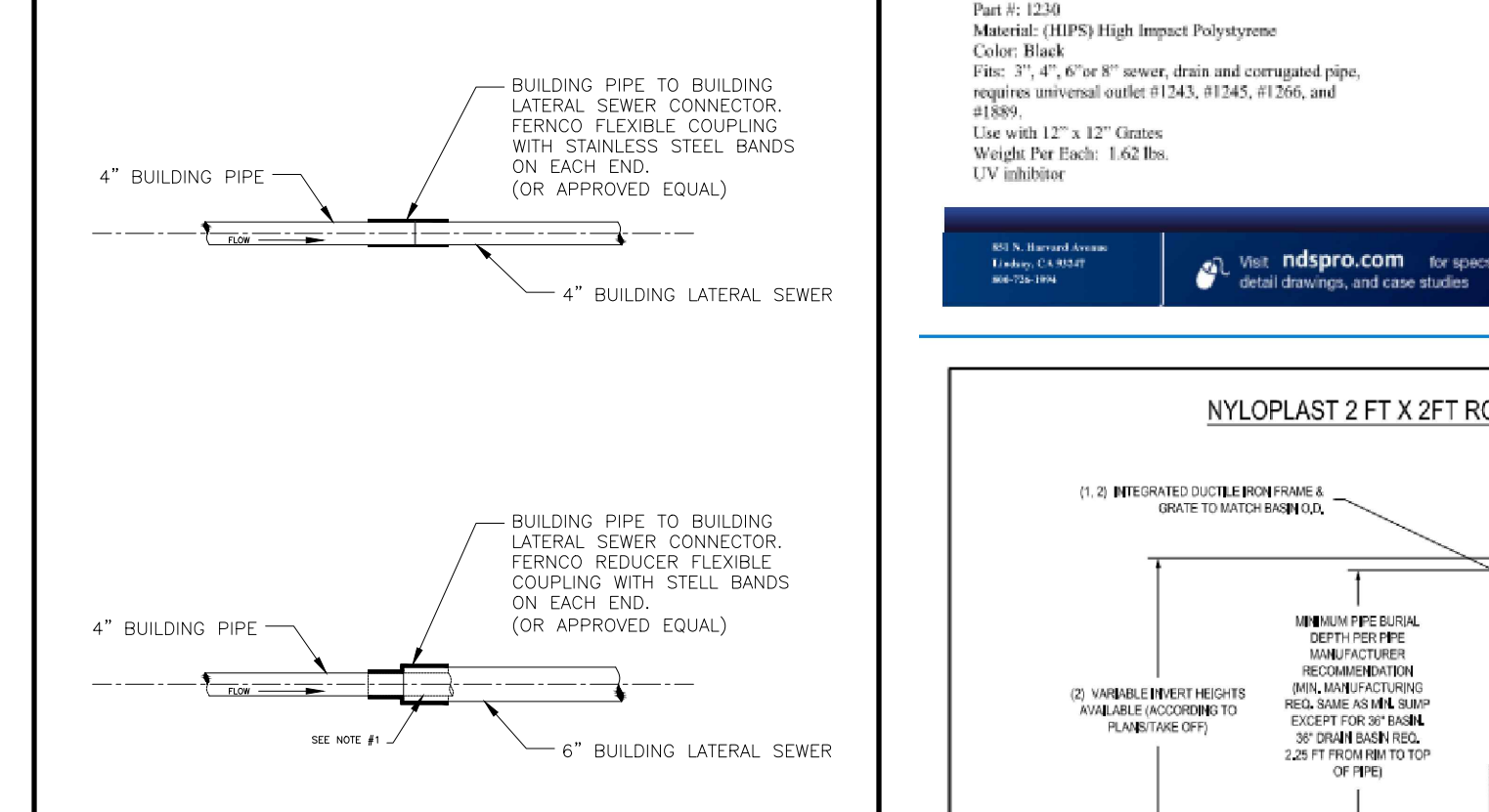
BUILDING LATERAL SEWER CLEANOUT (C.O.)



SANITARY SEWER CONSTRUCTION MATERIALS



SANITARY SEWER/WATER/STORM DRAINAGE SEPARATION REQUIREMENTS



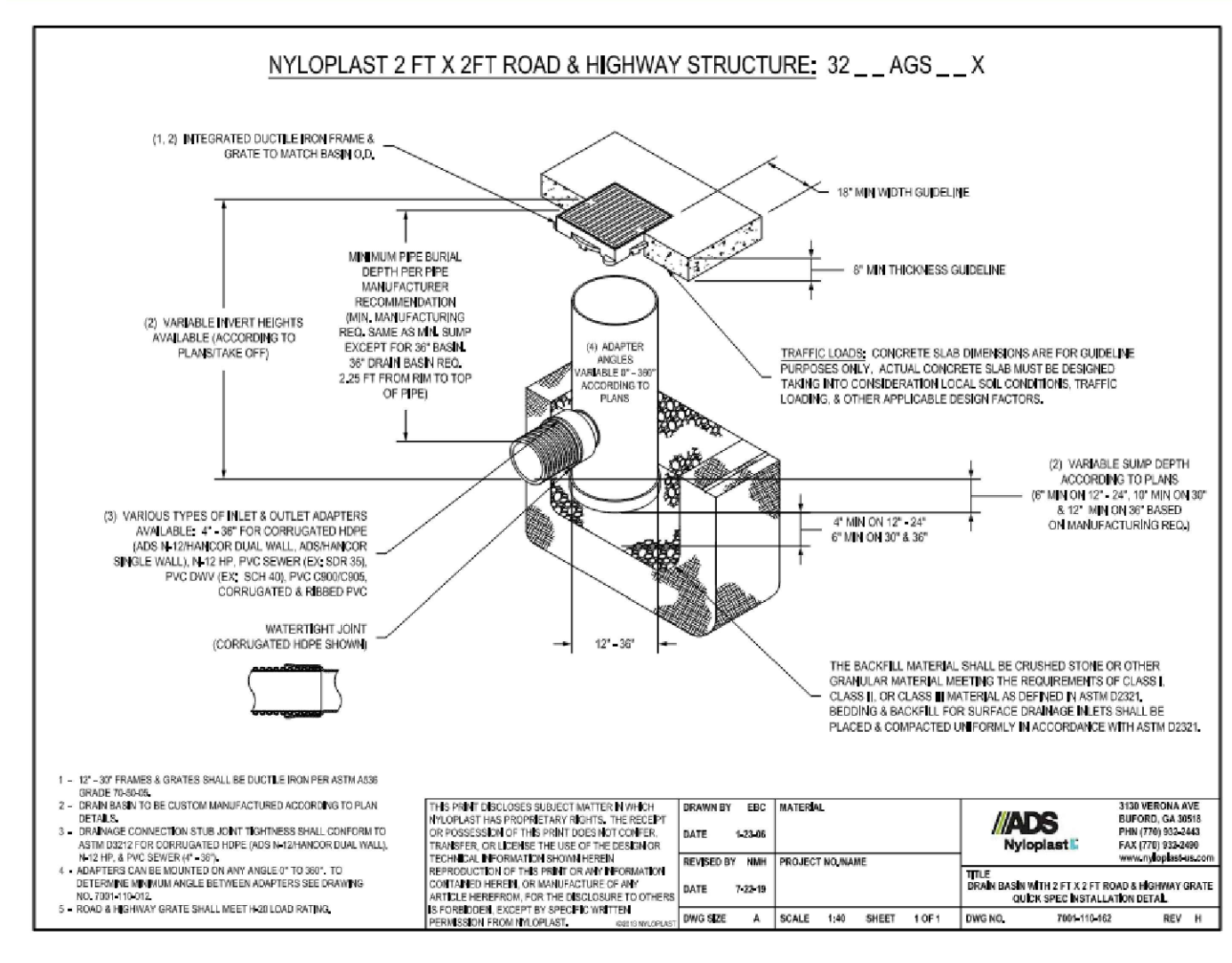
BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION

#### 12" x 12" Low Profile Adapter

Material: (HIPS) High Impact Polyethylene  
 Color: Black  
 Part #: 1239  
 Weight: 1.62 lbs.

#### 12" x 12" SQUARE CAST IRON GRATE

Material: Cast Iron  
 Weight: 15.30 lbs  
 Colors: Black (1213)  
 Part #: 1238



PREPARED FOR  
**DrawME**  
 Drawing Tools

NO.	REVISION	DATE	DR/CK

**KEVIN P. MAHER, P.E., MASCE**  
 4 EDGEWOOD DRIVE  
 CENTRAL VALLEY, NY 10917  
 LIC. 065454  
 NY 845-666-0155  
 NJ 732-523-2289  
 E-MAIL: INFO@TERRANVC.COM  
 3/12/2024

**DETAIL SHEET**

DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	JM	KPM

**23 SEARS ROAD**  
 23 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE,  
 ORANGE COUNTY, NEW YORK  
 SBL 206-1-7

DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
07 OF 07	N.T.S.	24126	03/11/2024



n/f Arellano  
FM:2156 Lot:9

n/f Harman  
FM:2156 Lot:5

n/f Weiss  
FM:2156 Lot:6

n/f Schwimmer  
FM:2156 Lot:8

**BULK REQUIREMENTS**  
(ZONE RB) RESIDENCE RB DISTRICT

MINIMUM:	REQUIRED	EXISTING	PROVIDED	
			LOT 1	LOT 2
LOT AREA	10000	23573.30	13287.00	10294.00
FRONTAGE	50	150	80.00	85.34
FRONT YARD	40	54.7	40.00	40.00
REAR YARD	40	90.3	40.00	40.00
SIDE YARD (ONE)	15	15.8	15.00	15.00
SIDE YARD (BOTH)	30	120	30.00	32.00
MAXIMUM:	REQUIRED	EXISTING	PROVIDED	
IMPERVIOUS COVERAGE	50%	15%	16%	26%
BUILDING HEIGHT/STORIES	2.5 STORIES	-	TBD	TBD
PARKING:	REQUIRED	EXISTING	PROVIDED	
PARKING SPACES	2 PER UNIT/4 PER LOT	2 PER UNIT	2 (2 PER UNIT)	2 (2 PER UNIT)

EXISTING COVERAGE		PROPOSED COVERAGE LOT #1	
IMPERVIOUS AREA	AREA (SF)	IMPERVIOUS AREA	AREA (SF)
1 STORY FRAME DWELLING	1086.33	1 STORY FRAME DWELLING	1086.33
BIT. CONC. DRIVEWAY	1814.04	BIT. CONC. DRIVEWAY	84.91
CONCRETE SIDEWALK	292.78	CONCRETE SIDEWALK	459.33
CONCRETE LANDING	31.65	CONCRETE LANDING	31.65
DECKS	70.95	DECK	70.95
FLAGSTONE PATIO	169.46	FLAGSTONE PATIO	169.46
CONCRETE PAD	102.15	CONCRETE PAD	102.15
<b>TOTAL</b>	<b>3567.36</b>	<b>TOTAL</b>	<b>2828.64</b>

LOT AREA	23573.30	LOT AREA	13287.00
EXISTING COVERAGE	15%	PROPOSED COVERAGE	21%

PROPOSED COVERAGE LOT #2	
IMPERVIOUS AREA	AREA (SF)
BUILDING	1936
PARKING LOT	691.4
CONCRETE SIDEWALK	390.43
<b>TOTAL</b>	<b>3017.83</b>

LOT AREA	10294.00	PROPOSED COVERAGE	29%
----------	----------	-------------------	-----

NOTES:

- THIS IS A SUBDIVISION OF SBL 206-1-7 BASED ON OUTBOUND AND TOPO SURVEY BY EDWARD T. GANNON, P.L.S. LIC#049907, DATED MARCH 7, 2018. LOT AREA: 23,573.30 SF OR 0.54 ACRES.
- ZONE: RESIDENTIAL
- RECORD OWNER: MAYER INDIG 23 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE, NEW YORK.
- APPLICANT: SAME AS OWNER
- NUMBER OF LOTS: 2
- THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS
- THIS PLAT DOES NOT CONFLICT WITH THE OFFICIAL COUNTY MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW.
- FIRE DISTRICT: SOUTH BLOOMING GROVE
- WATER DISTRICT: BLOOMING GROVE
- ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- SEWER DISTRICT: BLOOMING GROVE
- SCHOOL DISTRICT: WASHINGTONVILLE
- THE PROPERTY CANNOT BE RE-SUBDIVIDED

NOTE:  
 "IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY."  
 "ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR."  
 "THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT."  
 THIS SURVEY MAP IS SUBJECT TO AND ACCURATE ABSTRACT OF TITLE.  
 EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.

APPROVED FOR FILING  
  
 ROCKLAND COUNTY DRAINAGE AGENCY DATE

APPROVED FOR FILING  
  
 VILLAGE OF NEW SQUARE DATE

APPROVED FOR FILING  
  
 OWNER DATE



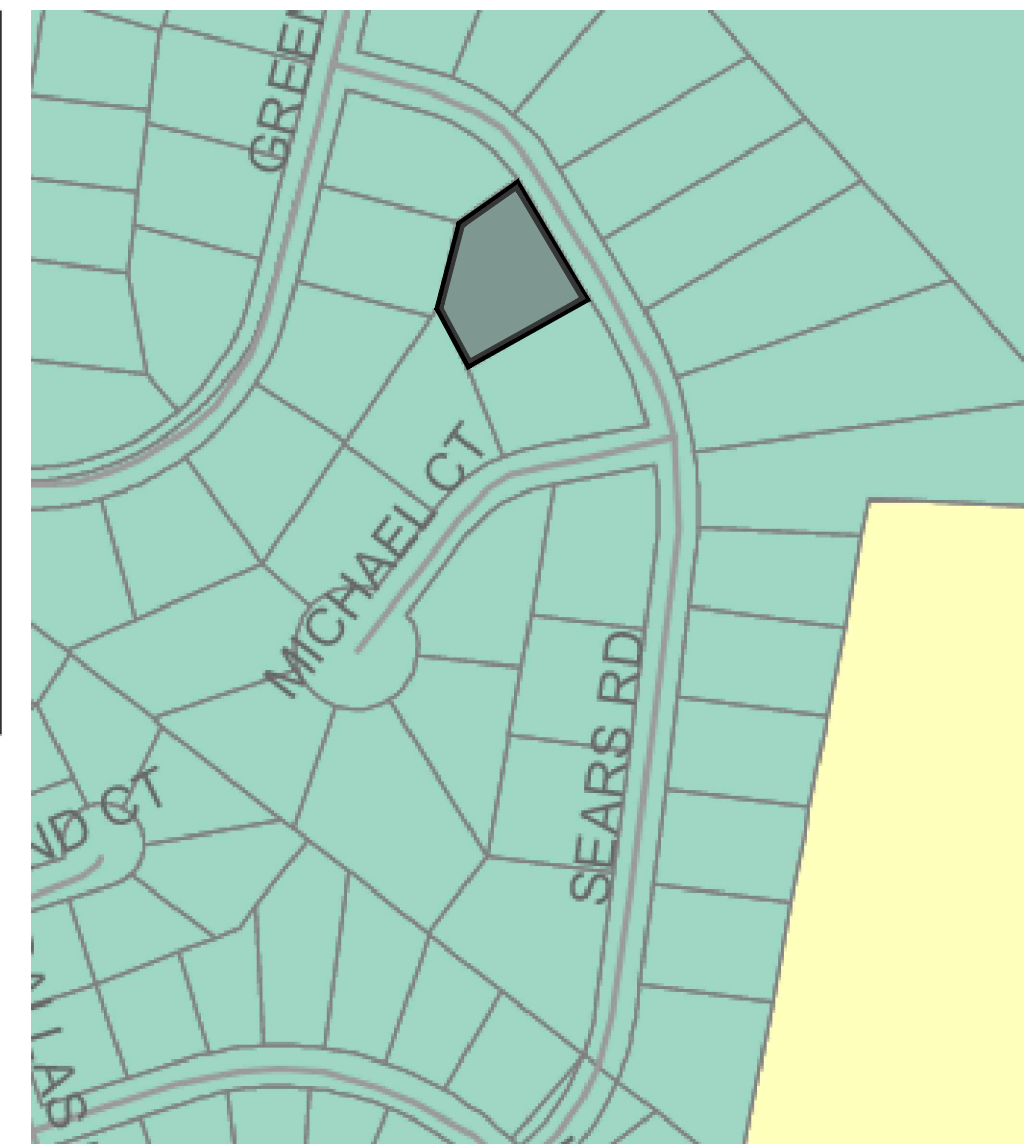
VICINITY MAP NTS

**Legend**

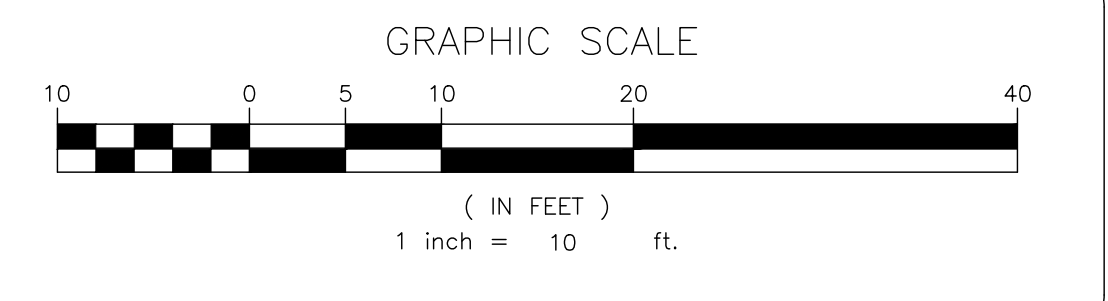
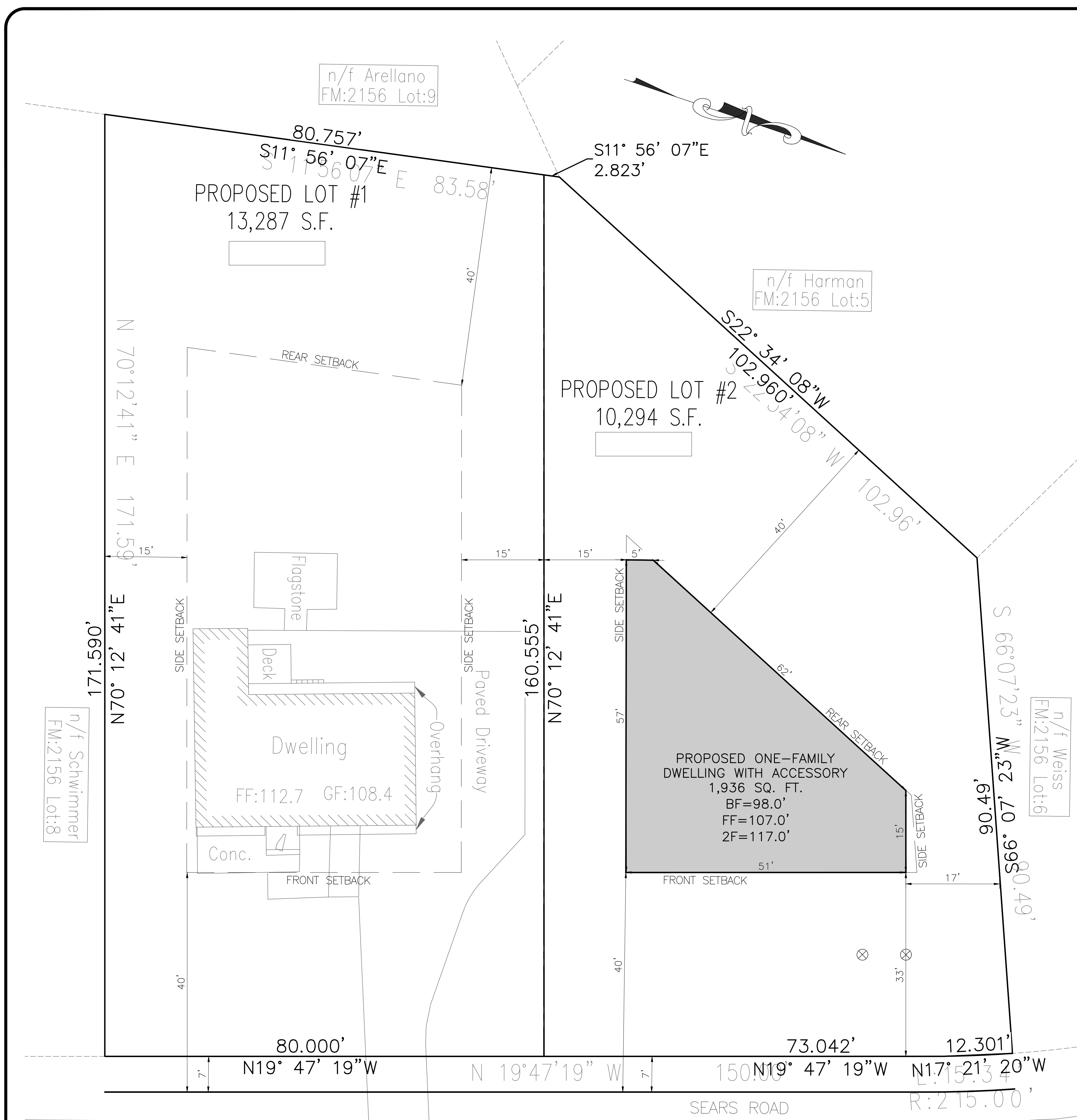
- State Route
- County Road
- Local Road
- Parcels
- Municipal Boundary

**Zoning District**

- RR
- RC-1
- RC-2
- ORI
- RB
- R-M



ZONE MAP NTS



PREPARED FOR  
**DrawME**  
 Drawing Dept.

NO.	REVISION	DATE	DR/CK

I HEREBY CERTIFY THAT THIS SUBDIVISION MAP WAS PREPARED BY ME ROBERT H. CAPUCILLO AND WAS MADE FROM AN ACTUAL OUTBOUND AND TOPO SURVEY BY EDWARD T. GANNON, P.L.S. LIC#049907, DATED MARCH 7, 2018.

NY 845-666-0155  
 NJ 732-523-2289  
 E-MAIL INFO@TERRANVC.COM

**SUBDIVISION PLAN**

DESIGN BY: YB DRAWN BY: JM CHECKED BY: KPM

**23 SEARS ROAD**  
 23 SEARS ROAD, VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NEW YORK SBL 206-1-7

DRAWING NUMBER: **01** OF **01** SCALE: 1"=10' FILE NO.: 24126 DATE: 03/11/2024