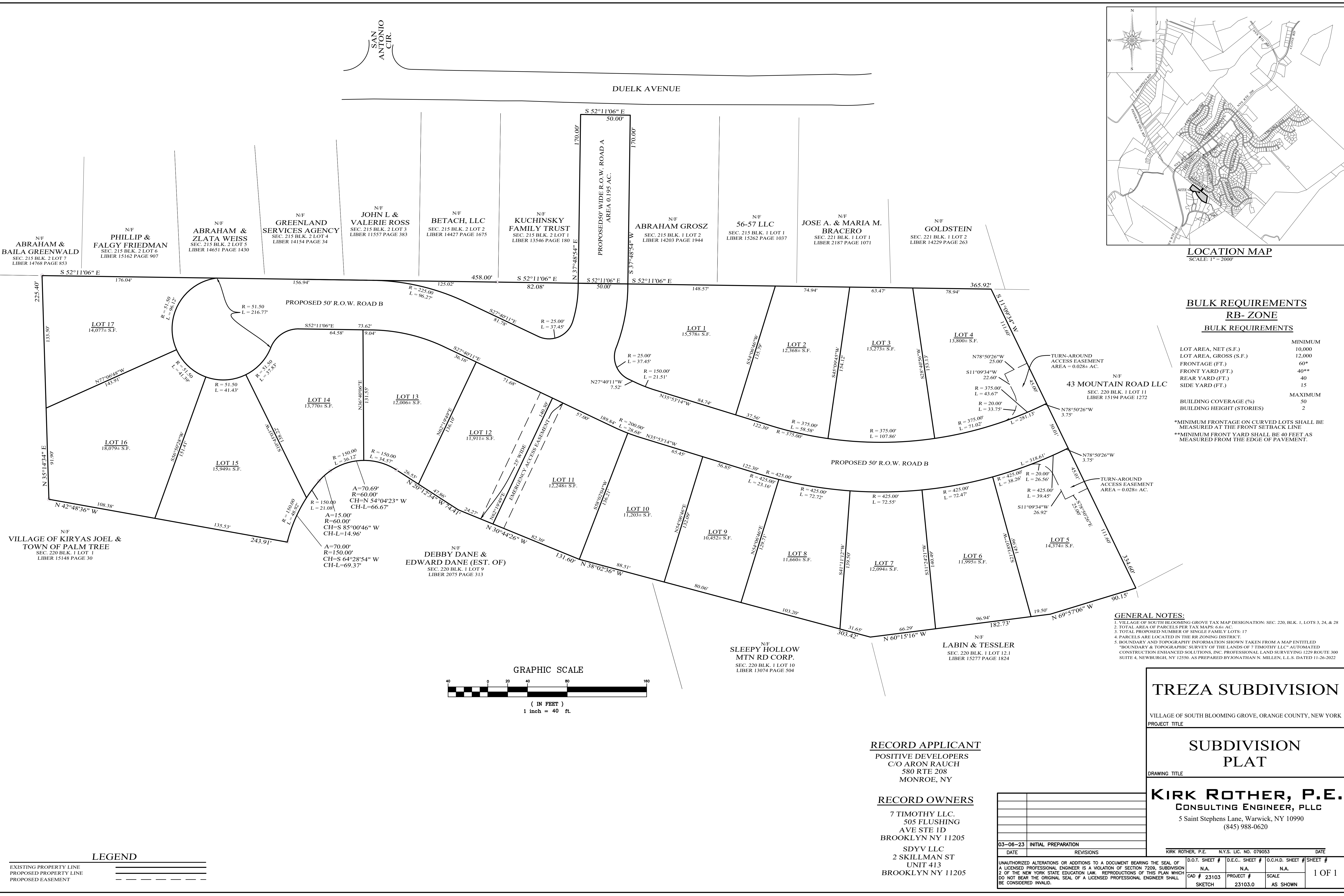




LOCATION MAP
SCALE: 1" = 200'

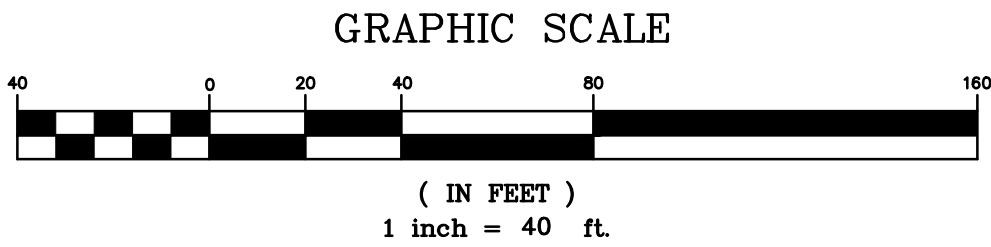
BULK REQUIREMENTS
RB- ZONE
BULK REQUIREMENTS

LOT AREA, NET (S.F.)	MINIMUM
LOT AREA, GROSS (S.F.)	10,000
FRONTAGE (FT.)	12,000
FRONT YARD (FT.)	60'
REAR YARD (FT.)	40**
SIDE YARD (FT.)	15
BUILDING COVERAGE (%)	MAXIMUM
BUILDING HEIGHT (STORIES)	50
	2

*MINIMUM FRONTAGE ON CURVED LOTS SHALL BE MEASURED AT THE FRONT SETBACK LINE
**MINIMUM FRONT YARD SHALL BE 40 FEET AS MEASURED FROM THE EDGE OF PAVEMENT.

GENERAL NOTES:

- VILLAGE OF SOUTH BLOOMING GROVE TAX MAP DESIGNATION: SEC. 220, BLK. 1, LOTS 3, 24, & 28
- TOTAL AREA OF PARCELS PER TAX MAPS: 6.6± AC.
- TOTAL PROPOSED NUMBER OF SINGLE FAMILY LOTS: 17
- PARCELS ARE LOCATED IN THE RR ZONING DISTRICT.
- BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF THE LANDS OF 7 TIMOTHY LLC" AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. PROFESSIONAL LAND SURVEYING 1229 ROUTE 300 SUITE 4, NEWBURGH, NY 12550. AS PREPARED BY JONATHAN N. MILLEN, L.L.S. DATED 11-26-2022



LEGEND	
EXISTING PROPERTY LINE	_____
PROPOSED PROPERTY LINE	_____
PROPOSED EASEMENT	_____

RECORD APPLICANT
POSITIVE DEVELOPERS
C/O ARON RAUCH
580 RTE 208
MONROE, NY

RECORD OWNERS
7 TIMOTHY LLC.
505 FLUSHING
AVE STE 1D
BROOKLYN NY 11205
SDYV LLC
2 SKILLMAN ST
UNIT 413
BROOKLYN NY 11205

03-06-23	INITIAL PREPARATION
DATE	REVISIONS
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. REPRODUCTIONS OF THIS PLAN WHICH DO NOT BEAR THE ORIGINAL SEAL OF A LICENSED PROFESSIONAL ENGINEER SHALL BE CONSIDERED INVALID.	

TREZA SUBDIVISION

VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NEW YORK
PROJECT TITLE

**SUBDIVISION
PLAT**

DRAWING TITLE

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC
5 Saint Stephens Lane, Warwick, NY 10990
(845) 988-0620

KIRK ROTHER, P.E. N.Y.S. LIC. NO. 079053 DATE

D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #
N.A.	N.A.	N.A.	1 OF 1
CAD # 23103	PROJECT #	SCALE	
SKETCH	23103.0	AS SHOWN	