

VICINITY MAP
NTS



ZONE MAP
NTS

Legend

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

Zoning District

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

- NOTES:**
- BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY EDWARD T. GANNON P.L.S. LIC# 24121, DATED JUN 25, 2024.
 - 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.
 - NO TREE CUTTING BETWEEN APRIL 1ST AND OCTOBER 1ST.
 - THE PROPERTY CANNOT BE RE-SUBDIVIDED.

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

LOT DIMENSIONS	REQUIRED	EXISTING	PROPOSED	
			LOT #1	LOT #2
MIN. AREA (SQ. FEET)	10,000	23,399.71	11,955	11,444.71
MIN. FRONTAGE (FEET)	50	98.13	48.84**	49.28**
MAX. BUILDING COVERAGE (%)	50	-	32.46	33.78
MIN. FRONT YARD SETBACK (FEET)	33.5	-	51.00	33.50
MIN. SIDE YARD (FEET)	15	-	15	15
MIN. REAR YARD SETBACK (FEET)	40	-	48.00	40.00
MAX. HEIGHT (STORIES)	2	-	TBD	TBD
MAX. HEIGHT (FEET)	35	-	TBD	TBD
PARKING	REQUIRED	EXISTING	PROPOSED	
PARKING SPACES	2 PER UNIT	-	4	4

**VARIANCE REQUIRED

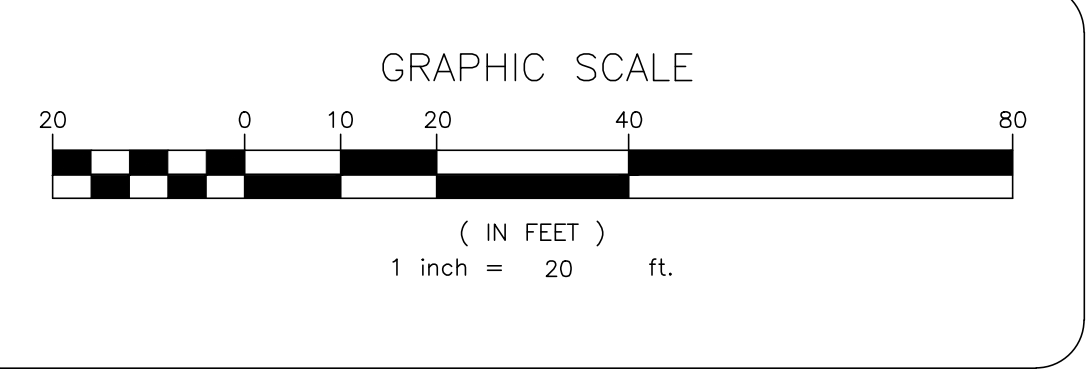
PLANNING BOARD SIGNATURE

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.

- DOOR SCHEDULE:**
- (DB) DOOR TO THE BASEMENT
 - (D1) DOOR TO THE FIRST FLOOR
 - (D2) DOOR TO THE SECOND FLOOR

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



NO.	REVISION	DATE	DR/CK

JOSIP MEDIC, PE

379 BROOKFIELD DR.
 JACKSON, NJ 08527
 LIC. 103757
 NY 845-666-0155
 NJ 732-523-2289
 E-MAIL INFO@TERRANVC.COM

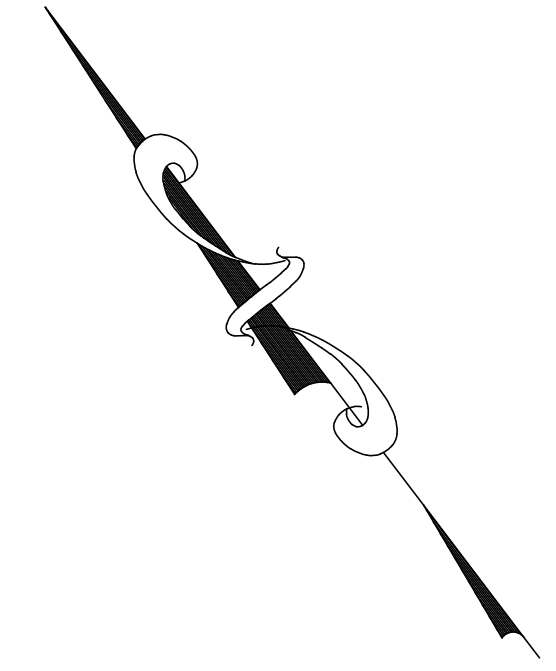
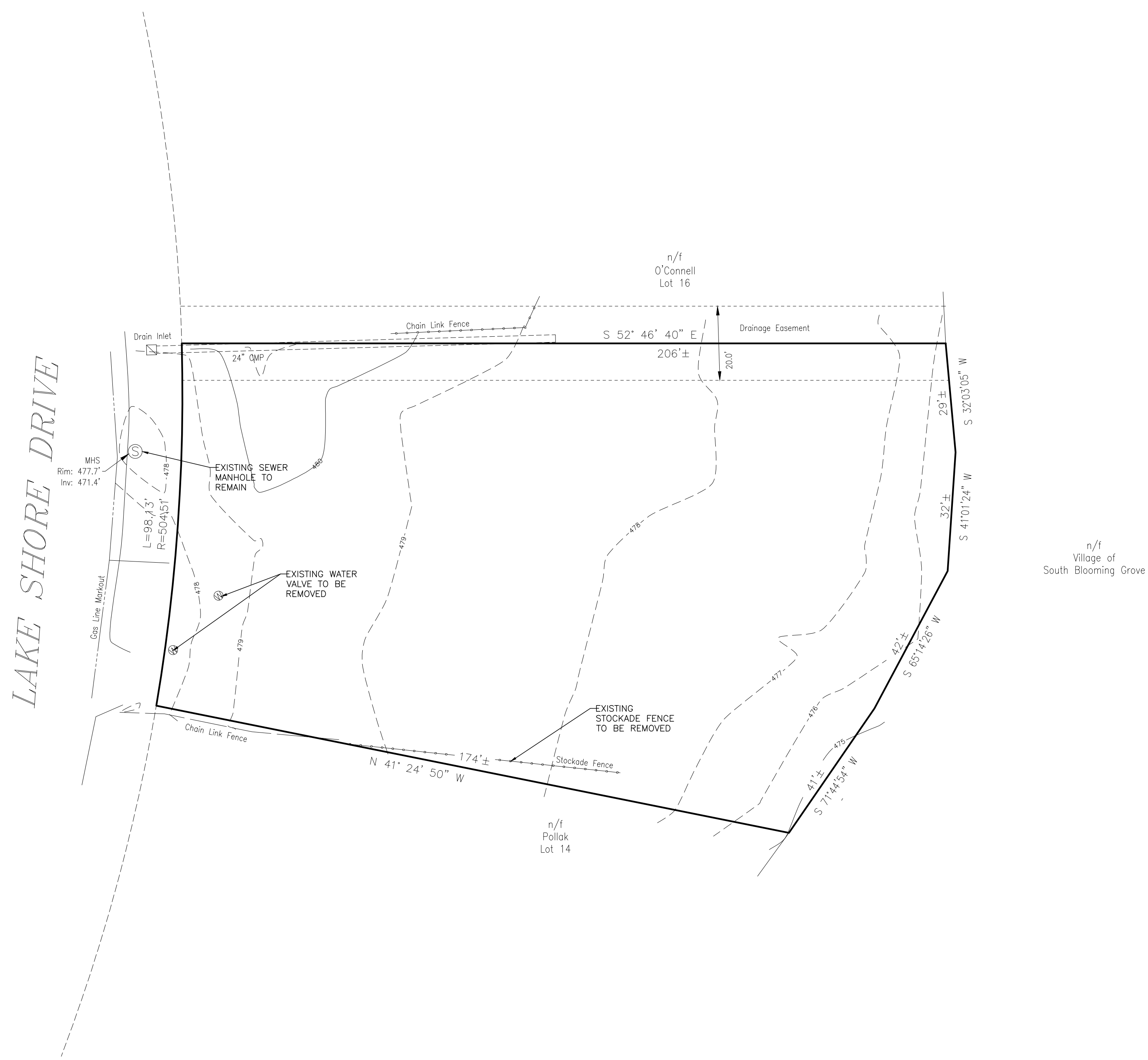
JOSIP MEDIC, P.E. LIC. 103757 DATE 07/31/2024

SITE PLAN

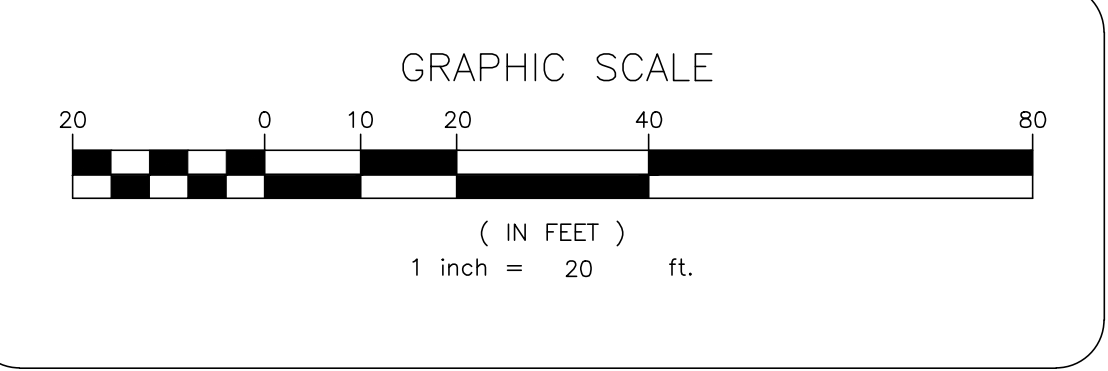
DESIGN BY: TB	DRAWN BY: AB	CHECKED BY: JM
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363 LAKE SHORE DR
 363 LAKE SHORE DRIVE, VILLAGE OF SOUTH BLOOMING GROOVE, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NY 10950
 SBL 205-5-10

DRAWING NUMBER: 01 OF 07	SCALE: 1"=20'	FILE NO.: 24208	DATE: 07/31/2024
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LAKE SHORE DRIVE



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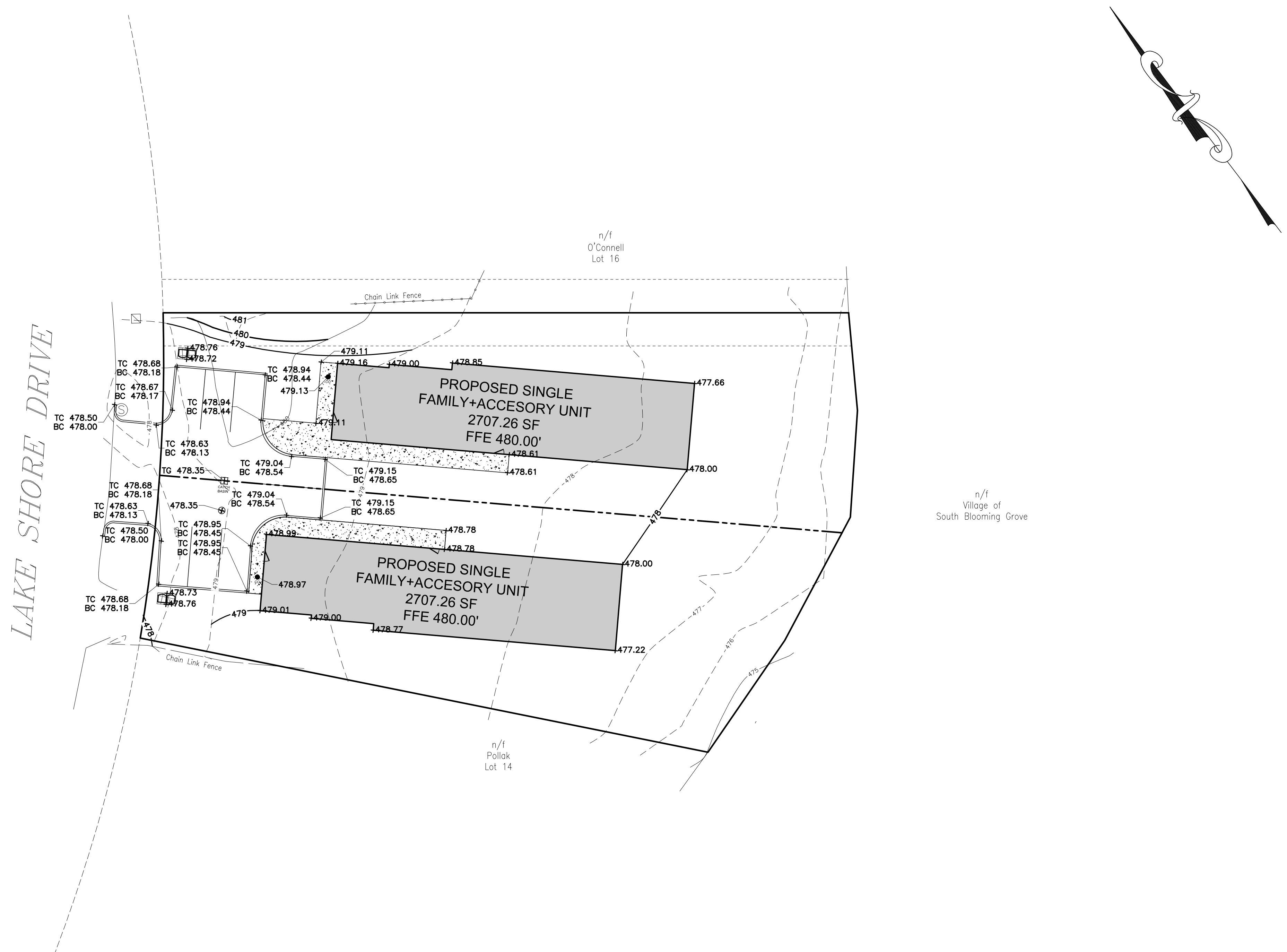
DEMOLITION PLAN

DESIGN BY: TB	DRAWN BY: AB	CHECKED BY: JM
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363 LAKE SHORE DR

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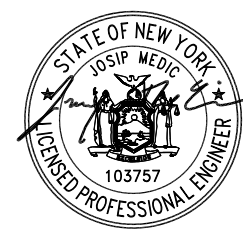
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LAKE SHORE DRIVE

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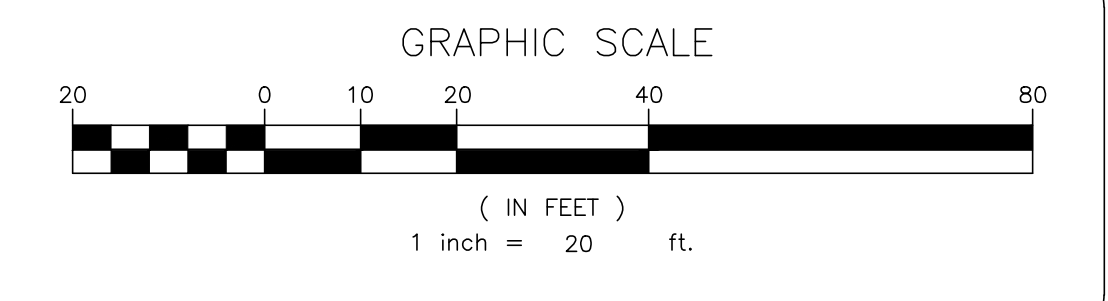
GRADING PLAN

DESIGN BY: YB	DRAWN BY: AB	CHECKED BY: JM
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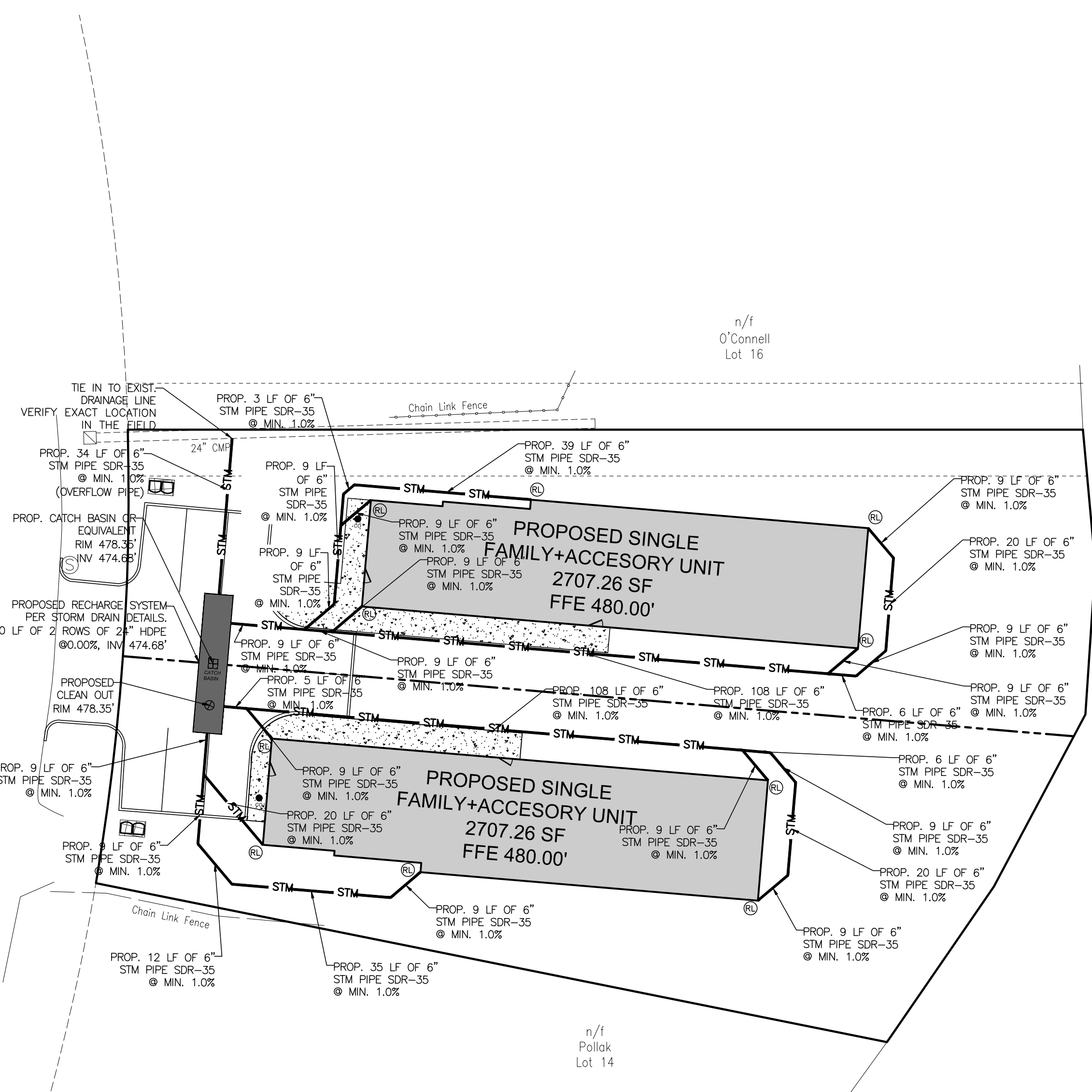
363 LAKE SHORE DR

363 LAKE SHORE DRIVE, VILLAGE OF SOUTH BLOOMING GROOVE, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NY 10950
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LAKE SHORE DRIVE



LEGEND:

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

RECHARGE NOTES:

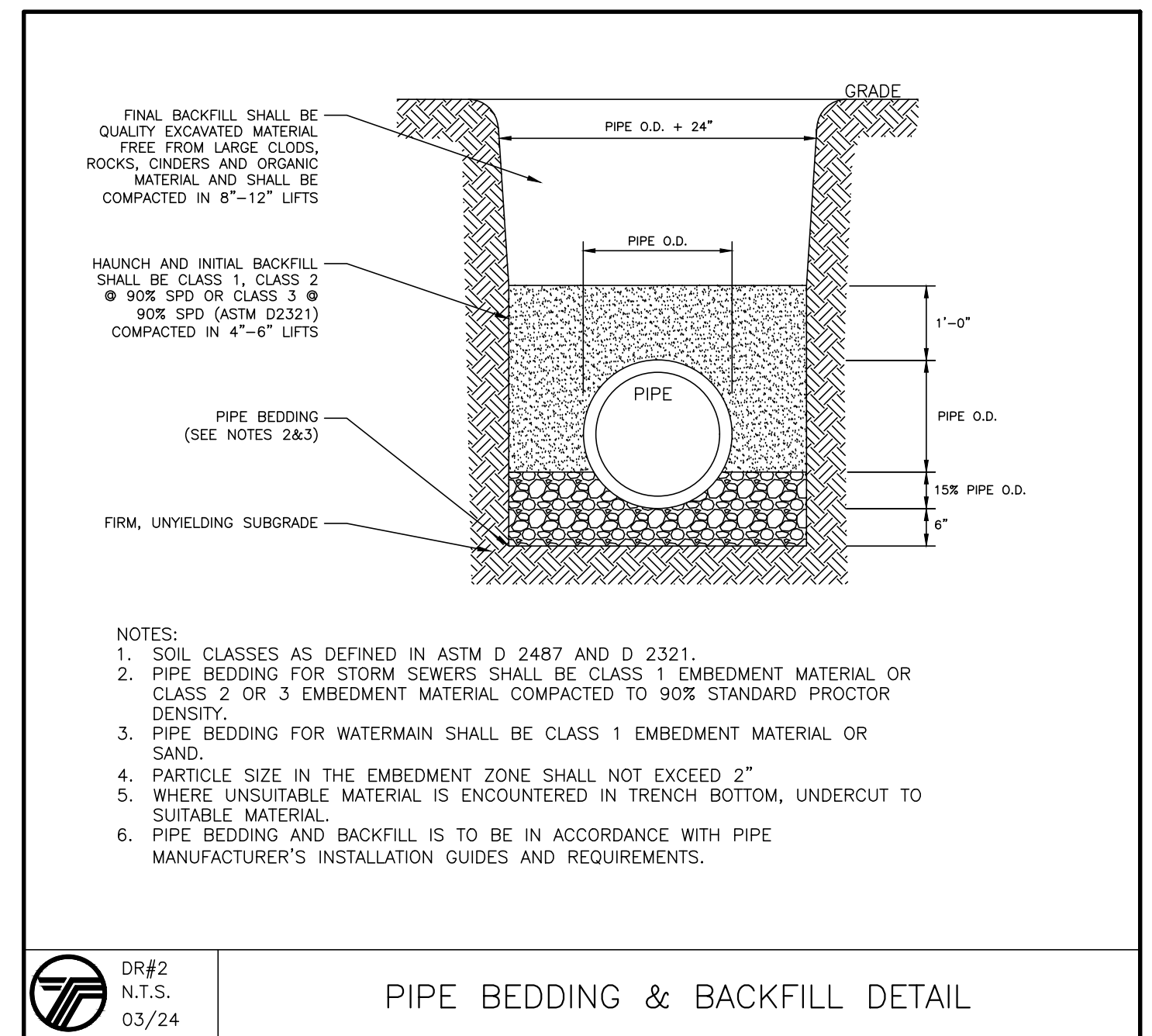
- RECHARGE TRENCHES ARE TO BE LOCATED A MINIMUM OF 8 FEET FROM THE FOUNDATION WITH AN INVERT 1 FOOT LOWER THAN THE BASEMENT FLOOR.
- THE SYSTEM COLLECTS AND RECHARGES THE CLEAN RUNOFF FROM THE ROOF. IN THE EVENT THAT THE SYSTEM FAILS AND NO LONGER RECHARGES WATER, THE SYSTEM WILL OVERFLOW OUT OF THE 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 (BLDG 1):
3,880.59 SF (PROPOSED COVERAGE)

0.50 INCH/ 2 HOUR STORM
3,880.59 SF X 0.50 IN X 1 FT/12 INCHES
= 161.69 CF REQUIRED
RECHARGE TRENCH VOL = 11.97 CF/LF
161.69/11.97 = 13.51 LF REQUIRED
30 LF OF TRENCH PROPOSED X 11.97 CF/LF = 359.10 CF PROVIDED

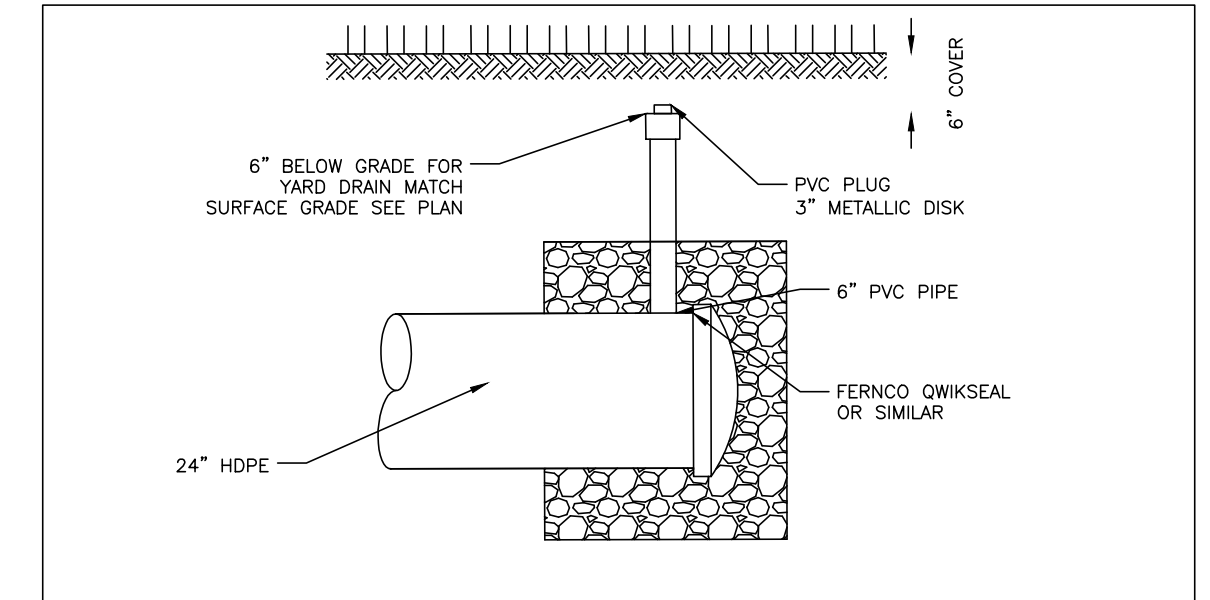
RUNOFF CALCULATIONS (BLDG 2):
3,866.02 SF (PROPOSED COVERAGE)

0.50 INCH/ 2 HOUR STORM
3,866.02 SF X 0.50 IN X 1 FT/12 INCHES
= 161.08 CF REQUIRED
RECHARGE TRENCH VOL = 11.97 CF/LF
161.08/11.97 = 13.46 LF REQUIRED
30 LF OF TRENCH PROPOSED X 11.97 CF/LF = 359.10 CF PROVIDED



DR#2
N.T.S.
03/24

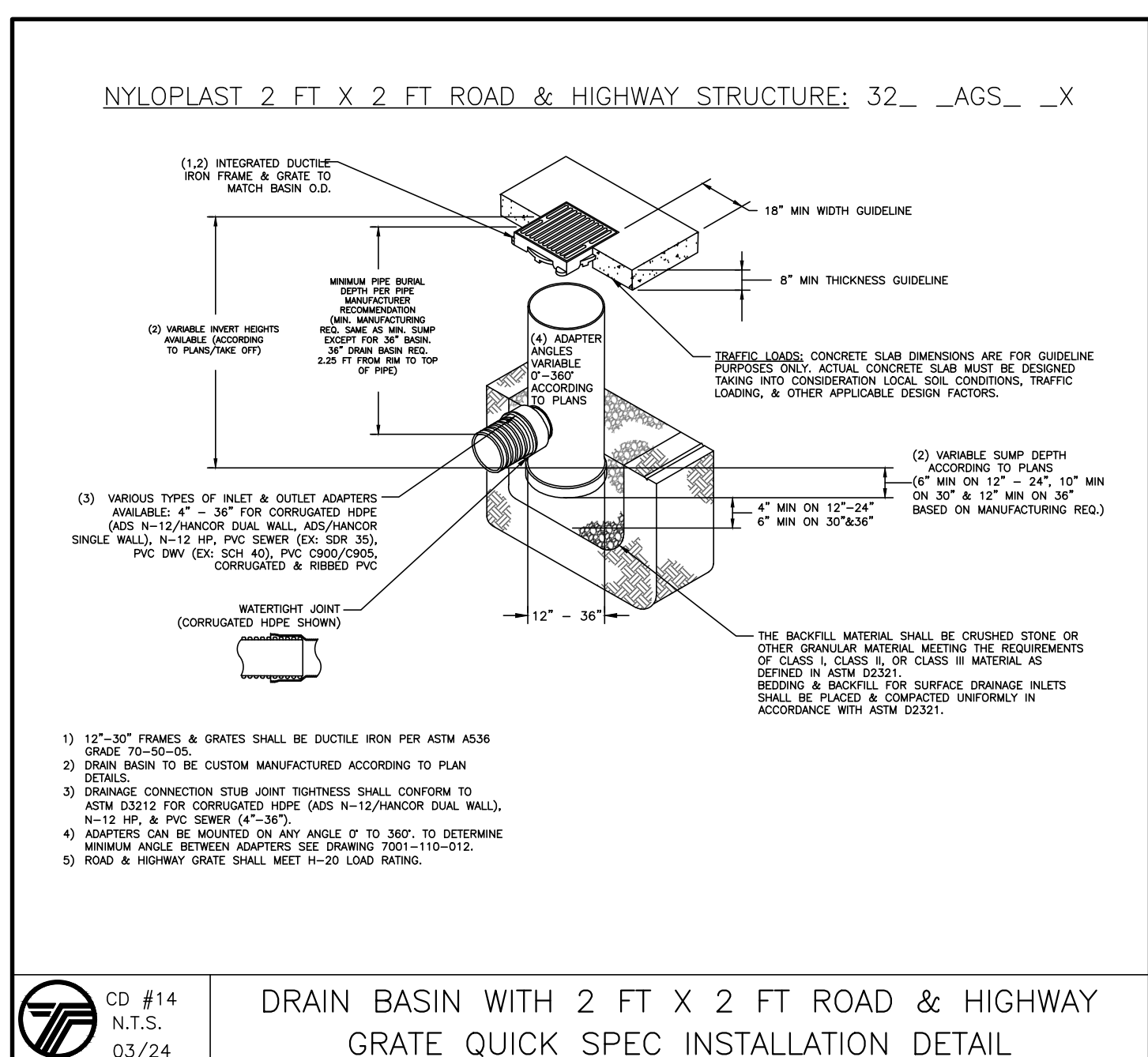
PIPE BEDDING & BACKFILL DETAIL



- NOTES:
- CLEANOUT TO BE PROVIDED ON BOTH ENDS OF TRENCH.
 - ROOF DRAIN TO BE CONNECTED TO PIPE WITH PREMANUFACTURED FITTING OR NEATLY SAW CUT WITHIN THE LIMITS OF THE PIPE BEDDING.

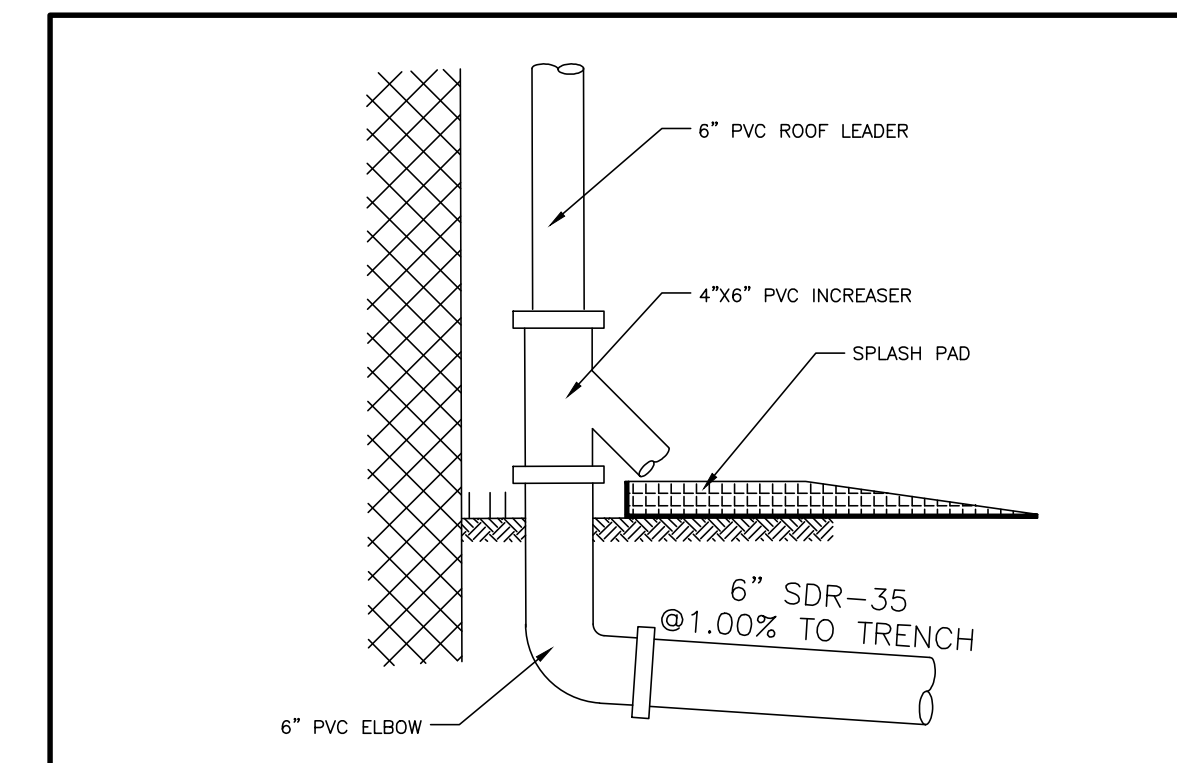
CD#5
N.T.S.
03/24

CLEANOUT DETAIL



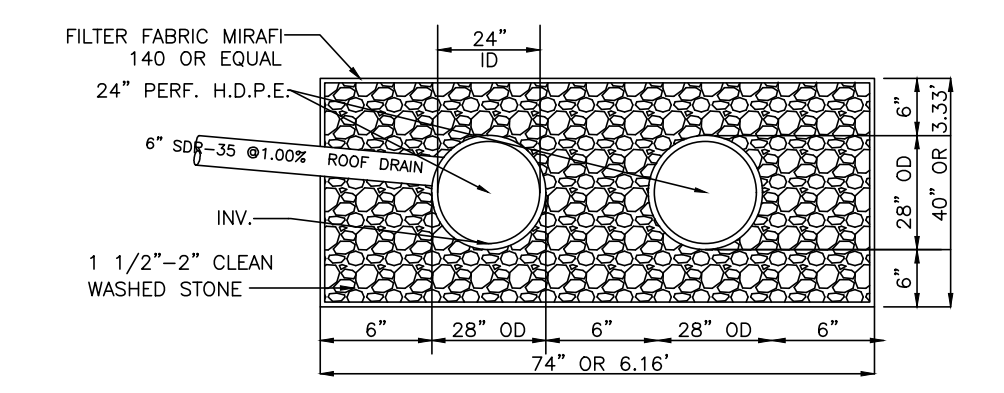
CD #14
N.T.S.
03/24

DRAIN BASIN WITH 2 FT X 2 FT ROAD & HIGHWAY GRATE QUICK SPEC INSTALLATION DETAIL



CD#6
N.T.S.
03/24

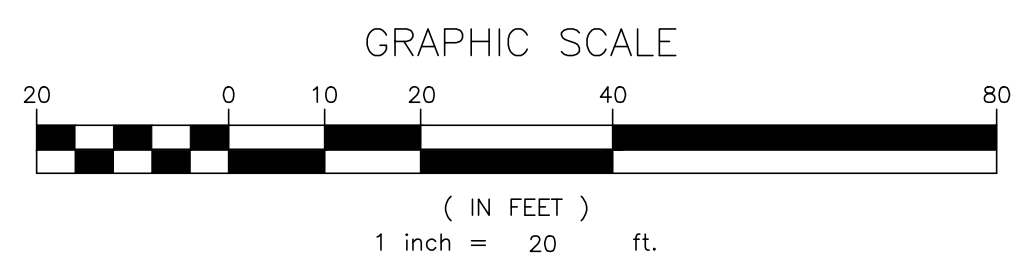
ROOF LEADER DETAIL



- NOTES:
- FILTER FABRIC TO BE MIRAFI 140 OR EQUAL.
 - STONE TO HAVE A MINIMUM VOID RATIO OF 0.40.

N.T.S.

RECHARGE TRENCH DETAIL



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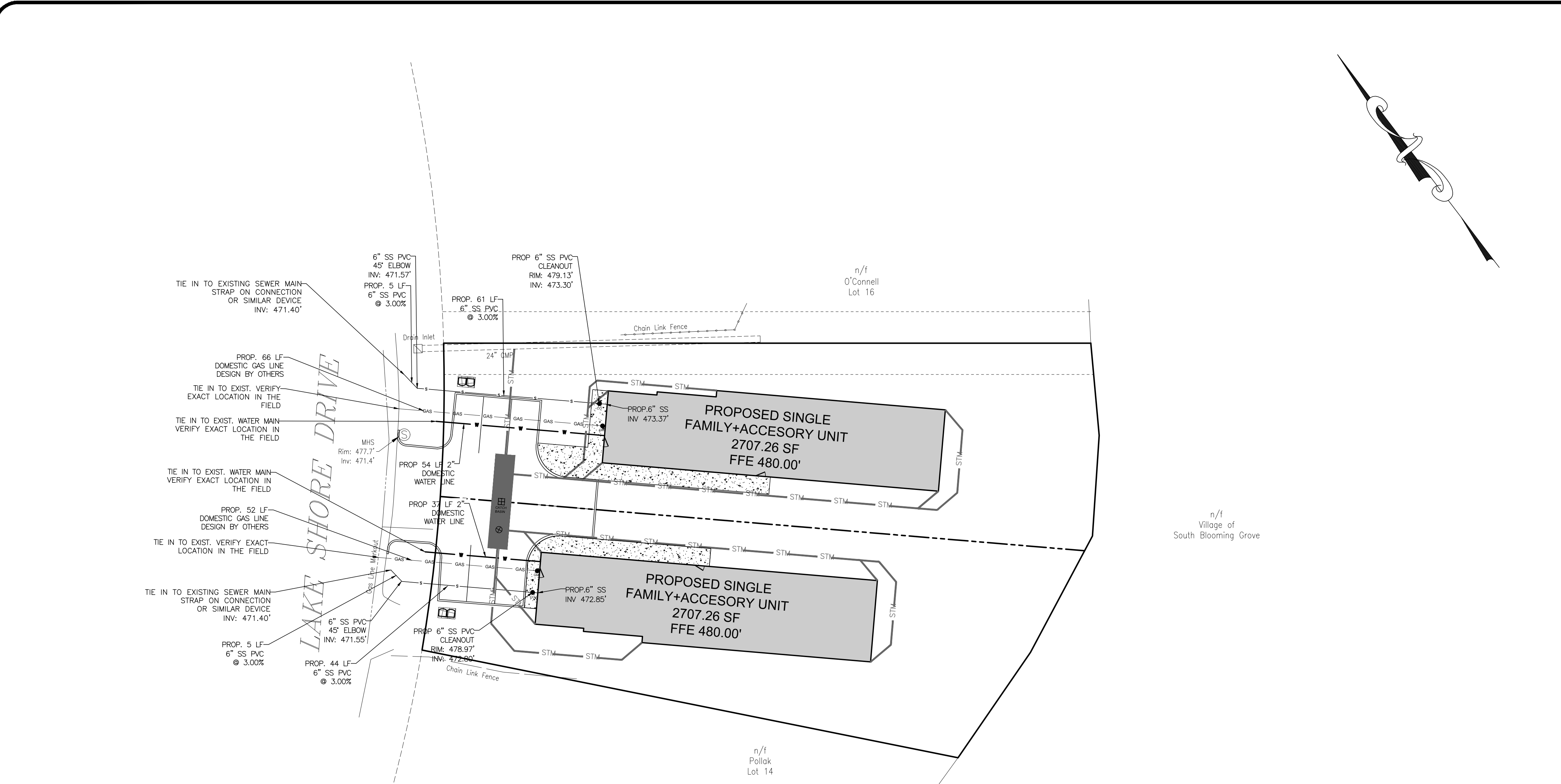
DRAINAGE PLAN

DESIGN BY: TB	DRAWN BY: AB	CHECKED BY: JM
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363 LAKE SHORE DR
363 LAKE SHORE DRIVE, VILLAGE OF SOUTH BLOOMING GROOVE, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NY 10950
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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 SHELVE 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 LOK SS GASKETS (AS MFG BY US PIPE AND FOUNDATION COMPANY, OR APPROVED EQUAL) OR MECHANICAL JOINT CAST IRON PIPE, CLASS S2 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 S2 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').

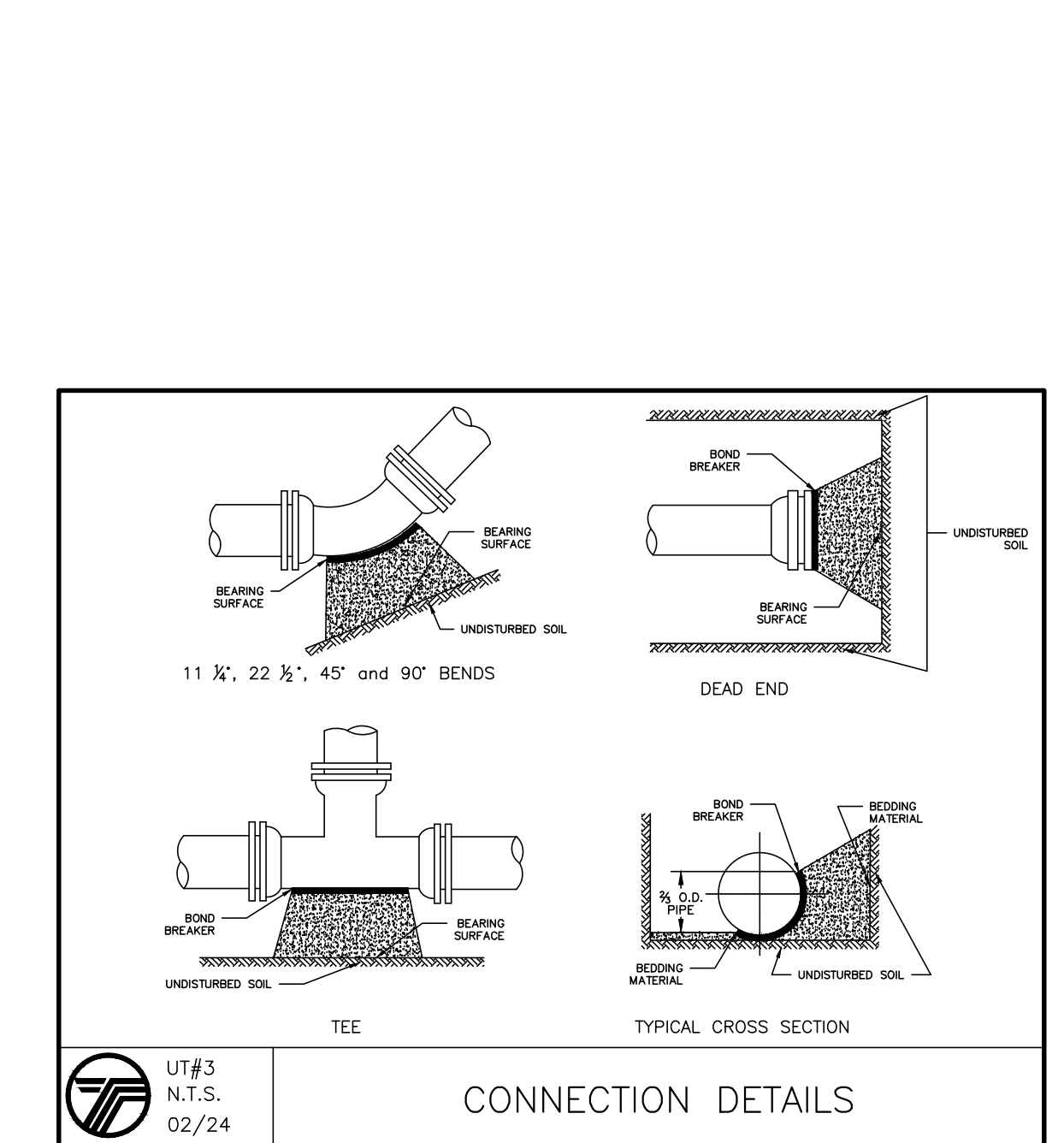
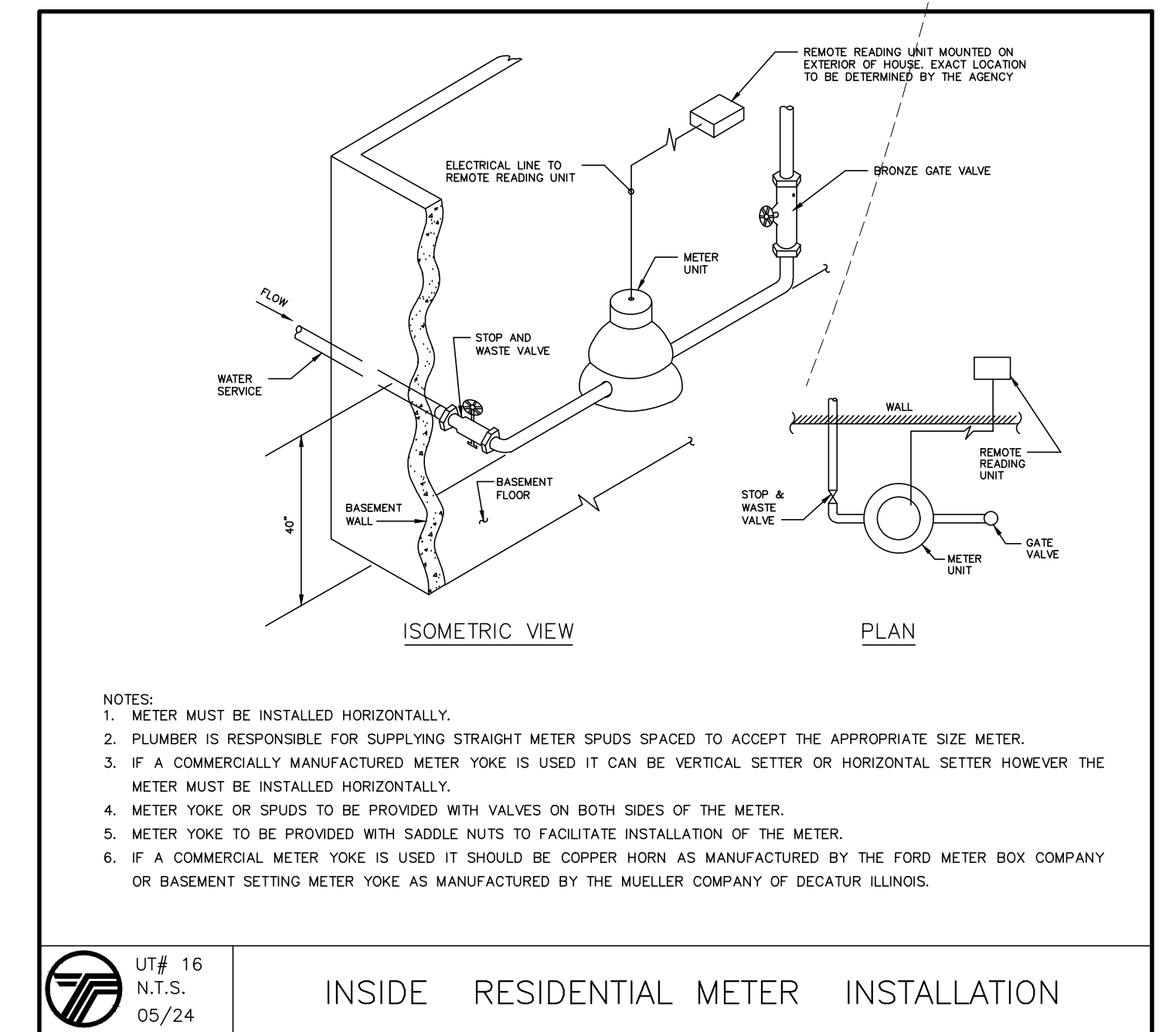
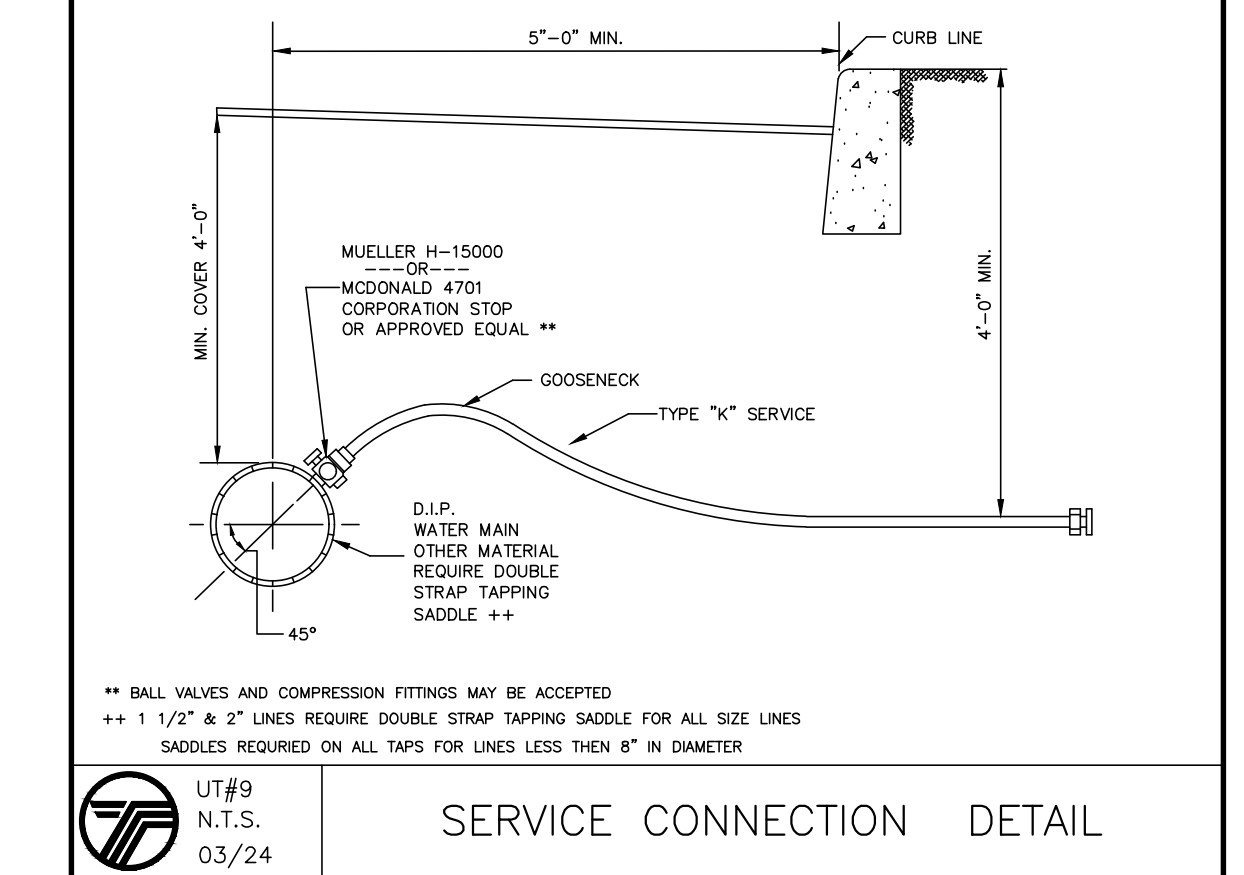
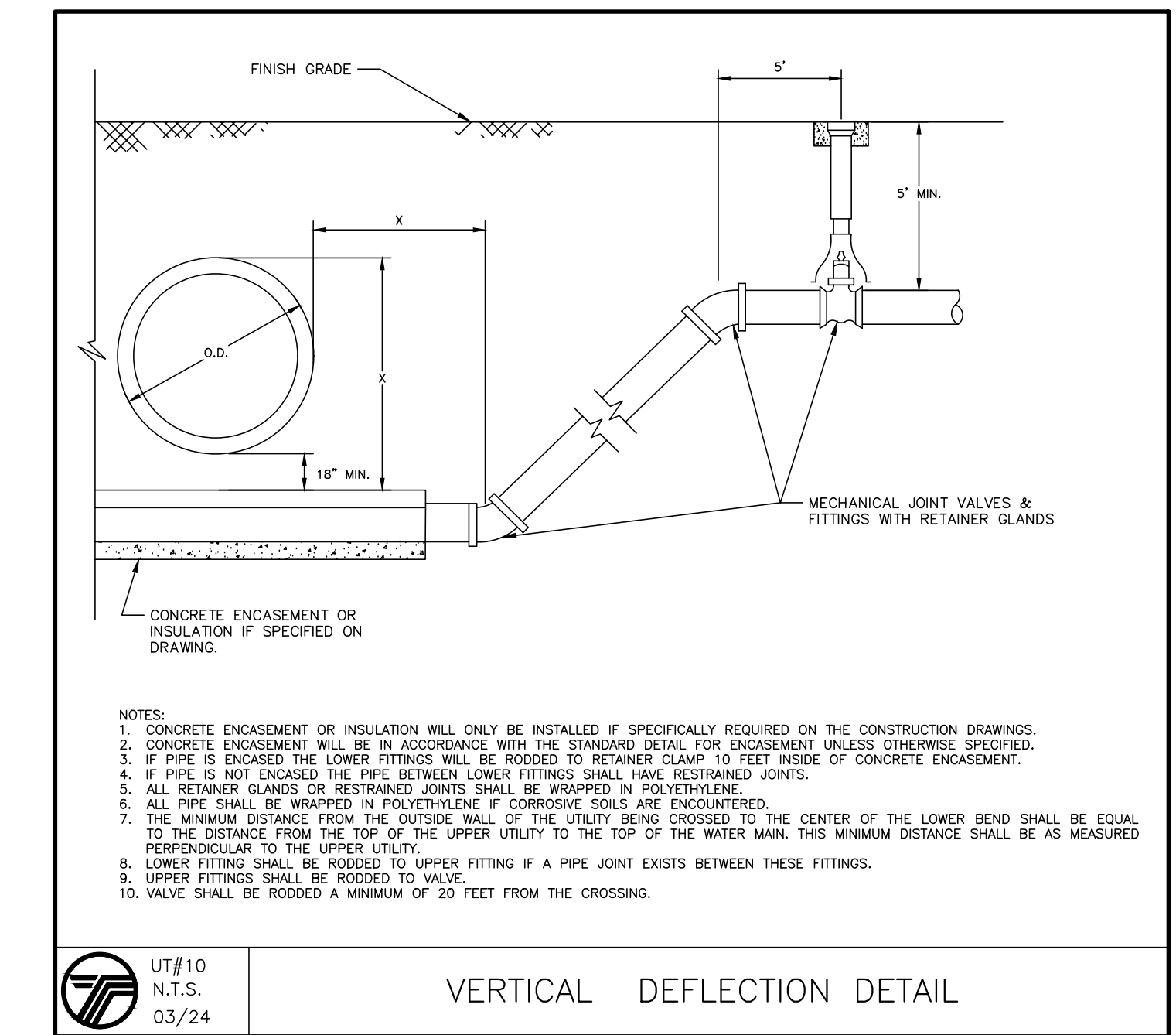
IN MAKING SUCH CROSSING, IT IS REQUIRED TO CENTER A LENGTH OF WATER MAIN PIPE UNDER THE SEWER TO BE CROSSED SO THAT THE JOINTS WILL BE EQUI-DISTANT FROM THE SEWER AND AS REMOTE THEREFROM AS POSSIBLE.

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.

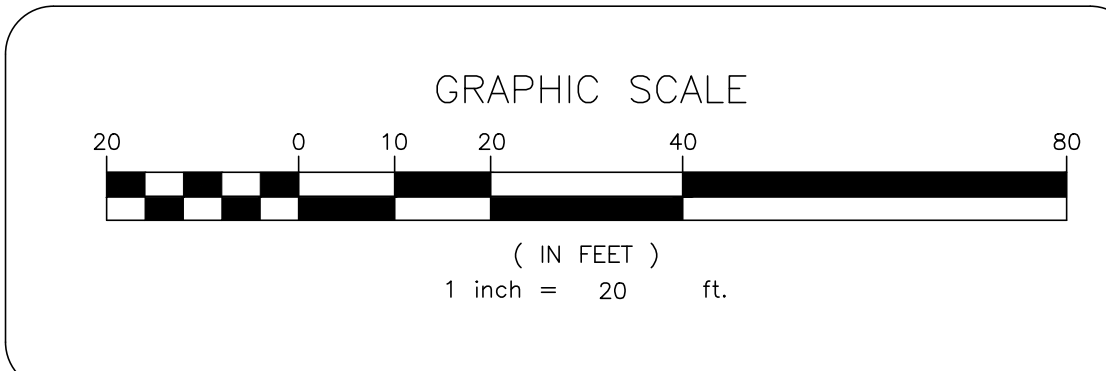
PIPE SIZE	MINIMUM BEARING SURFACE AREA (FT ²)				
	B	E	N	D	S
6"	1.0	1.5	2.5	4.5	3.5
8"	1.0	2.5	4.5	8.0	5.5
10"	2.0	3.5	7.0	12.5	9.0
12"	2.5	5.0	9.5	17.5	12.5
16"	4.5	8.5	17.0	31.0	22.5
18"	5.5	11.0	21.5	39.5	28.5
20"	7.0	13.5	27.0	49.0	35.0
24"	10.0	19.5	38.5	70.5	50.0

NOTES:
 1. ON 16" AND LARGER TRANSMISSION MAINS BENDS SHALL BE BOTH RODED AND THRUST BLOCKED.
 2. BEARING SURFACES SHOWN IN CHART ARE MINIMUM.
 3. BASED ON 150 PSI INTERNAL PIPE PRESSURE PLUS WATER HAMMER = 150PSI.
 4. SOL BEARING CAPACITY = 3,000 LB/SQ. FT.
 5. 16" AND LARGER WATER HAMMER = 70 PSI.
 6. ALL 90 DEGREE BENDS SHALL BE RODED AND THRUST BLOCKED.
 7. NA = NOT APPLICABLE.

UT#11
03/24



LEGEND:
 WM WATER METER
 GM GAS METER
 CO CLEAN-OUT
 (LATERAL SEWER CONNECTION)



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JOSIP MEDIC, P.E. LIC. 103757 DATE 07/31/2024

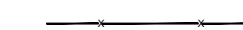

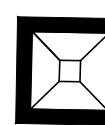
UTILITY PLAN

DESIGN BY: TB
 DRAWN BY: AB
 CHECKED BY: JM

363 LAKE SHORE DR
 363 LAKE SHORE DRIVE, VILLAGE OF SOUTH BLOOMING GROOVE, TOWN OF BLOOMING GROOVE, ORANGE COUNTY, NY 10950
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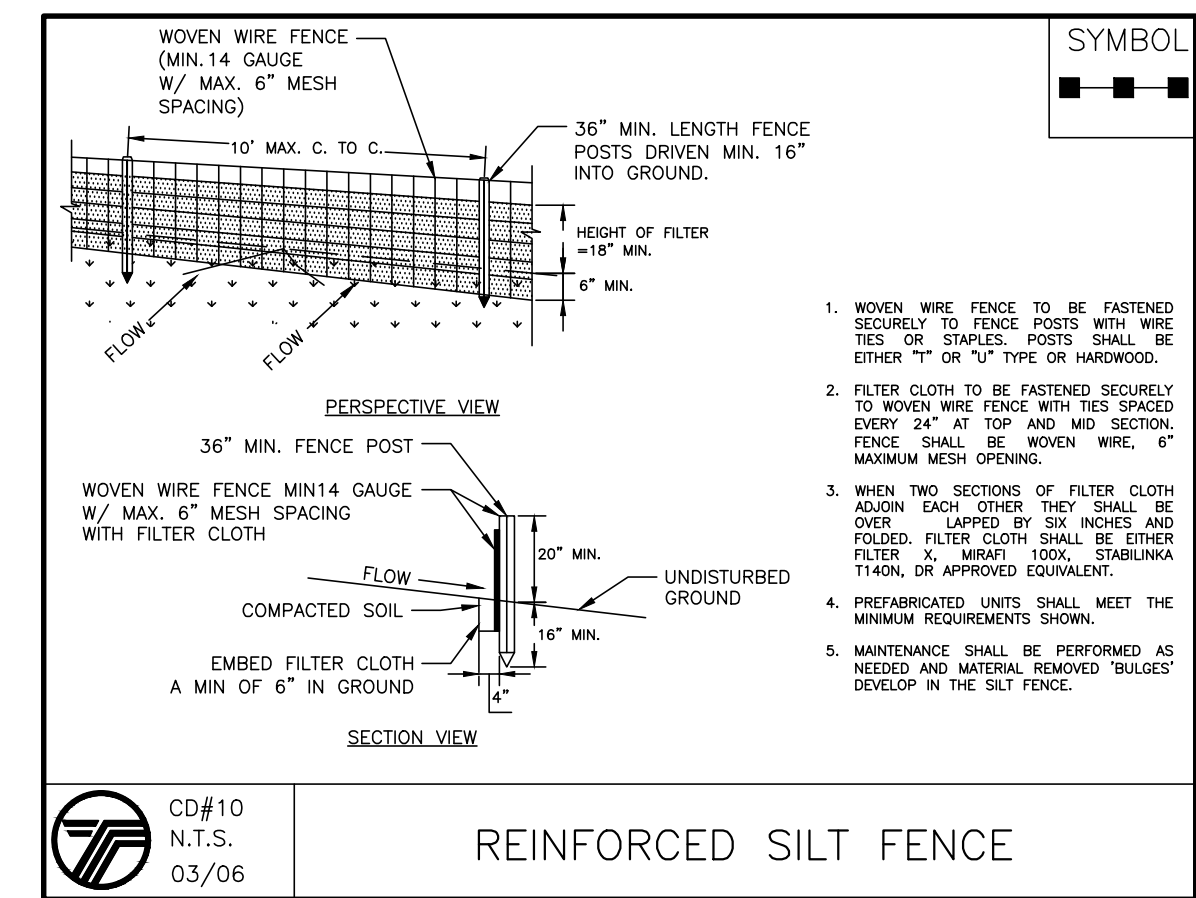
DRAWING NUMBER: **05 OF 07**
 SCALE: 1"=20'
 FILE NO.: 24208
 DATE: 07/31/2024

LEGEND:

-  REINFORCED FILTER FABRIC BARRIER
-  STABILIZED CONSTRUCTION EXIT
-  INLET PROTECTION BARRIER

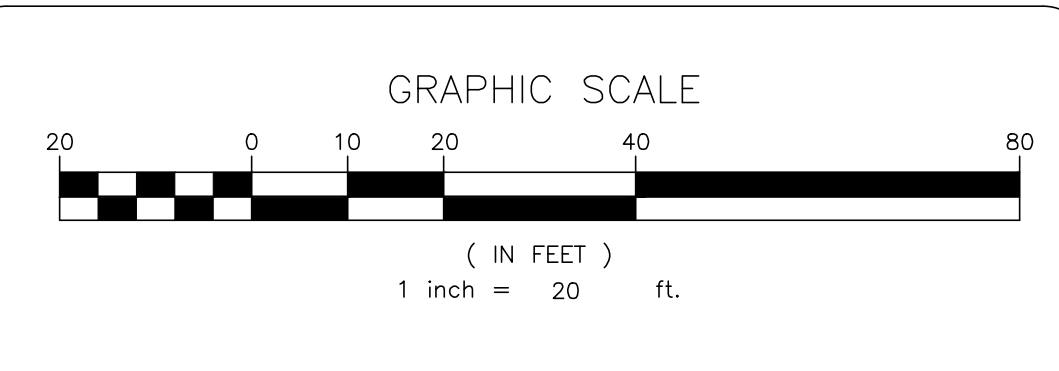
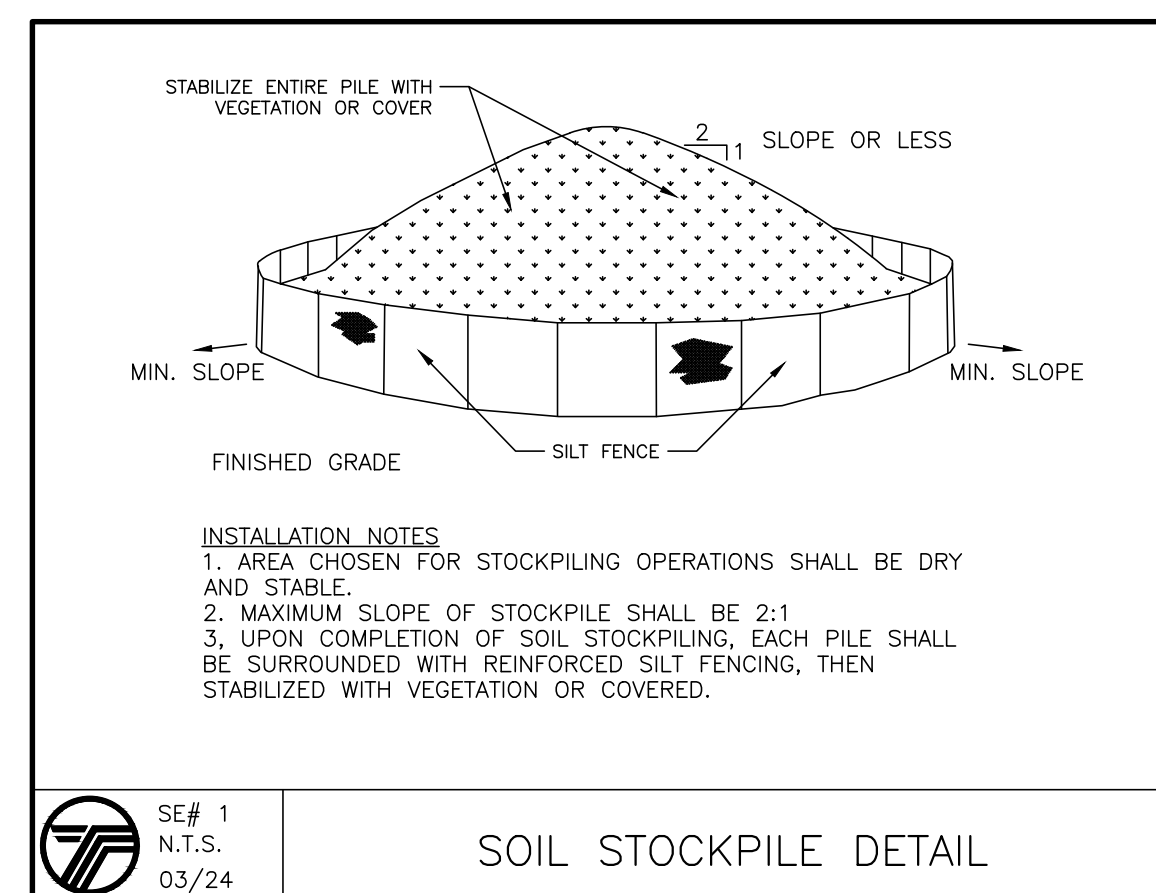
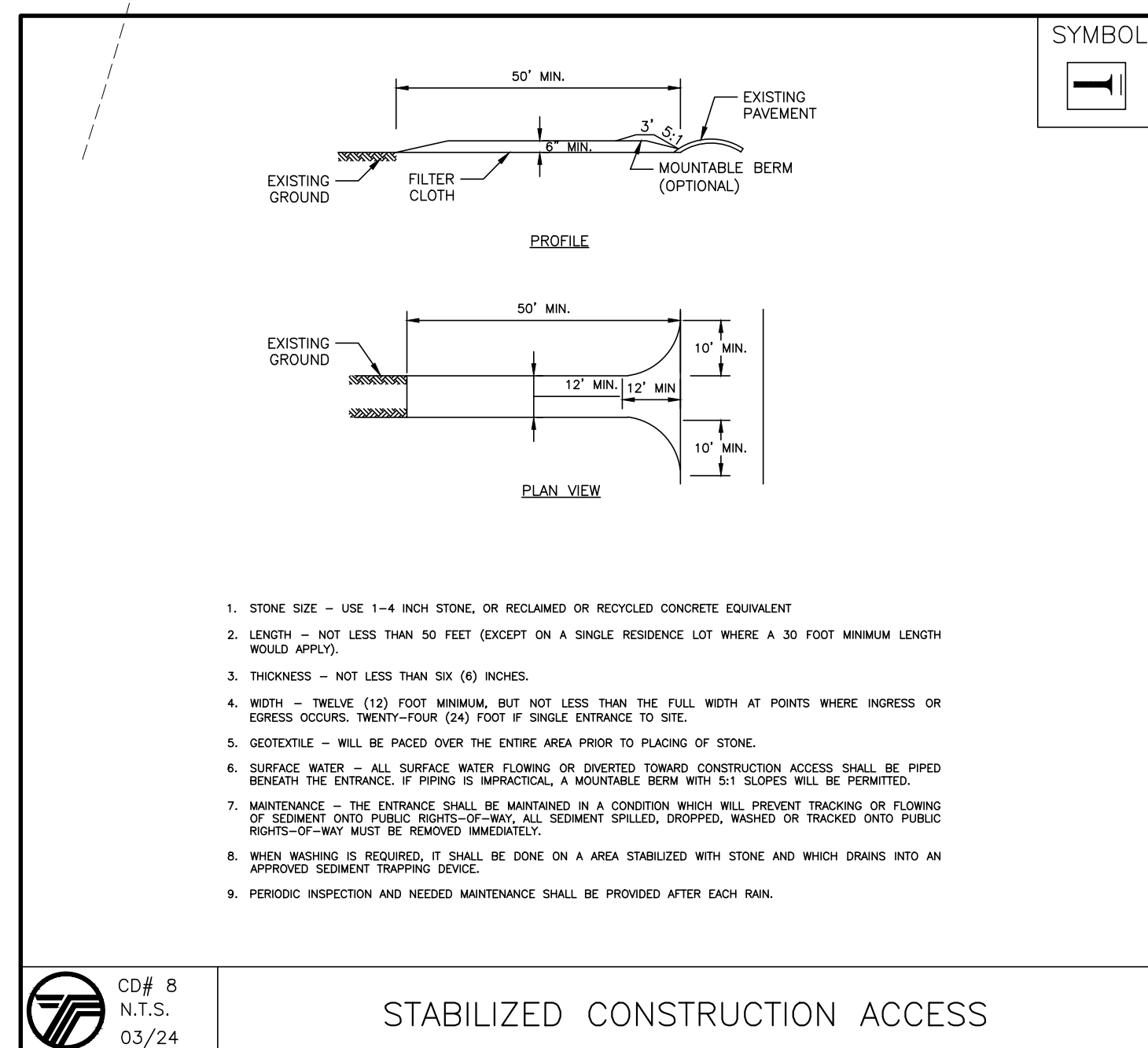
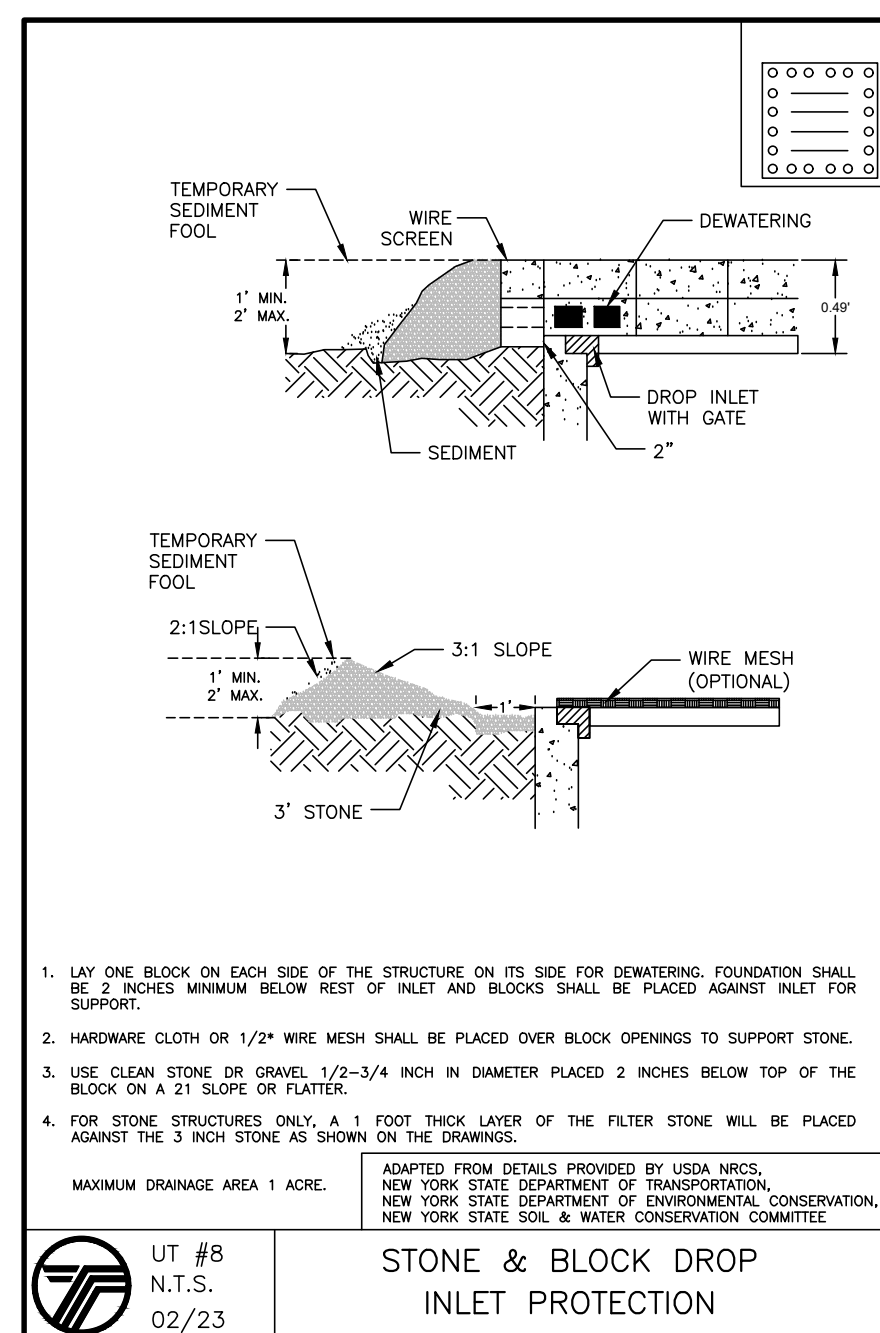
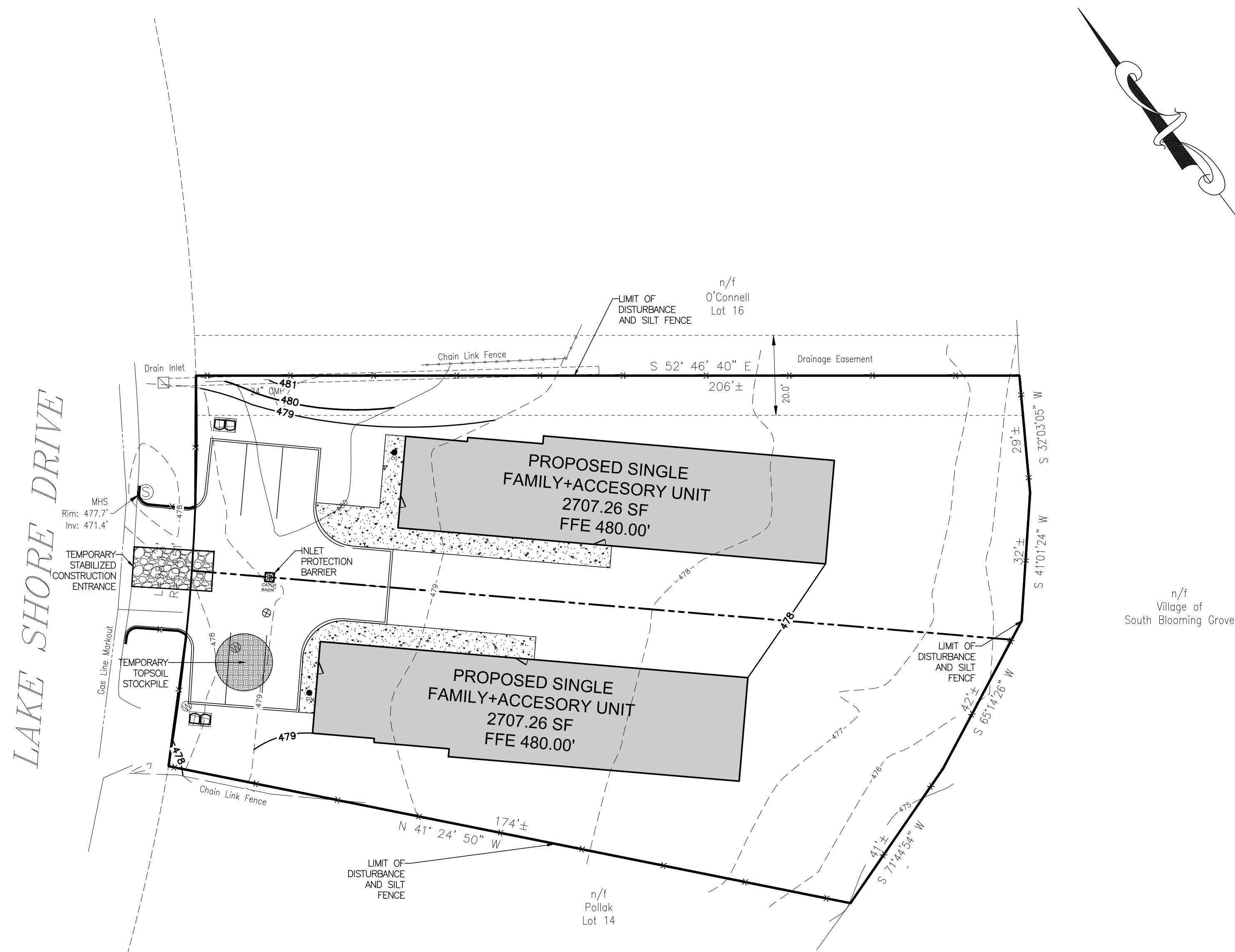
NOTES:

1. AREA OF DISTURBANCE: 23,399.71 SF.



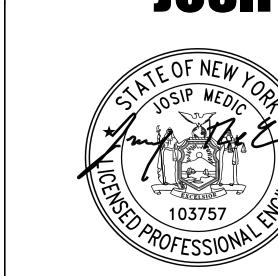
SEQUENCE OF CONSTRUCTION NOTES

1. 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.
2. 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.
3. 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.
4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
5. 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.
6. CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND/OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEPPER SHALL BE REPLACED BY CLOCK SODDING.



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SOIL EROSION AND SEDIMENT CONTROL PLAN

DESIGN BY: TB	DRAWN BY: AB	CHECKED BY: JM
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363 LAKE SHORE DR
363 LAKE SHORE DRIVE, VILLAGE OF SOUTH BLOOMING GROOVE, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NY 10950
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