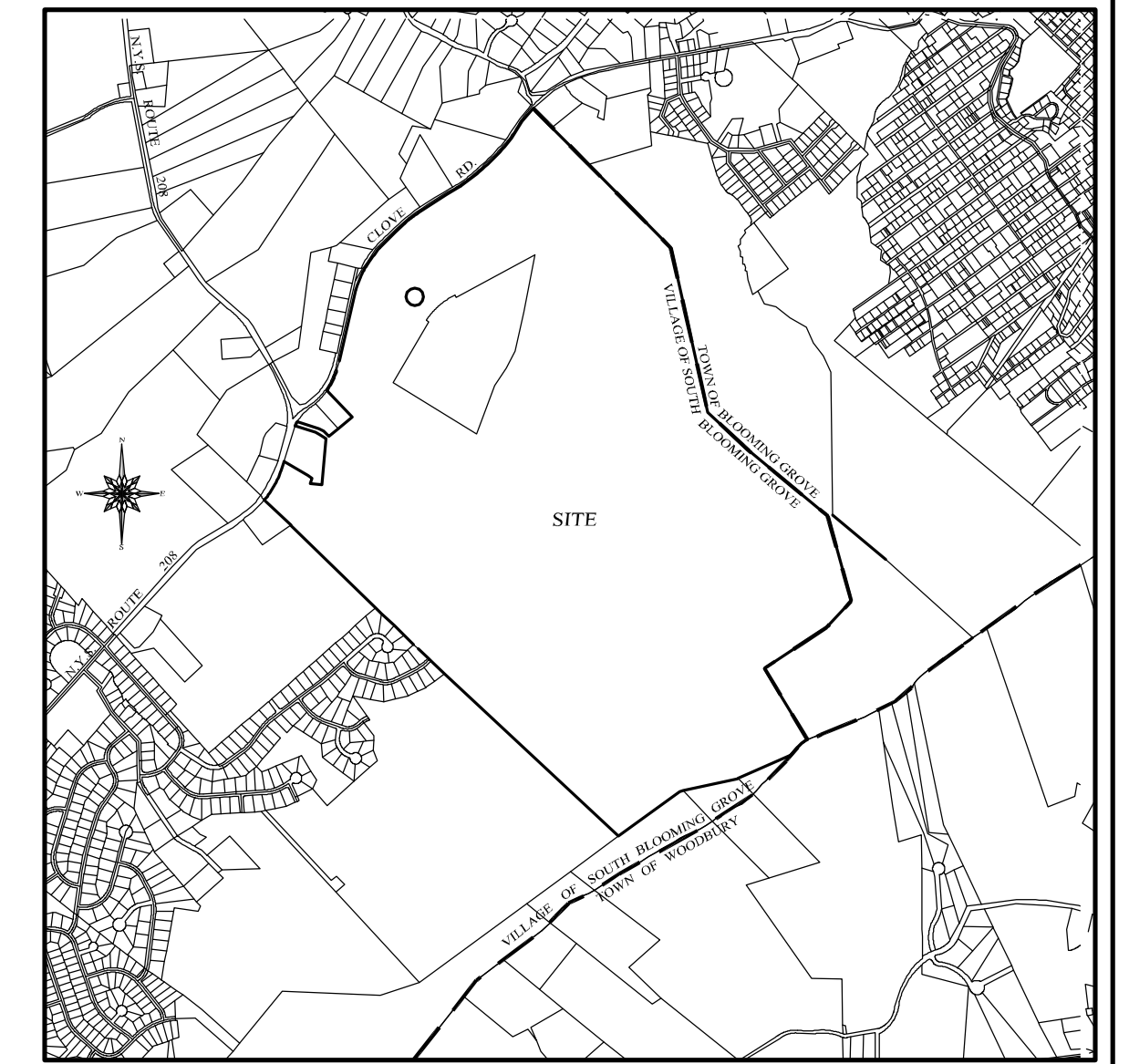
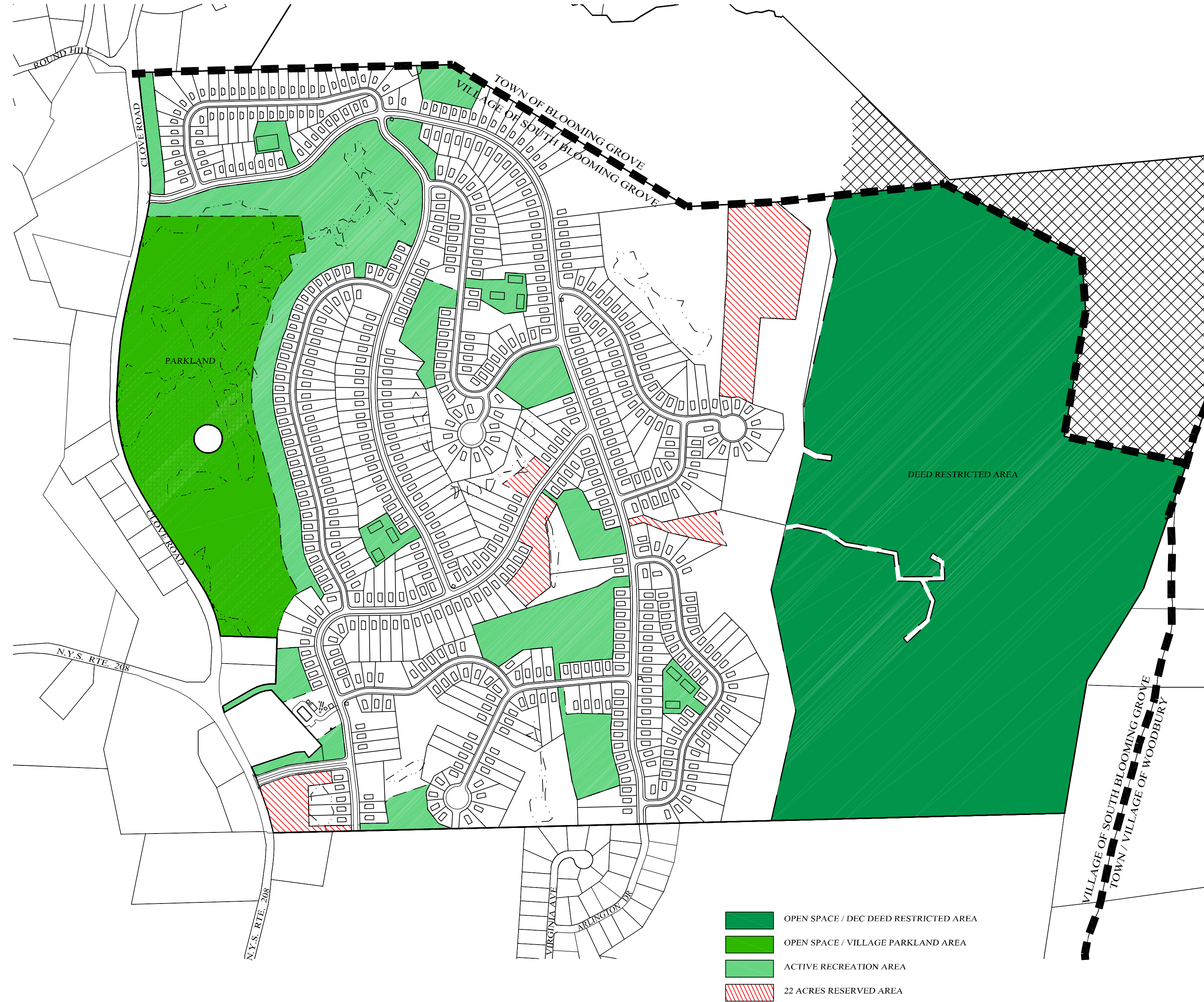


CLOVEWOOD

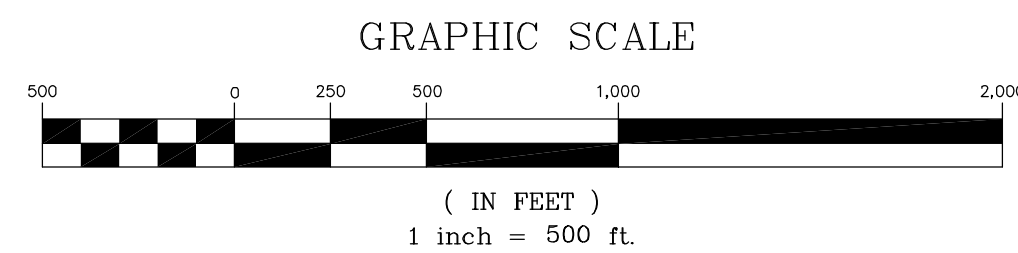
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NEW YORK



LOCATION MAP
SCALE: 1" = 2,000'



OPEN SPACE / DEC DEED RESTRICTED AREA
OPEN SPACE / VILLAGE PARKLAND AREA
ACTIVE RECREATION AREA
22 ACRES RESERVED AREA



LEGEND

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED SETBACK LINE	---
EXISTING DEC WETLANDS	---
EXISTING FEDERAL WETLANDS	---
PROPOSED EDGE OF PAVEMENT	---
EXISTING EDGE OF PAVEMENT	---

CLOVEWOOD PROJECT DENSITY, OPEN SPACE AND DEVELOPMENT AREA CALCULATIONS

(AS PER VILLAGE OF SOUTH BLOOMING GROVE ZONING CODE CHAPTER 235-14)

RR - ZONING DISTRICT

ACREAGE WITHIN RR ZONING DISTRICT = 702 ACRES
ACREAGE RESERVED (NO CURRENT PLANS FOR DEVELOPMENT) = 22 ACRES
BALANCE OF ACREAGE FOR CLOVEWOOD SUBDIVISION = 702 ACRES - 22 ACRES = 680 ACRES

ESTABLISH BASE LOT COUNT
USE THE LESSER DENSITY OF THE CONSERVATION ANALYSIS RESULT OR ONE DWELLING UNIT PER TWO ACRES. FOR THE CLOVEWOOD PROJECT ONE DWELLING UNIT PER TWO ACRES CONTROLS. THEREFORE:

680 ACRES / 1 D.U. PER 2 ACRES = 340 UNITS = BASE LOT COUNT

ADJUSTMENTS TO BASE LOT COUNT UP TO 1.5 TIMES THE BASE LOT COUNT = 170 UNITS
50% OF THE ADJUSTED BASE NUMBER UNITS, OR 85 UNITS, WILL NEED TO BE DEEMED AFFORDABLE

THE BASE, OR NET, AMOUNT OF OPEN SPACE IS 50% OF THE DEVELOPMENT AREA. 50% OF THE DEVELOPMENT AREA WITHIN THE RR ZONING DISTRICT = (680 ACRES x 50%) = 340 ACRES.

10% OF THE TOTAL PLAT AREA CAN BE USED FOR ACTIVE RECREATION (10% X 708.2 ACRES) = 70.8 ACRES.
8.5% OF THE TOTAL PLAT AREA SHALL BE RESERVED AS PARKLAND (8.5% X 708.2 ACRES) = 60.2 ACRES

THEREFORE 340 ACRES TOTAL OPEN SPACE INCLUDING 70.8 ACRES ACTIVE RECREATION AREA OPEN SPACE, 60.2 ACRES PARKLAND & 209 ACRES OF DEED RESTRICTED AREA (70.8 + 60.2 + 209 = 340)

TOTAL NUMBER OF UNITS = 340 BASE UNITS + 170 UNITS (85 AFFORDABLE) = 510 UNITS

510 TOTAL UNITS ALLOWED PER RR ZONING DISTRICT

RC-1 ZONING DISTRICT

ACREAGE WITHIN RC-1 ZONING DISTRICT = 6.2 ACRES
BASE LOT COUNT = ONE SINGLE FAMILY DWELLING PER 3,000 SF OF LOT AREA
6.2 ACRES X 43,560 SF/ACRE = 270,072 SF
270,072 SF / 1 D.U. PER 3,000 SF = 90 DWELLING UNITS

90 TOTAL UNITS ALLOWED PER RC-1 ZONING DISTRICT

THE PROPOSED RC-1 USES MAY BE PLACED BEYOND THE RC-1 ZONING DISTRICT LINE (WITHIN LANDS LYING IN THE RR ZONING DISTRICT).

THE TOTAL NUMBER OF UNITS ALLOWED FOR THE CLOVEWOOD PROJECT
= 510 RESIDENTIAL DWELLING UNITS PER RR ZONING
PLUS 90 RESIDENTIAL DWELLING UNITS PER RC-1 ZONING.
= 510 UNITS + 90 UNITS = 600 UNITS.

TOTAL DEVELOPMENT AREA

708 ACRES WITHIN TOTAL PLAT
- 22 ACRES RESERVED
- 340.0 ACRES OPEN SPACE
= 346.2 ACRES OF DEVELOPMENT AREA, INCLUDING 247.3 ACRES PERMANENT DISTURBED, 4.7 ACRES TEMPORARY DISTURBED AND 94.2 ACRES IN ITS NATURAL STATE, UNDISTURBED.

SHEET INDEX

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SHEET	X1 - EXISTING CONDITIONS MAP
SHEET	KM1 - GRADING & UTILITY SHEETS KEY MAP
SHEETS	G1 - G44 - GRADING AND DRAINAGE PLANS
SHEETS	U1 - U44 - UTILITY PLANS
SHEETS	PA1 - PA - ROAD PROFILES
SHEET	KM2 - EROSION CONTROL SHEETS KEY MAP
SHEETS	E1 - E11 - EROSION CONTROL PLANS
SHEET	E12 - EROSION CONTROL DETAILS
SHEET	E13 - SEDIMENT TRAP TRIBUTARY AREA MAP
SHEET	E14 - CONSTRUCTION PHASING PLAN
SHEET	OC1 - COUNTY ROAD ENTRANCE PLAN
SHEET	SD1 - SANITARY SEWER DETAILS
SHEET	DD1 - DRAINAGE DETAILS
SHEET	DI - SITE DETAILS
SHEET	ST1 - ST2 - STREET TREE PLAN
SHEET	LT1 - LT2 - LIGHTING PLANS
SHEET	LD1 - LANDSCAPING PLAN
SHEET	WA1 - WELL ACCESS ROAD PLAN

PROPOSED BULK REQUIREMENTS

	MINIMUM	MAXIMUM
LOT AREA (S.F.)	7,000	
FRONTAGE (FT.)	60*	
LOT WIDTH (FT.)	70	
LOT DEPTH (FT.)	100	
FRONT YARD (FT.)	30	
REAR YARD (FT.)	15	
SIDE YARD (FT.)	15	
BUILDING COVERAGE (%)		50

*MINIMUM FRONTAGE ON CURVED LOTS SHALL BE MEASURED AT THE FRONT SETBACK LINE

WATER / SEWAGE USE CALCULATIONS

(600 UNITS) (110 GPD / BEDROOM) (4 BEDROOM PER UNIT) = 264,000 GPD
(600) (110) (4) = 264,000 GPD

GENERAL NOTES:

- VILLAGE OF SOUTH BLOOMING GROVE TAX MAP DESIGNATION: SEC. 208, BLK. 1, LOTS 2 & 3.
- AREA OF PARCEL PER SURVEY BY LANC & TULLY PC: 708.17± AC.
- TOTAL PROPOSED NUMBER OF SINGLE FAMILY LOTS: 600
- TOTAL PROPOSED AFFORDABLE HOUSING LOTS: 85
- EXISTING FEATURES AND INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES
- LOTS TO BE SERVED BY MUNICIPAL WATER AND SEWER.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDER GROUND.
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.
- THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF THE FINAL PLANS.
- NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPT OF HEALTH REVIEW AND APPROVAL.
- ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALITY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- DUE TO POTENTIAL HABITAT FOR THE INDIANA BAT, TREE CUTTING SHALL BE LIMITED TO NOV 1ST THROUGH MARCH 31ST.

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS NOTES:

- NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW.
- THE VEGETATIVE DRIP EDGE, AT MATURITY, SHALL NOT PROJECT INTO THE COUNTY R.O.W.
- NO SIGNS SHALL BE PLACED WITHIN, OR PROJECT INTO, THE COUNTY R.O.W.

DATE	REV.	PER DEIS COMMENTS
01-29-19	PRELIMINARY DESIGN	
03-21-18	ADDITIONAL DESIGN	
04-28-17	REV. ROADS & LOTS	
08-01-16	DETAILED LAYOUT	
03-07-16	REV. PER DPW COMMENTS	
12-08-15	NEW LAYOUT PER WETLAND BUFFER & WELLS	
08-19-15	NEW LAYOUT PER DEC WETLANDS	
03-17-15	GENERAL REVISIONS	
01-12-15	GENERAL REVISIONS	
12-19-14	REMOVED NON RESIDENTIAL USES	
09-09-14	GENERAL REVISIONS	
08-27-14	GENERAL REVISIONS	
08-19-14	GENERAL REVISIONS	
07-10-14	NEW LAYOUT	
05-16-14	GENERAL REVISIONS	
04-10-14	INITIAL PREPARATION	

CLOVEWOOD
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

PROJECT TITLE

COVER SHEET

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.	C 1
CAD #	PROJECT #	SCALE	
14107 BASE	14107.0	AS SHOWN	