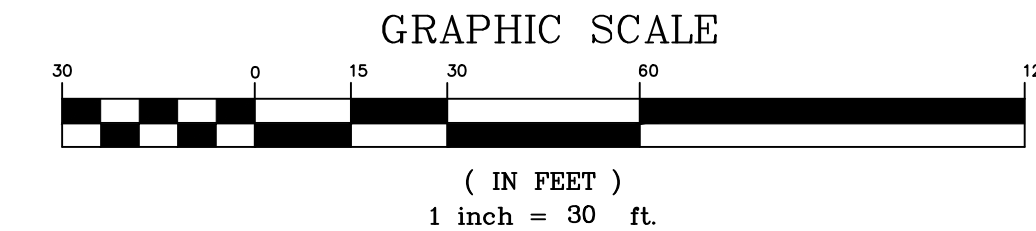


EXISTING CONDITIONS
SCALE - 1" = 30'

LEGEND:

- EX. PROPERTY LINE
- EX. UTILITY POLE
- EX. WIRE OVERHEAD
- EX. CHAIN LINK FENCE
- ⊙ EX. WELL
- EX. CONTOUR, MAJOR
- EX. CONTOUR, MINOR
- PR. CURB
- PR. SIDEWALK
- PR. DRIVEWAY
- PR. BUILDING
- PR. DECK
- PR. BLDG ENTRANCE
- PR. STAIRS
- PR. RAILING
- PR. CONTOUR
- PR. SPOT ELEVATION
- PR. CBP-CATCH BASIN CURB PEACE
- PR. DRY WALL
- CO PR. CLEAN OUT
- CV PR. CURB VALVE
- PR. SETBACKS
- PR. CLEAR YARD
- PR. TREE

REVISIONS:		
#	DATE:	COMMENTS:



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EXISTING CONDITIONS
PROPOSED 8-LOT SUBDIVISION
FOR SBL: 217-1-4
67 MANGIN RD, MONROE, NY 10950

67 MANGIN ROAD

VILLAGE OF BLOOMINGROVE
ORANGE COUNTY
STATE OF NEW YORK

Michael J. Calise, P.E. & Associates, P.C.
Civil Engineering & Land Planning Consultants
Post Office Box 96, Pearl River, New York 10965
Phone (845) 629-3743

TAX LOT No.:	217-1-4
AREA:	2.83± ACRES
	123,449± SQUARE-FEET
JOB NUMBER:	B-2571
SCALE:	1"=30'
DATE:	03-24-2025
SHEET:	1 OF TBD

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16 PENNSYLVANIA AVE
MONROE NY 10950

APPLICANT: MOSHE POSEN, & DOV POSEN
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MONROE NY 10950

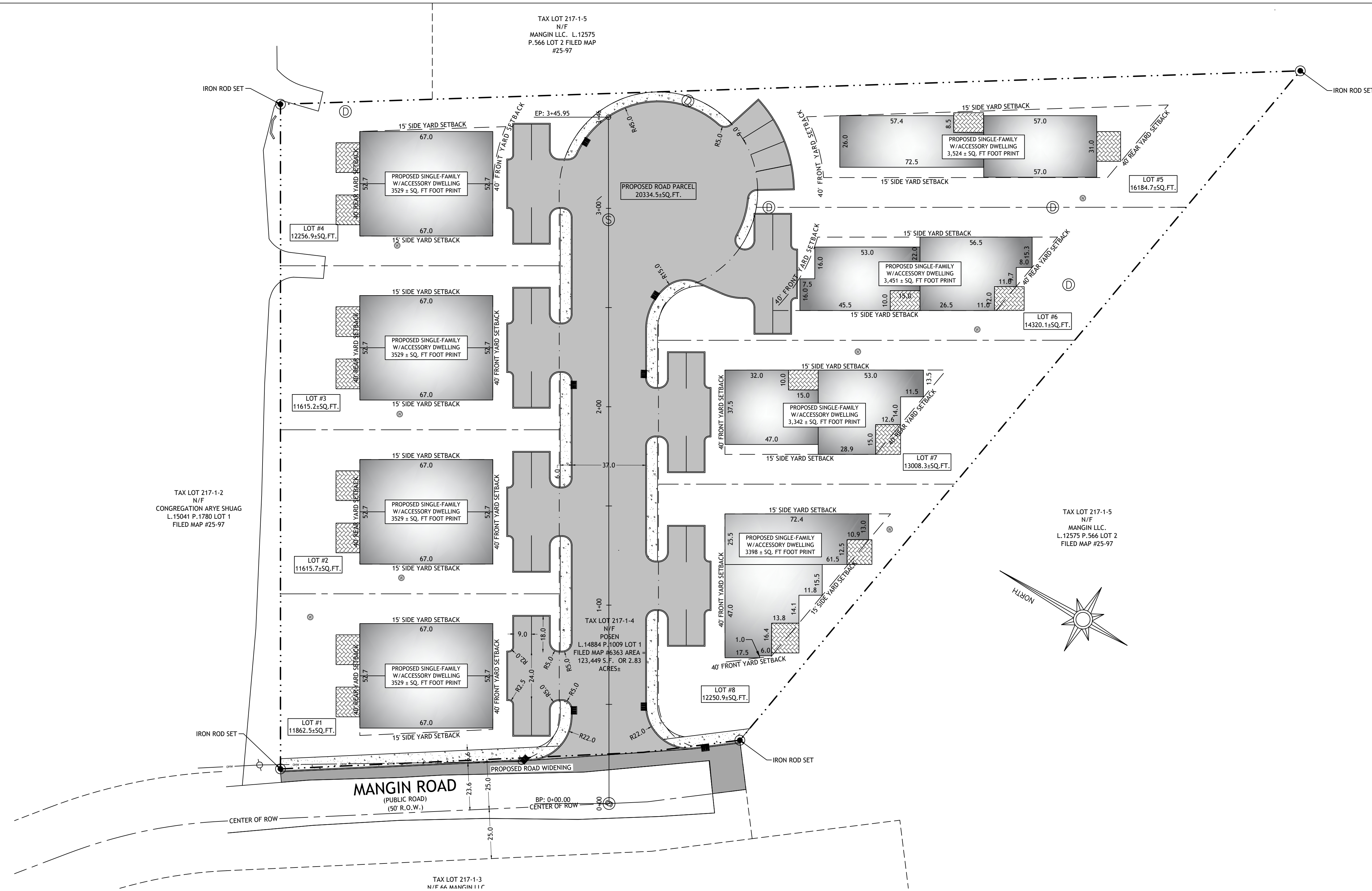
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MICHAEL J. CALISE, P.E.
NEW YORK STATE LIC. NO. 074611



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SITE PLAN
SCALE - 1" = 30'

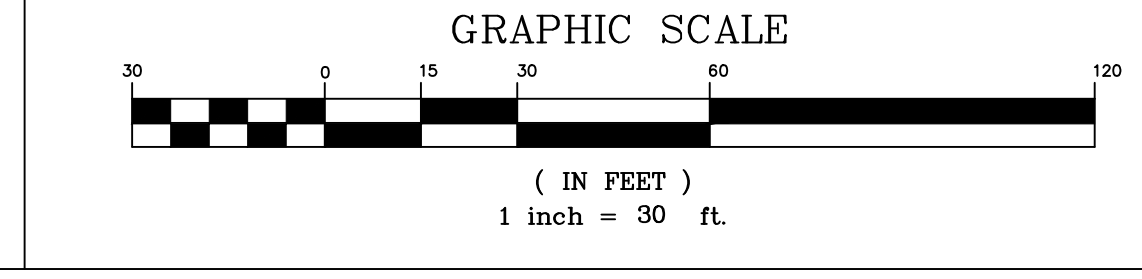
LEGEND:

- EX. PROPERTY LINE
- EX. UTILITY POLE
- EX. WIRE OVERHEAD
- EX. CHAIN LINK FENCE
- EX. WELL
- EX. CONTOUR, MAJOR
- EX. CONTOUR, MINOR
- PR. CURB
- PR. SIDEWALK
- PR. DRIVEWAY
- PR. BUILDING
- PR. DECK
- ▼ PR. BLDG ENTRANCE
- PR. STAIRS
- PR. RAILING
- PR. CONTOUR
- PR. SPOT ELEVATION
- PR. CB/CATCH BASIN CURB PEACE
- PR. DRY WALL
- PR. CLEAN OUT
- CV PR. CURB VALVE
- PR. SETBACK
- PR. CLEAR YARD
- PR. TREE

BULK TABLE																	
ZONING: R-1	LOT #1		LOT #2		LOT #3		LOT #4		LOT #5		LOT #6		LOT #7		LOT #8		
MINIMUM:	REQUIRED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	
LOT AREA	10,000 S.F.	11,862±S.F.	OK	11,615±S.F.	OK	11,615±S.F.	OK	12,256±S.F.	OK	16,184±S.F.	OK	14,320±S.F.	OK	13,008±S.F.	OK	12,250±S.F.	OK
FRONTAGE	50 FEET	88± FEET	OK	82± FEET	OK	82± FEET	OK	114± FEET	OK	88± FEET	OK	89± FEET	OK	72± FEET	OK	139± FEET	OK
FRONT YARD	40 FEET	40	OK	40	OK	40	OK	40	OK	40	OK	40	OK	40	OK	40	OK
SIDE YARD (ONE)	15'	15>	OK	15>	OK	15>	OK	15>	OK	15>	OK	15>	OK	15>	OK	15>	OK
SIDE YARD (BOTH)	30'	15>	OK	15>	OK	15>	OK	15>	OK	15>	OK	15>	OK	15>	OK	15>	OK
REAR YARD	40'	40>	OK	40>	OK	40>	OK	40>	OK	40>	OK	40>	OK	40>	OK	15>	OK
MAXIMUM:																	
BUILDING HEIGHT /STORIES*	2.5 STORIES	2.5 STORIES	OK	2.5 STORIES	OK	2.5 STORIES	OK	2.5 STORIES	OK	2.5 STORIES	OK	2.5 STORIES	OK	2.5 STORIES	OK	2.5 STORIES	OK
BUILDING COVERAGE	50%	29%	OK	30%	OK	30%	OK	28%	OK	21%	OK	24%	OK	25%	OK	27%	OK
PARKING:																	
PROPOSED PARKING	2 PER UNIT	4	OK	4	OK	4	OK	4	OK	4	OK	4	OK	4	OK	4	OK

NOTES: *LOT WIDTH SHOWN, MEASURED THE DISTANCE BETWEEN SIDE LOT LINES MEASURED AT THE REQUIRED MINIMUM YARD DEPTH.

REVISIONS:	
#	DATE:
1	3/18/2025
COMMENTS:	
ADDED ROAD WIDENING PER PB COMMENTS	



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MICHAEL J. CALISE, P.E.
NEW YORK STATE LIC. NO. 074611

SITE PLAN
PROPOSED 8-LOT SUBDIVISION
FOR SBL: 217-1-4
67 MANGIN RD, MONROE, NY 10950

67 MANGIN ROAD

VILLAGE OF BLOOMINGGROVE
ORANGE COUNTY
STATE OF NEW YORK

Michael J. Calise, P.E. & Associates, P.C.
Civil Engineering & Land Planning Consultants
Post Office Box 96, Pearl River, New York 10965
Phone (845) 629-3743

TAX LOT No.: 217-1-4
AREA: 2.83± ACRES
123,449± SQUARE-FEET
JOB NUMBER: B-2571
SCALE: 1"=30'
DATE: 03-24-2025
SHEET: 1 OF 1



**Know what's below.
Call before you dig.**

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OWNER: MOSHE POSEN, & DOV POSEN
16 PENNSYLVANIA AVE
MONROE NY 10950

APPLICANT: MOSHE POSEN, & DOV POSEN
16 PENNSYLVANIA AVE
MONROE NY 10950

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VICINITY MAP
SCALE - 1" = 250'

LEGEND:

- EX. PROPERTY LINE
- EX. UTILITY POLE
- EX. WIRE OVERHEAD
- EX. CHAIN LINK FENCE
- EX. WELL
- EX. CONTOUR, MAJOR
- EX. CONTOUR, MINOR
- PR. CURB
- PR. SIDEWALK
- PR. DRIVEWAY
- PR. BUILDING
- PR. DECK
- ▲ PR. BLDG ENTRANCE
- PR. STAIRS
- PR. RAILING
- PR. CONTOUR
- X-000.00± PR. SPOT ELEVATION
- PR. C&P-CATCH BASIN CURB PEACE
- PR. DRY WALL
- PR. CLEAN OUT
- PR. CURB VALVE
- PR. SETBACKS
- PR. CLEAR YARD
- PR. TREE

- SITE SPECIFIC NOTES:**
- THIS IS A CONCEPT SUBDIVISION PLAN PREPARED FOR OF TAX LOT# 217-1-4 SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAPS.
 - RECORD OWNER:
MOSHE POSEN, & DOV POSEN
16 PENNSYLVANIA AVE
MONROE NY 10950
 - APPLICANT:
MOSHE POSEN, & DOV POSEN
16 PENNSYLVANIA AVE
MONROE NY 10950
 - SITE ADDRESS:
67 MANGIN RD
MONROE NY 10950
 - DEED REFERENCE: DEED BOOK 15542, PAGE 512.
 - AREA OF PARCEL: 2.8± ACRES (123,981± SQUARE-FEET).
 - ZONING DISTRICT: (RB) - RESIDENCE B DISTRICT.
 - DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
L.14884 P.1009 L.15027 P.1619
L.15041 P.1780 L.14171 P.733
L.12575 P.566
 - MAP FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
FILED MAP #6383
FILED MAP #25-97
 - SANITARY SEWAGE SYSTEM: MUNICIPAL/COMMUNITY SEWER SYSTEM.
 - WATER SUPPLY SYSTEM: MUNICIPAL.
 - EXISTING USE: SINGLE FAMILY.
 - PROPOSED USE: SINGLE FAMILY.
 - EXISTING LOTS: 1
 - PROPOSED: 8
- BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:**
BOUNDARY & TOPOGRAPHIC SURVEY LOCATED AT: 67 MANGIN ROAD VILLAGE OF SOUTH BLOOMING GROVE ORANGE COUNTY NEW YORK DARREN J. STRIDIRON, P.L.S. NEW YORK STATE LICENSE NO. 050487

SUBDIVISION PLAN
SCALE - 1" = 30'

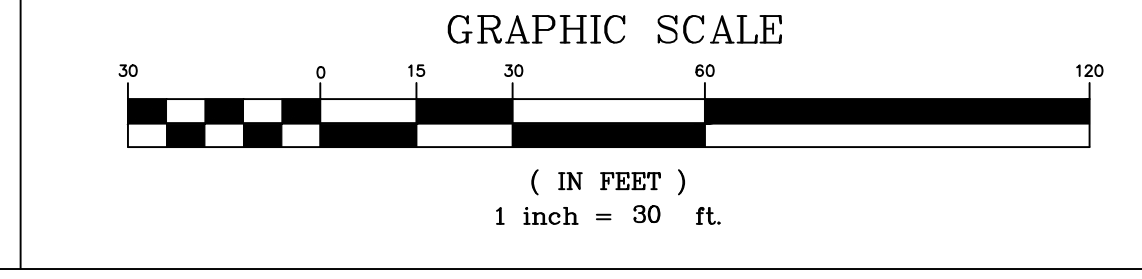
BULK TABLE

ZONING: R-1	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8
MINIMUM:	REQUIRED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:	PROVIDED:
LOT AREA	10,000 S.F.	11,862±S.F. OK	11,615±S.F. OK	11,615±S.F. OK	12,256±S.F. OK	16,184±S.F. OK	14,320±S.F. OK	13,008±S.F. OK
FRONTAGE	50 FEET	88± FEET OK	82± FEET OK	82± FEET OK	114± FEET OK	88± FEET OK	89± FEET OK	72± FEET OK
FRONT YARD	40 FEET	40 OK	40 OK	40 OK	40 OK	40 OK	40 OK	40 OK
SIDE YARD (ONE)	15'	15> OK	15> OK	15> OK	15> OK	15> OK	15> OK	15> OK
SIDE YARD (BOTH)	30'	15> OK	15> OK	15> OK	15> OK	15> OK	15> OK	15> OK
REAR YARD	40'	40> OK	40> OK	40> OK	40> OK	40> OK	40> OK	15> OK
MAXIMUM:								
BUILDING HEIGHT/STORIES*	2.5 STORIES	2.5 STORIES OK	2.5 STORIES OK	2.5 STORIES OK	2.5 STORIES OK	2.5 STORIES OK	2.5 STORIES OK	2.5 STORIES OK
BUILDING COVERAGE	50%	29% OK	30% OK	30% OK	28% OK	21% OK	24% OK	25% OK
PARKING:								
PROPOSED PARKING	2 PER UNIT	4 OK	4 OK	4 OK	4 OK	4 OK	4 OK	4 OK

NOTES: *LOT WIDTH SHOWN, MEASURED THE DISTANCE BETWEEN SIDE LOT LINES MEASURED AT THE REQUIRED MINIMUM YARD DEPTH.

REVISIONS:	
#	DATE:
	3/18/2025
	ADDED ROAD WIDENING PER PB COMMENTS

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NEW YORK STATE LIC. NO. 074611

SUBDIVISION PLAN
PROPOSED 8-LOT SUBDIVISION
FOR SBL: 217-1-4
67 MANGIN RD, MONROE, NY 10950

67 MANGIN ROAD

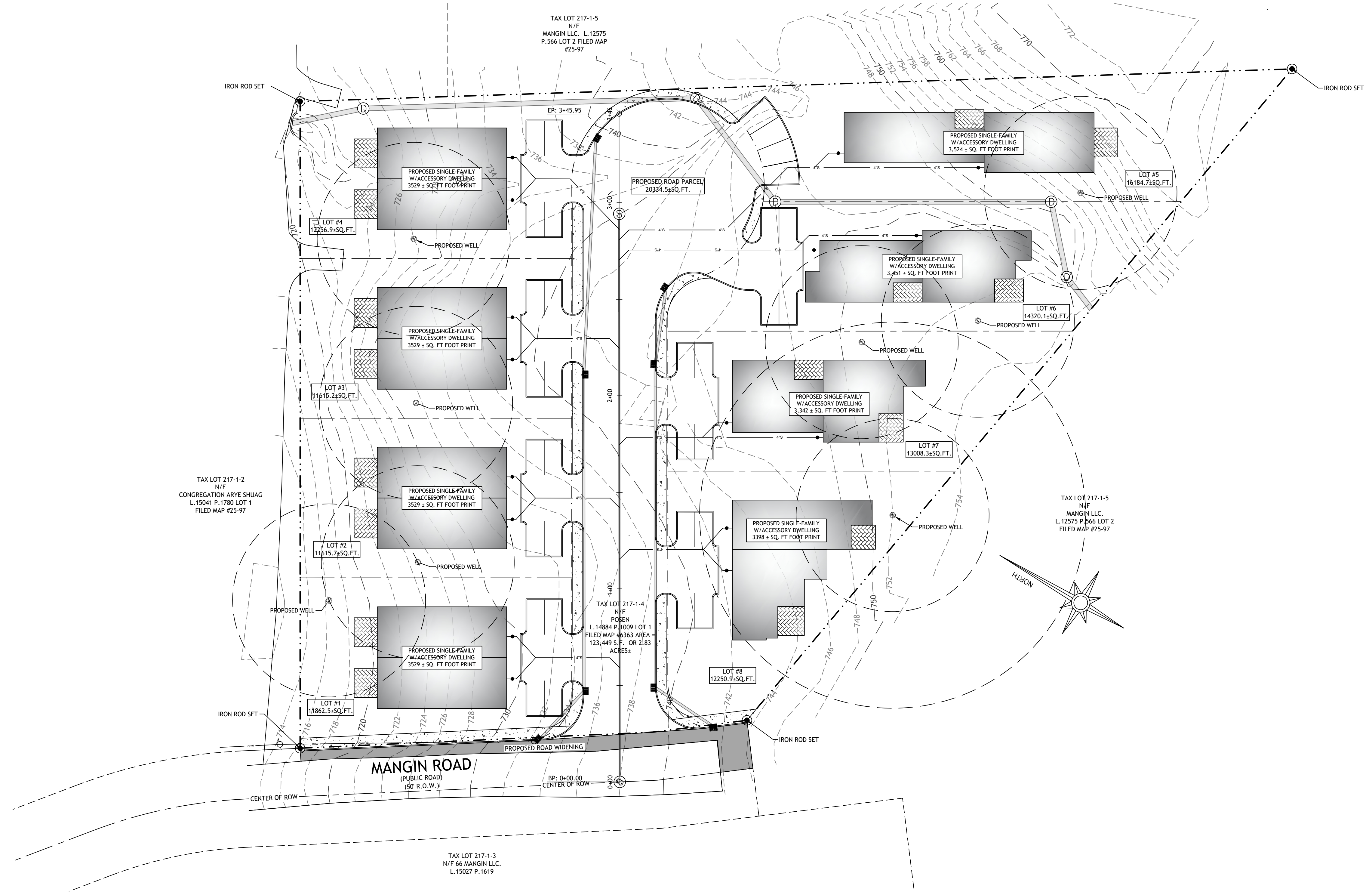
VILLAGE OF BLOOMINGGROVE
ORANGE COUNTY
STATE OF NEW YORK

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Civil Engineering & Land Planning Consultants
Post Office Box 96, Pearl River, New York 10965
Phone (845) 629-3743

TAX LOT No.:	217-1-4
AREA:	2.83± ACRES
	123,449± SQUARE-FEET
JOB NUMBER:	B-2571
SCALE:	1"=30'
DATE:	03-24-2025
SHEET:	1 OF 1



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GRADING, UTILITY & DRAINAGE PLAN
SCALE - 1" = 30'

- LEGEND:**
- EX. PROPERTY LINE
 - EX. UTILITY POLE
 - EX. WIRE OVERHEAD
 - EX. CHAIN LINK FENCE
 - ⊙ EX. WELL
 - EX. CONTOUR, MAJOR
 - EX. CONTOUR, MINOR
 - PR. CURB
 - PR. SIDEWALK
 - PR. DRIVEWAY
 - PR. BUILDING
 - PR. DECK
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 - PR. CBP-CATCH BASIN CURB PEACE
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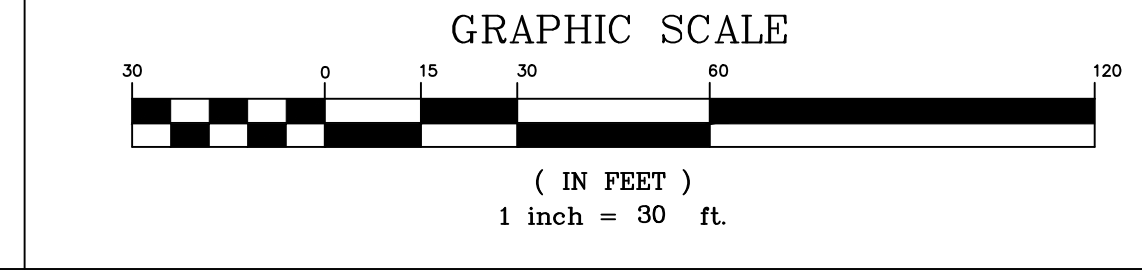
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REVISIONS:		COMMENTS:
#	DATE:	
	3/18/2025	ADDED ROAD WIDENING PER PB COMMENTS



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PROPOSED 8-LOT SUBDIVISION
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67 MANGIN ROAD

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