

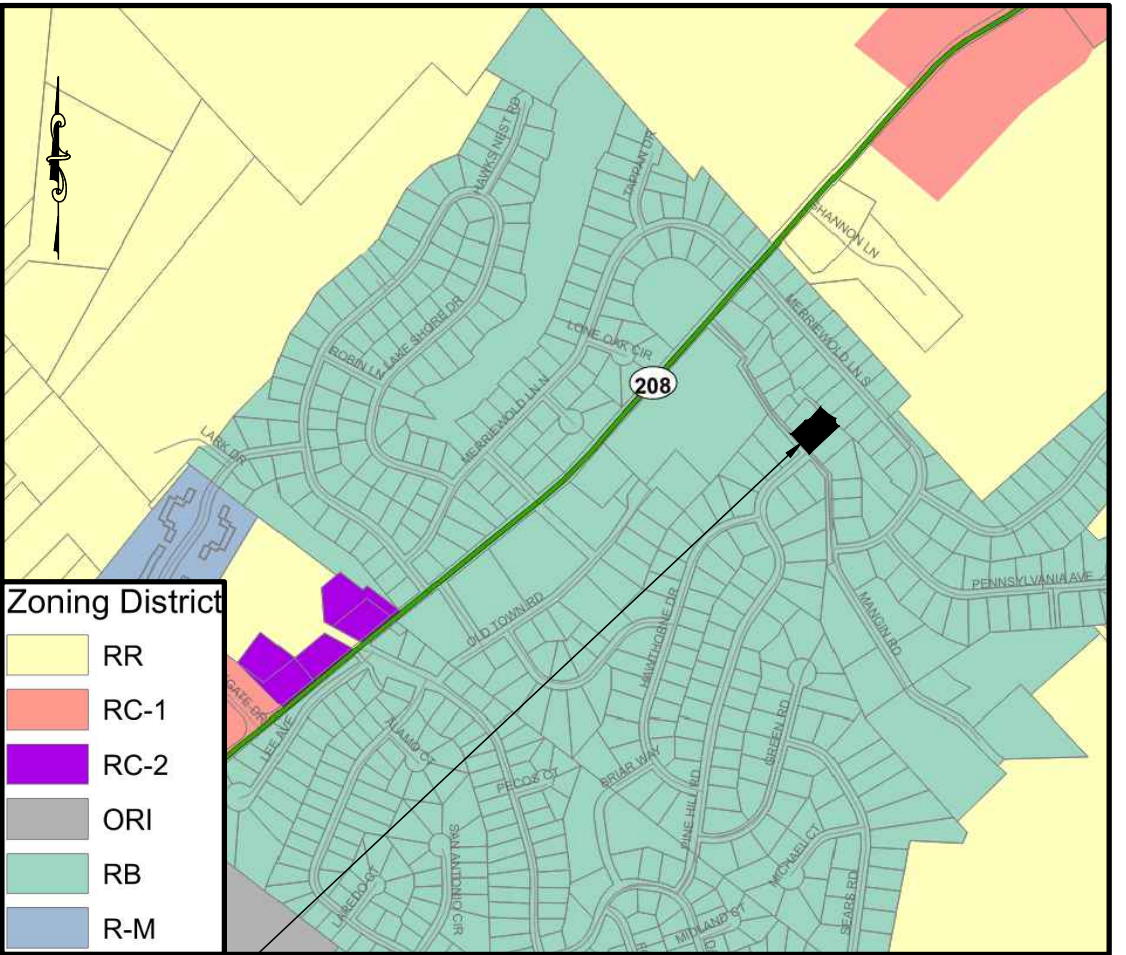
PLANNING BOARD SIGNATURE

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.

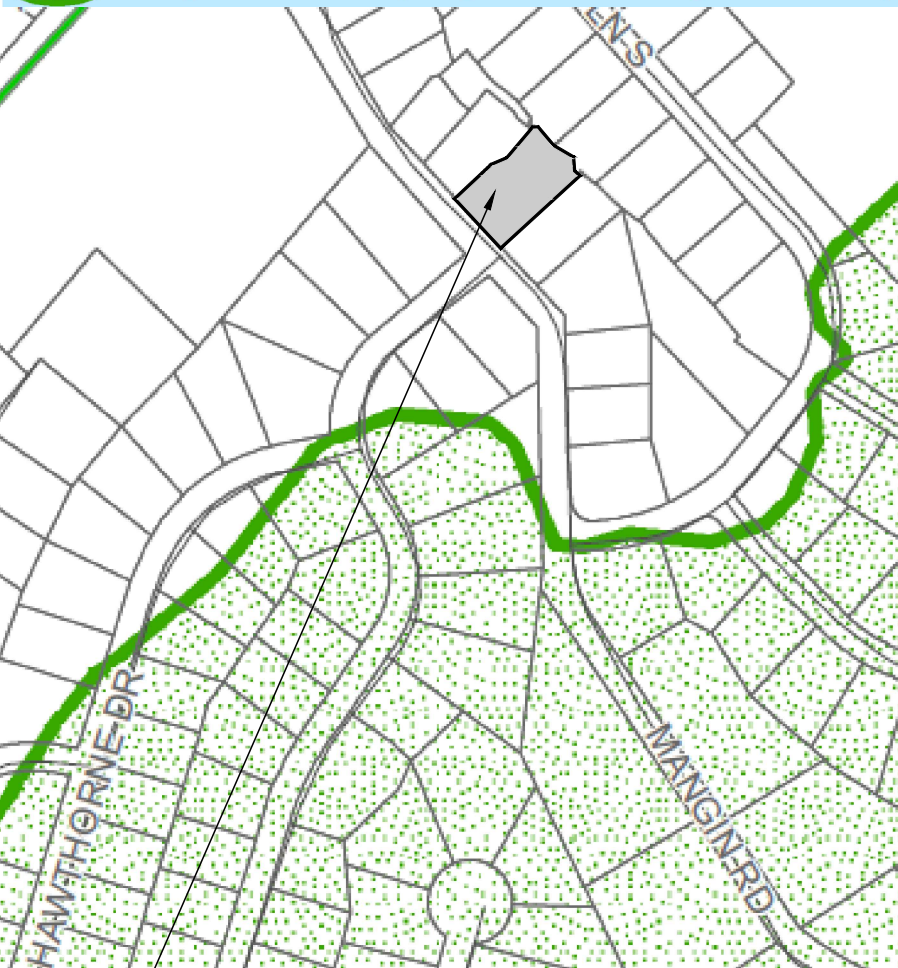


VICINITY MAP
NTS

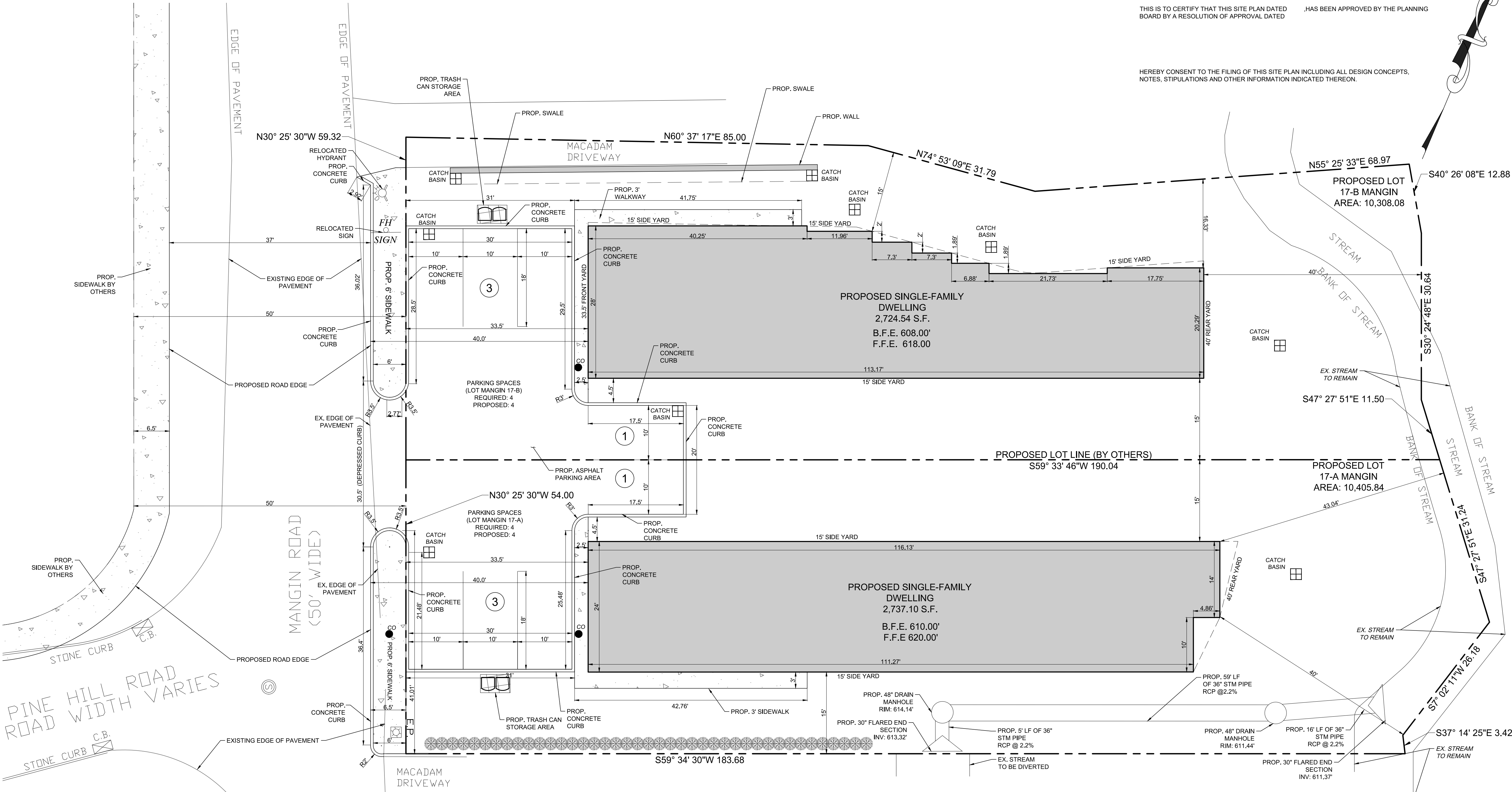


ZONE MAP
NTS

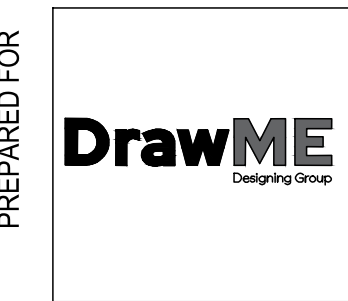
Ridgeline Overlay/Significant Biological Overlay



OVERLAY DISTRICT MAP
NTS



- NOTES:
- BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY NEVILLE V. RAMSAY, P.L.S. LIC# 050294-1, DATED JANUARY 26, 2025.
 - 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 USED 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

BULK TABLE:		PROPOSED LOTS			
MINIMUM:	REQUIRED	EXISTING	LOT 17-A	LOT 17-B	
MINIMUM LOT AREA	10,000	20,713.92	10,405.84	10,308.08	
FRONTAGE (FT)	50	113.30	54.00	59.32	
FRONT YARD TO LOT LINE (FT)	33.5	41.4	33.5	33.5	
FRONT YARD TO EDGE OF SIDEWALK	40	47.3	40.0	40.0	
REAR YARD (FT)	40	102.0	40.0	40.0	
SIDE YARD (ONE) (FT)	15	32.2	15.0	15.0	
SIDE YARD (BOTH) (FT)	30	31.2	30.0	30.0	
MAXIMUM:	REQUIRED	EXISTING	PROVIDED	PROVIDED	
COVERAGE (%)	50	19.04%	42.08%	46.98%	
BUILDING HEIGHT/STORIES	2.5 STORIES	1	T.B.D	T.B.D	
PARKING:	REQUIRED	EXISTING	PROVIDED	PROVIDED	
PARKING SPACES	2 PER UNIT	-	4	4	

* EXISTING CONDITIONS
** VARIANCE REQUIRED

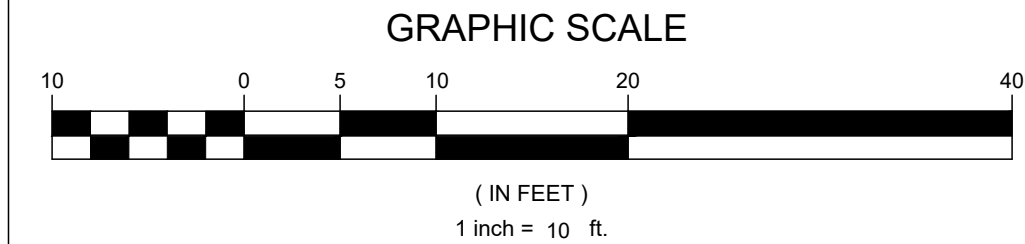
EXISTING COVERAGE (17 MANGIN RD)	
IMPERVIOUS AREA	AREA (SF)
FRAME DWELLING	1674.52
PATIO AND STEPS	271.99
ASPHALT DRIVEWAY	1,090.80
CONCRETE WALL	7.41
CONCRETE STONE WALL	32.96
STONE WALL	271.17
STONE CURB	10.75
SLATE WALKWAY	246.87
CONCRETE WALKWAY AND STEPS	173.62
PLAT & STEPS	60.69
SHED	103.22
TOTAL	3,944.00
LOT AREA	20,713.92
EXISTING COVERAGE	19.04%

17-A MANGIN RD EXISTING COVERAGE	
IMPERVIOUS AREA	AREA (SF)
FRAME DWELLING	656.98
SLATE WALKWAY	198.36
ASPHALT DRIVEWAY	813.80
SHED	103.22
STONE WALL	146.55
PLAT & STEPS	47.51
PATIO	11.46
CONCRETE WALKWAY	107.81
TOTAL	2,085.69
LOT AREA	10,405.84
EXISTING COVERAGE	20.04%

17-B MANGIN RD EXISTING COVERAGE	
IMPERVIOUS AREA	AREA (SF)
FRAME DWELLING	1,017.54
ASPHALT DRIVEWAY	277.00
CONCRETE WALKWAY AND STEPS	65.81
PATIO AND STEP	260.53
CONCRETE STONE WALL	32.96
CONCRETE WALL	7.41
SLATE WALKWAY	48.51
STONE WALL	124.62
STONE CURB	10.75
PLAT & STEPS	13.18
TOTAL	1,858.31
LOT AREA	10,308.08
EXISTING COVERAGE	18.03%

17-A MANGIN RD PROPOSED COVERAGE	
IMPERVIOUS AREA	AREA (SF)
PROPOSED DWELLING	2737.10
PARKING AREA	1425.30
CONCRETE WALKWAY	197.68
TRASH AREA	18.37
TOTAL	4378.45
LOT AREA	10,405.84
PROPOSED COVERAGE	42.08%

17-B MANGIN RD PROPOSED COVERAGE	
IMPERVIOUS AREA	AREA (SF)
PROPOSED DWELLING	2724.54
PARKING AREA	1549.84
CONCRETE WALKWAY	205.08
TRASH AREA	18.37
EX. ASPHALT DRIVEWAY	277.00
PROPOSED WALL	67.52
TOTAL	4842.35
LOT AREA	10,308.08
PROPOSED COVERAGE	46.98%



TERRANOVA
ENGINEERING CONSULTANTS

TERRANOVA ENGINEERING CONSULTANTS DPC NEW YORK LICENSE No. 0022578
71 LAFAYETTE AVE, SUFFERN, NY 10901 SUITE #104 INFO@TERRANOV.COM P.(845) 686-0155

NO.	REVISION	DATE	DR/CK
1	ADD WIDENING IN FRONT OF THE LOT	06/13/2025	LSYB

JOSIP MEDIC, PE



LIC. 103757 DATE 06/13/2025

SITE PLAN

DESIGN BY: YB DRAWN BY: YRLS CHECKED BY: JM

17 MANGIN ROAD
17 MANGIN ROAD, VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NY 10950
SBL 209-8-18.1

DRAWING NUMBER: 01 OF 01 SCALE: 1"=10' FILE NO.: 25129 DATE: 05/14/2025