



BFE: 593.00'
 FFE: 601.38'
 SFE: 611.38'
 LSE: 592.50'

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 209 BLOCK 3 LOT 22
- TOTAL AREA OF SUBJECT PARCEL: 18,000± SF.
- BOUNDARY TAKEN FROM A SURVEY BY EDWARD T. GANNON, P.L.S. COMPLETED ON MAY 18, 2023.
- DESIGN OF RETAINING WALL BY OTHERS.
- OWNER: GPS 64 LLC
21 MANGIN RD
MONROE, NY, 10950
- APPLICANT: INDIGO BUILDERS LLC
51 FOREST RD SUITE 318-76
VILLAGE OF SOUTH BLOOMING GROVE, NY, 10950
- PROPOSED LOT SHALL BE SERVICED BY PUBLIC WATER AND SEWER.

BULK REQUIREMENTS

REQUIREMENTS	REQUIRED	PROPOSED
GROSS LOT AREA	12,000 SF	15,875 SF
FRONT YARD SETBACK	PER PLANNING BOARD	35 FEET**
REAR YARD SETBACK	PER PLANNING BOARD	20 FEET
SIDE YARD SETBACK:		
EACH YARD	PER PLANNING BOARD	15 FEET
TOTAL SIDE YARDS	PER PLANNING BOARD	30 FEET
BUILDING HEIGHT (STORIES/FEET)	2 STORIES/30 FEET	SEE ARCHITECTURAL PLAN

*BULK REQUIREMENTS DATA FROM APPLICANT.
 **OR 40 FEET FROM PROPOSED CURB LINE.

No.	DATE	DESCRIPTION
1	05/22/24	REVISED PER PLANNING BOARD COMMENTS.
2	06/18/24	REVISED PER FOOTPRINT ELEVATIONS.
3	06/25/25	REVISED PER FOOTPRINT ELEVATIONS.
4	07/16/25	REVISED PER FOOTPRINT ELEVATIONS.

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		07/16/2025
SHEET NUMBER		
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A	
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A OF N/A	
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A	
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A	
<input type="checkbox"/> OTHER	N/A OF N/A	
<input type="checkbox"/> FOR BID	N/A OF N/A	
<input type="checkbox"/> FOR CONSTRUCTION	1 OF 2	

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

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ROSS WINGLOVITZ, P.E.
 NEW YORK LICENSE # 071701

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PLOT PLAN

12 HAWTHORNE DRIVE
 VILLAGE OF BLOOMING GROVE
 ORANGE COUNTY, NEW YORK

JOB #:	2075.01	DRAWN BY:	KAB
DATE:	07/17/2023	SCALE:	1" = 10'
REVISION:	4 - 07/16/2025	TAX LOT:	215-5-17

C-101

