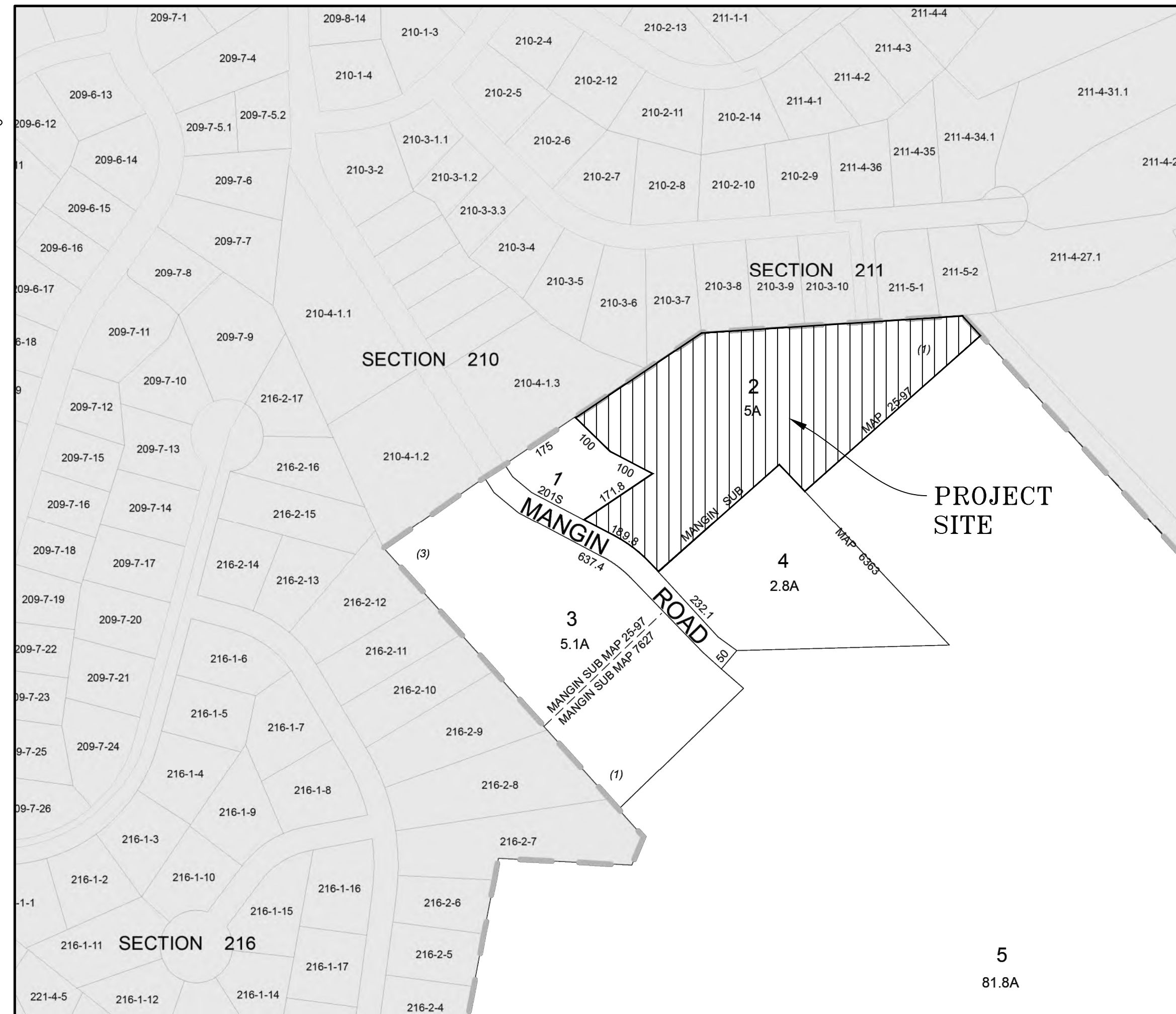


FOURTEEN LOT SUBDIVISION PREPARED FOR 55 MANGIN ROAD VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NEW YORK



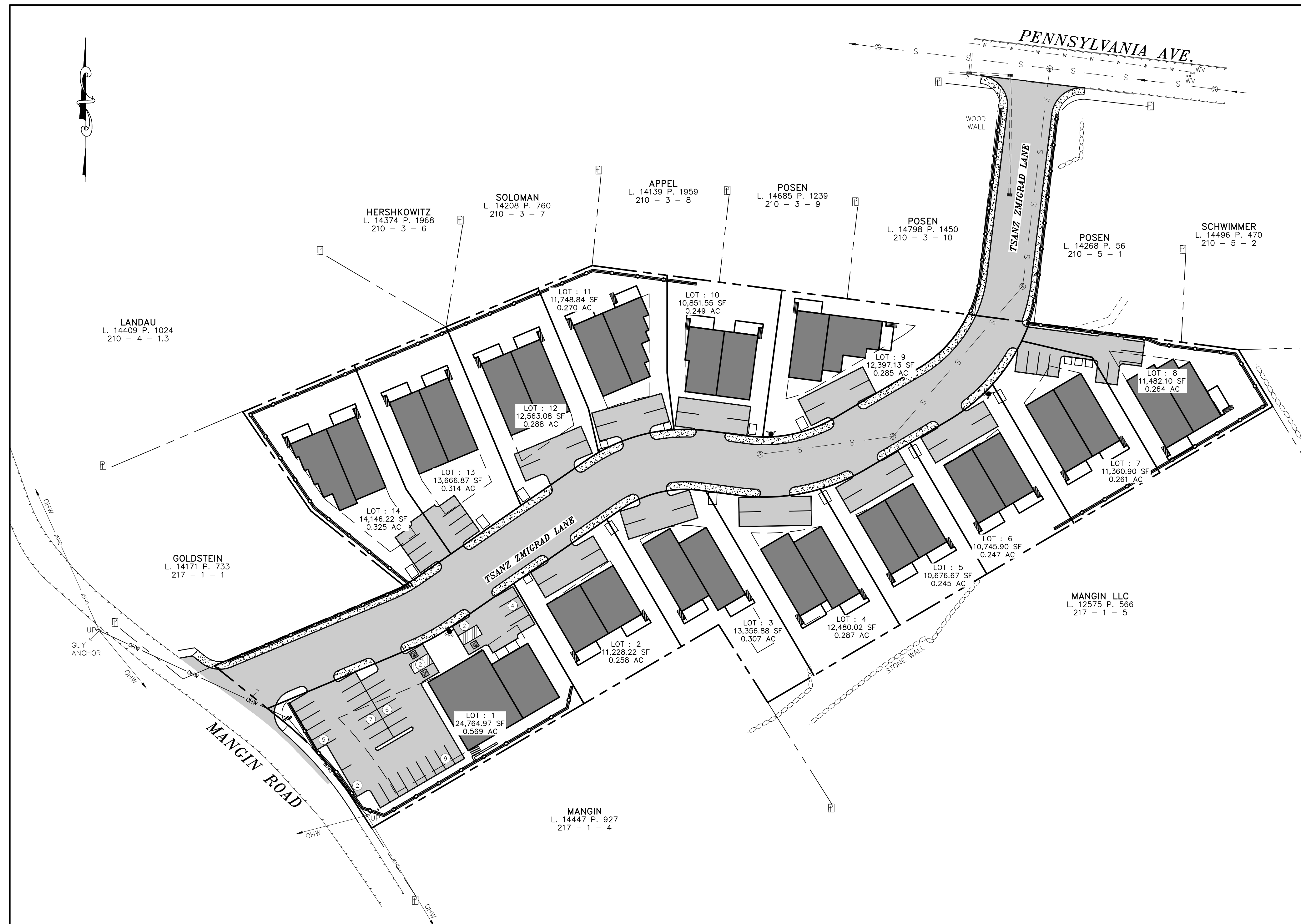
LOCATION MAP
SCALE: 1"=200'

GENERAL NOTES:

1. RECORD OWNER & APPLICANT:
CONGREGATION ARYE SHUAG
55 MANGIN RD
MONROE NY 10950
2. PROPERTY ADDRESS:
55 MANGIN RD,
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK
3. TAX MAP NUMBER:
SECTION 217, BLOCK 1, LOT 2
4. DEED REFERENCE:
LIBER 15041, PAGE 1780
5. PARCEL AREA/SIZE:
AREA= 217,800.00 S.F.
OR 5.00 ACRES ±

DRAWING LIST

SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 04	TITLE SHEET	02-21-25 /
02 OF 04	EXISTING CONDITIONS PLAN	02-21-25 /
03 OF 04	DEMOLITION PLAN	02-21-25 /
04 OF 04	PROPOSED SUBDIVISION PLAN	02-21-25 /



TITLE SHEET
SCALE: 1"=50'

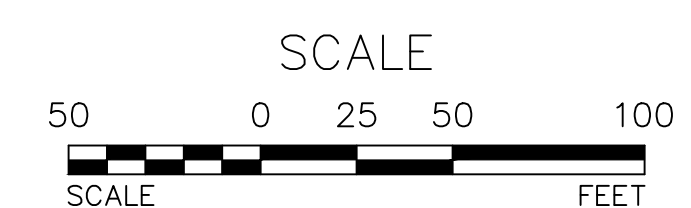
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FOURTEEN LOT SUBDIVISION PREPARED FOR
55 MANGIN ROAD
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

TITLE SHEET



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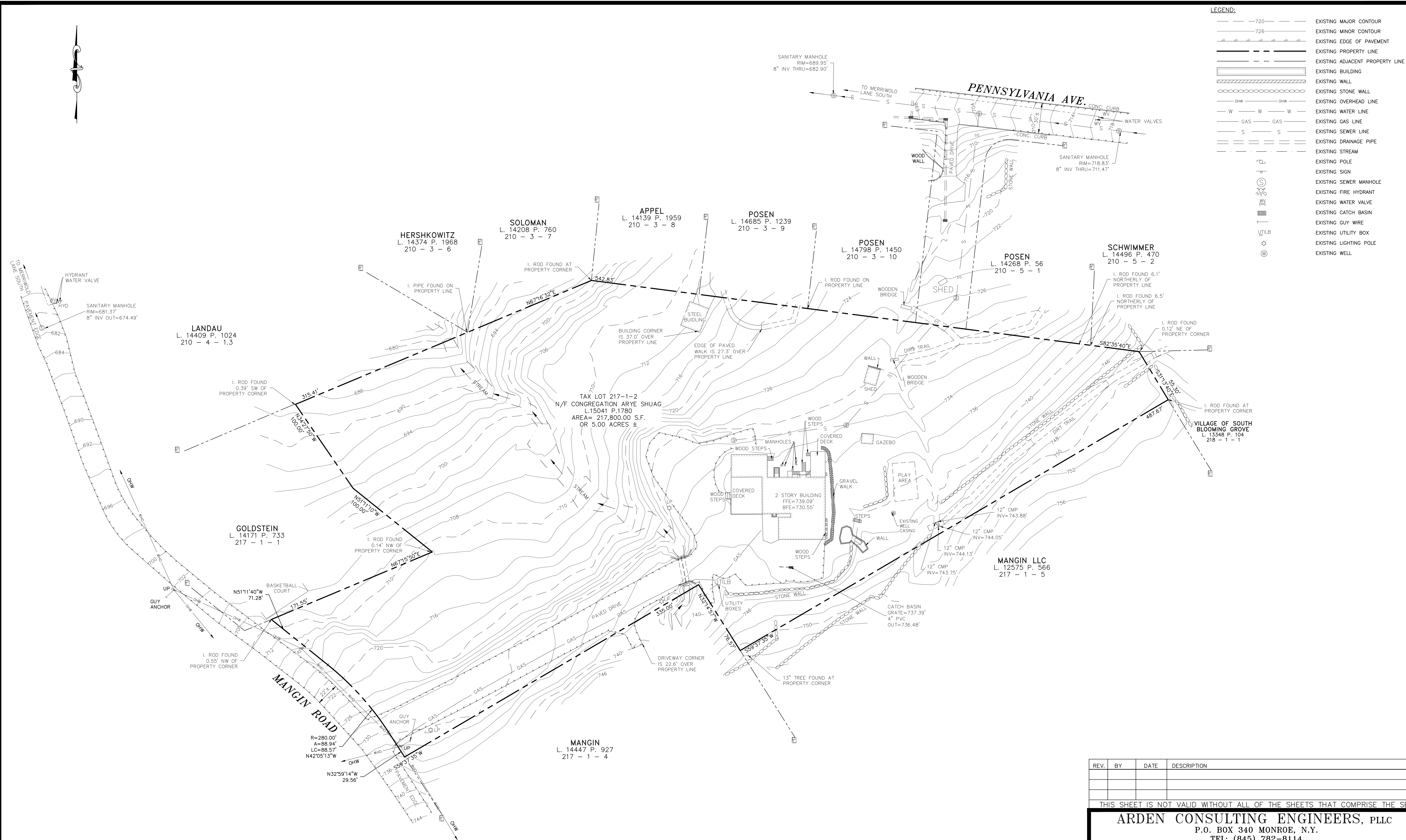
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Udig NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION



LEGEND:

---	720	EXISTING MAJOR CONTOUR
---	726	EXISTING MINOR CONTOUR
---		EXISTING EDGE OF PAVEMENT
---		EXISTING PROPERTY LINE
---		EXISTING ADJACENT PROPERTY LINE
---		EXISTING BUILDING
---		EXISTING WALL
---		EXISTING STONE WALL
---		EXISTING OVERHEAD LINE
---		EXISTING WATER LINE
---		EXISTING GAS LINE
---		EXISTING SEWER LINE
---		EXISTING DRAINAGE PIPE
---		EXISTING STREAM
---		EXISTING POLE
---		EXISTING SIGN
---		EXISTING SEWER MANHOLE
---		EXISTING FIRE HYDRANT
---		EXISTING WATER VALVE
---		EXISTING CATCH BASIN
---		EXISTING GUY WIRE
---		EXISTING UTILITY BOX
---		EXISTING LIGHTING POLE
---		EXISTING WELL

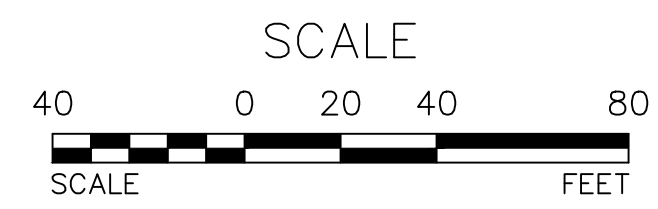


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EXISTING CONDITIONS PLAN
SCALE: 1"=40'



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55 MANGIN ROAD
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

EXISTING CONDITIONS PLAN

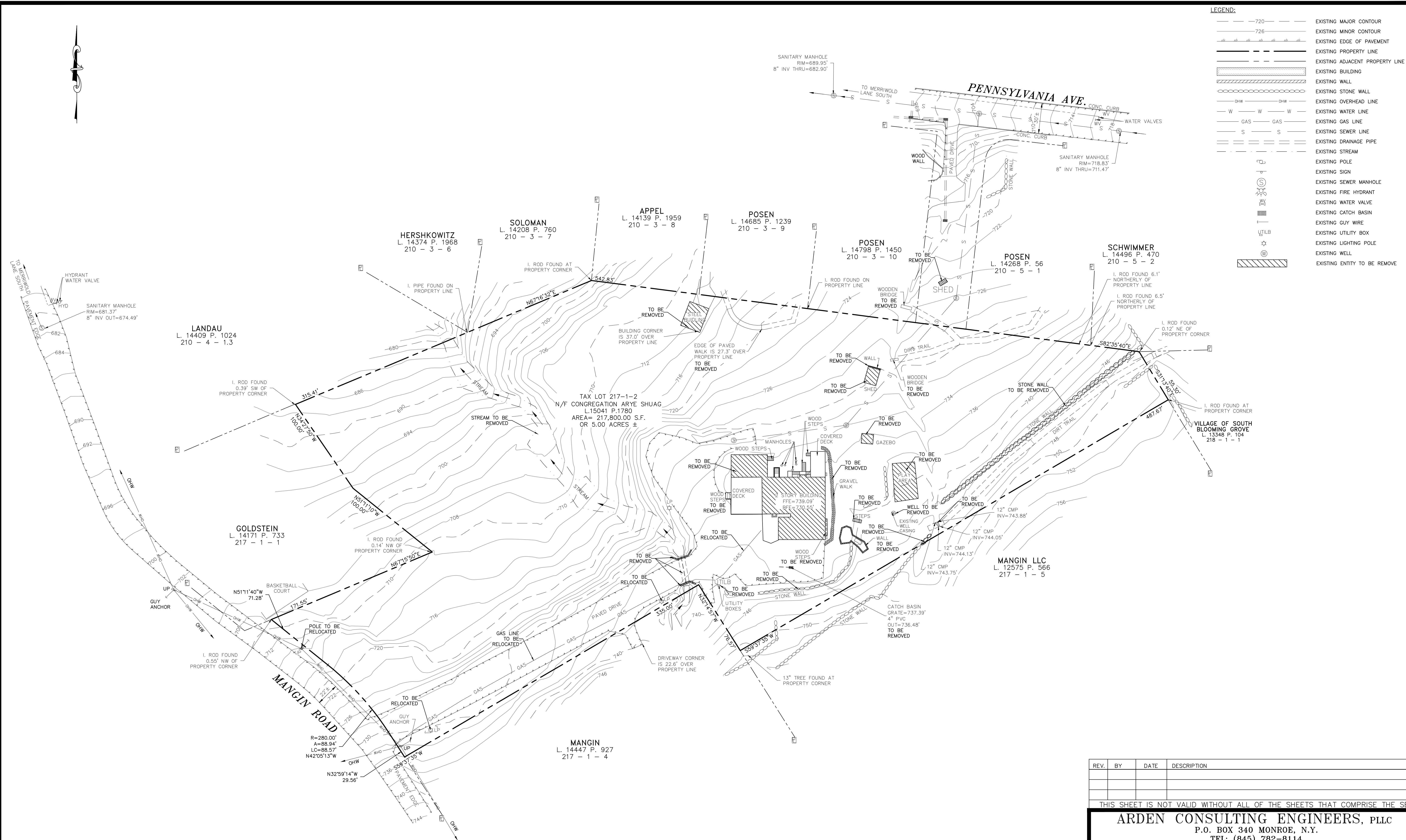
JOB#:	25-020
SCALE:	AS NOTED
DATE:	02-20-25
DRAWN:	MM
CHECKED:	MM
SHEET NO.:	02 of 04

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78877



LEGEND:

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING BUILDING
	EXISTING WALL
	EXISTING STONE WALL
	EXISTING OVERHEAD LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING SEWER LINE
	EXISTING DRAINAGE PIPE
	EXISTING STREAM
	EXISTING POLE
	EXISTING SIGN
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING CATCH BASIN
	EXISTING GUY WIRE
	EXISTING UTILITY BOX
	EXISTING LIGHTING POLE
	EXISTING WELL
	EXISTING ENTITY TO BE REMOVE



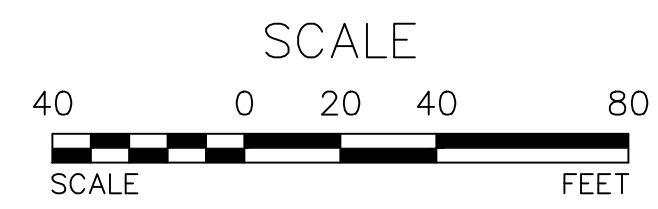
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DEMOLITION PLAN

SCALE: 1"=40'



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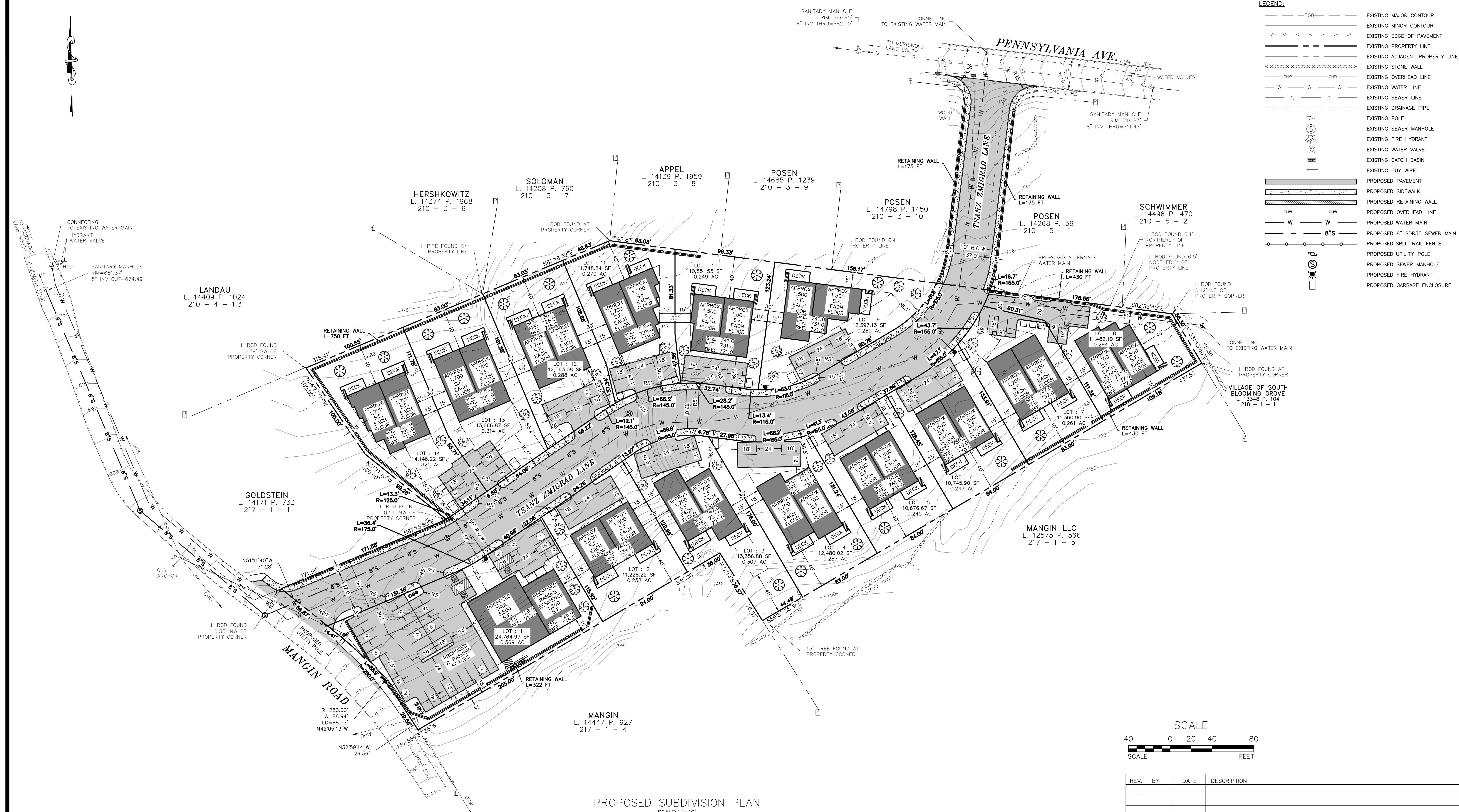
FOURTEEN LOT SUBDIVISION PREPARED FOR
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DEMOLITION PLAN

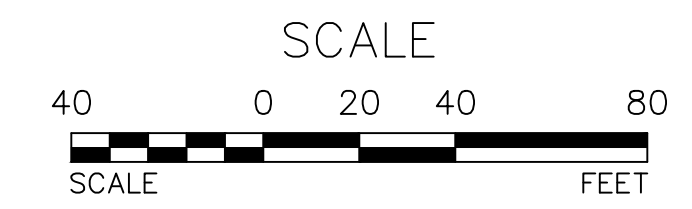
JOB#: 25-020
SCALE: AS NOTED
DATE: 02-20-25
DRAWN: MM
CHECKED: MM
MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577



- LEGEND:**
- 500--- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING STONE WALL
 - EXISTING OVERHEAD LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING DRAINAGE PIPE
 - EXISTING POLE
 - EXISTING SEWER MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING CATCH BASIN
 - EXISTING GUY WIRE
 - PROPOSED PAVEMENT
 - PROPOSED SIDEWALK
 - PROPOSED RETAINING WALL
 - PROPOSED OVERHEAD LINE
 - PROPOSED WATER MAIN
 - PROPOSED 8" SDR35 SEWER MAIN
 - PROPOSED SPLIT RAIL FENCE
 - PROPOSED UTILITY POLE
 - PROPOSED SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED GARBAGE ENCLOSURE



PROPOSED SUBDIVISION PLAN
SCALE: 1"=40'



REV.	BY	DATE	DESCRIPTION

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BULK REQUIREMENTS - ZONING DISTRICT: RB (RESIDENCE B)															
	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14
MIN. LOT AREA (GROSS)	12,000 SF	24764.97	11228.22	13356.88	12480.02	10676.67	10745.90	11360.90	11482.10	12397.13	10851.55	11748.84	12563.08	13666.87	14146.22
MIN. LOT AREA (NET)	10,000 SF	24764.97	11228.22	13356.88	12480.02	10676.67	10745.90	11360.90	11482.10	12397.13	10851.55	11748.84	12563.08	13666.87	14146.22
MINIMUM FRONTAGE (FEET)	*	230.82	94.26	88.52	96.18	84.38	84.79	43.70	16.70	205.56	32.74	66.20	66.22	70.94	34.11
MAXIMUM BUILDING COVERAGE (%)	*	21.47%	26.79%	25.59%	27.39%	28.32%	28.14%	30.09%	28.26%	24.79%	27.77%	28.46%	27.21%	25.01%	23.64%
MIN. FRONT YARD SETBACK (FEET)	*	36.5	36.5	36.5	36.5	36.9	37.0	39.2	70.7	36.5	36.5	47.1	48.5	65.2	85.2
MIN. REAR YARD SETBACK (FEET)	*	15.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	15.0	40.0	40.0	40.0	40.0	40.0
MIN. SIDE YARD SETBACK (FEET)	*	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0
MAX. HEIGHT (FEET)	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0
MAX. HEIGHT (STORIES)	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES

* DETERMINED DURING THE SUBDIVISION PROCESS BY THE PLANNING BOARD

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