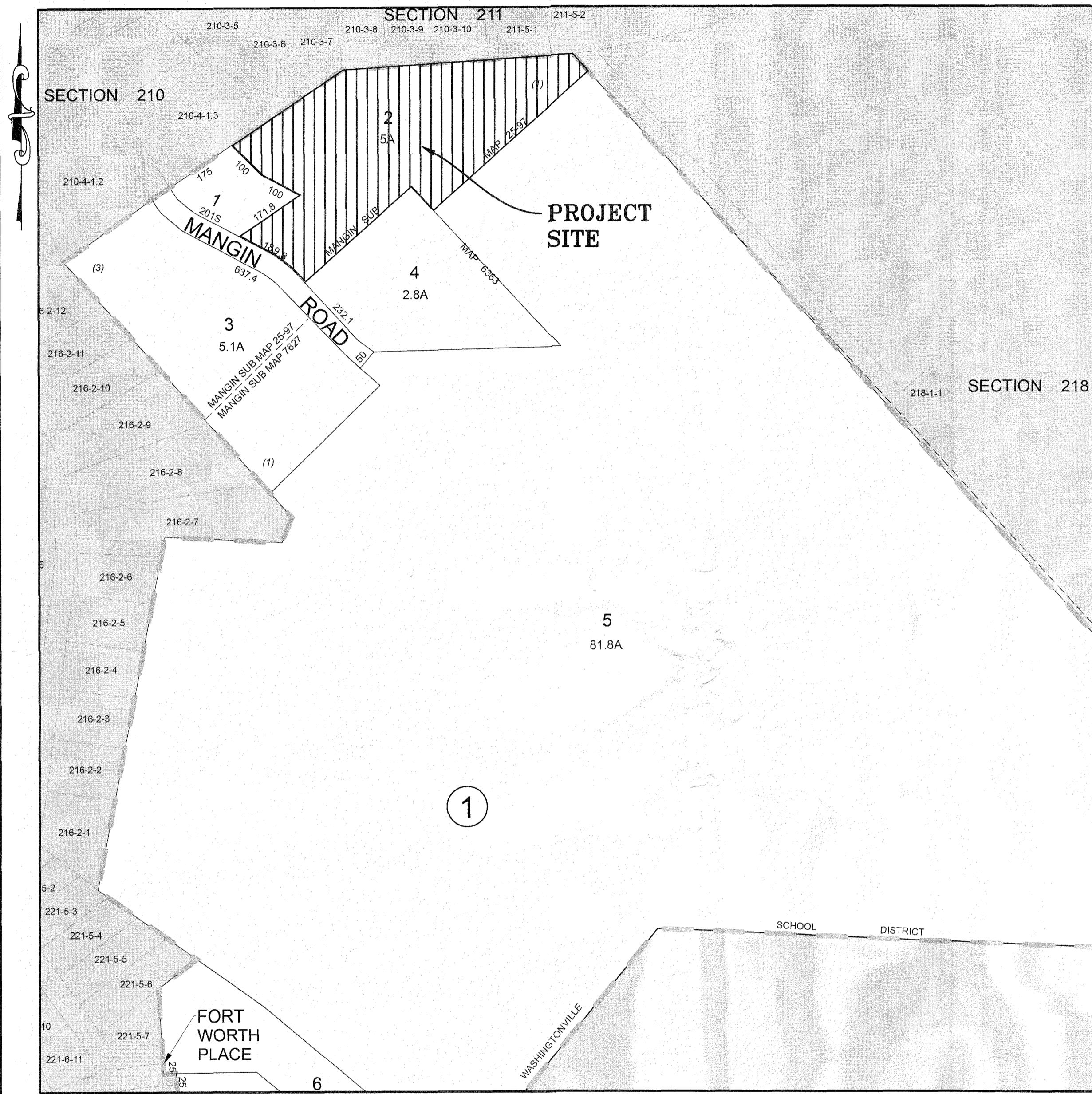
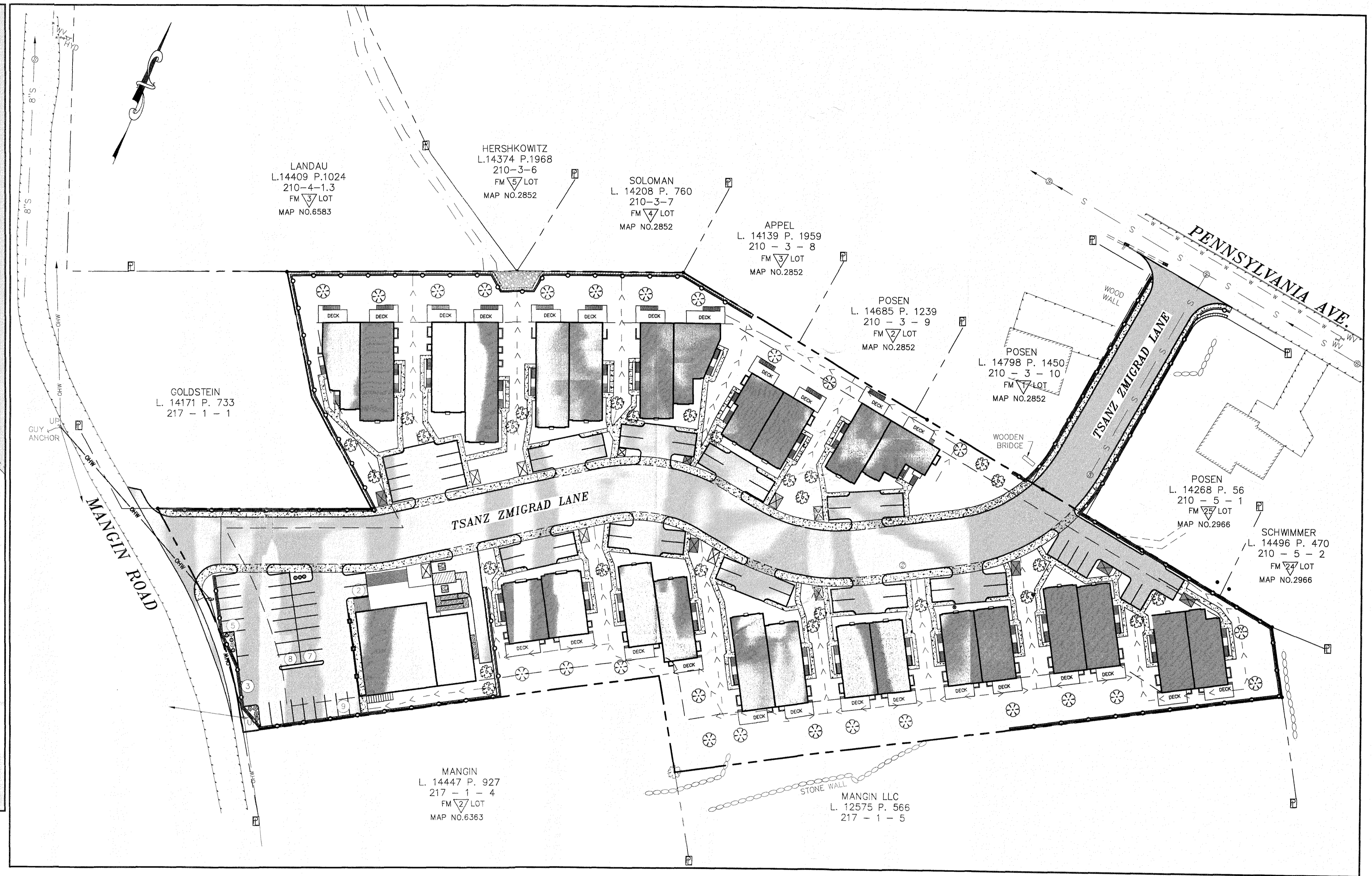


SITE PLAN PREPARED FOR 55 MANGIN ROAD VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NEW YORK



LOCATION MAP
SCALE: 1"=200'



TITLE SHEET
SCALE: 1"=50'

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 20	TITLE SHEET	02-21-25 / 09-29-25
02 OF 20	EXISTING CONDITIONS PLAN	02-21-25 / 09-29-25
03 OF 20	DEMOLITION PLAN	02-21-25 / 09-29-25
04 OF 20	PROPOSED SITE PLAN	02-21-25 / 09-29-25
05 OF 20	GRADING PLAN	02-21-25 / 09-29-25
06 OF 20	UTILITY PLAN	02-21-25 / 09-29-25
07 OF 20	DRIVEWAY PROFILE	02-21-25 / 09-19-25
08 OF 20	DRAINAGE PROFILES 01	09-29-25 /
09 OF 20	DRAINAGE PROFILES 02	09-29-25 /
10 OF 20	DRAINAGE PROFILES 03	09-29-25 /
11 OF 20	DRAINAGE PROFILES 04	09-29-25 /
12 OF 20	EROSION & SEDIMENT CONTROL PLAN	02-21-25 / 09-29-25
13 OF 20	EROSION & SEDIMENT CONTROL DETAILS	02-21-25 / 09-29-25
14 OF 20	ORTHOMAGERY	09-29-25 /
15 OF 20	STORMWATER DETAILS	09-29-25 /
16 OF 20	STORMWATER DETAILS	09-29-25 /
17 OF 20	STORMWATER DETAILS	09-29-25 /
18 OF 20	STORMWATER DETAILS	09-29-25 /
19 OF 20	CONSTRUCTION DETAILS	02-21-25 / 09-29-25
20 OF 20	CONSTRUCTION SPECIFICATIONS	02-21-25 / 09-29-25

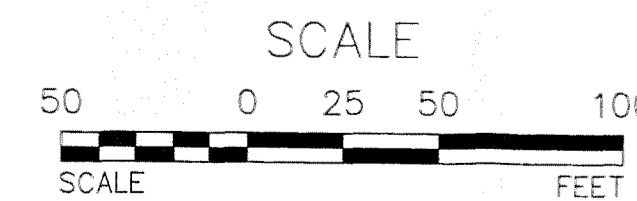
PLANNING BOARD SIGNATURE:

PLANNING BOARD CHAIRWOMAN _____ SIGNATURE DATE _____
THIS IS TO CERTIFY THAT THIS SITE PLAN DATED FEBRUARY 21, 2025 AND LAST REVISED SEPTEMBER 29, 2025 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.



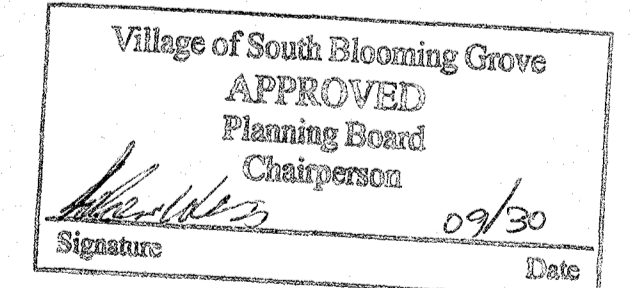
TREE CLEARING NOTE:
NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON INDIANA BAT & NORTHERN LONG EARED BAT.



REV.	BY	DATE	DESCRIPTION
1	MM	9-29-25	PREPARATION OF PLANNING BOARD PLANS FOR SIGNATURE

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P.O. BOX 340 MONROE, N.Y.
TEL: (845) 782-8114
WWW.ARDENCONSULTING.NET

SITE PLAN PREPARED FOR
55 MANGIN ROAD
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

TITLE SHEET

NEW YORK STATE
MICHAEL A. MORGANTE
LICENSED PROFESSIONAL ENGINEER
078577

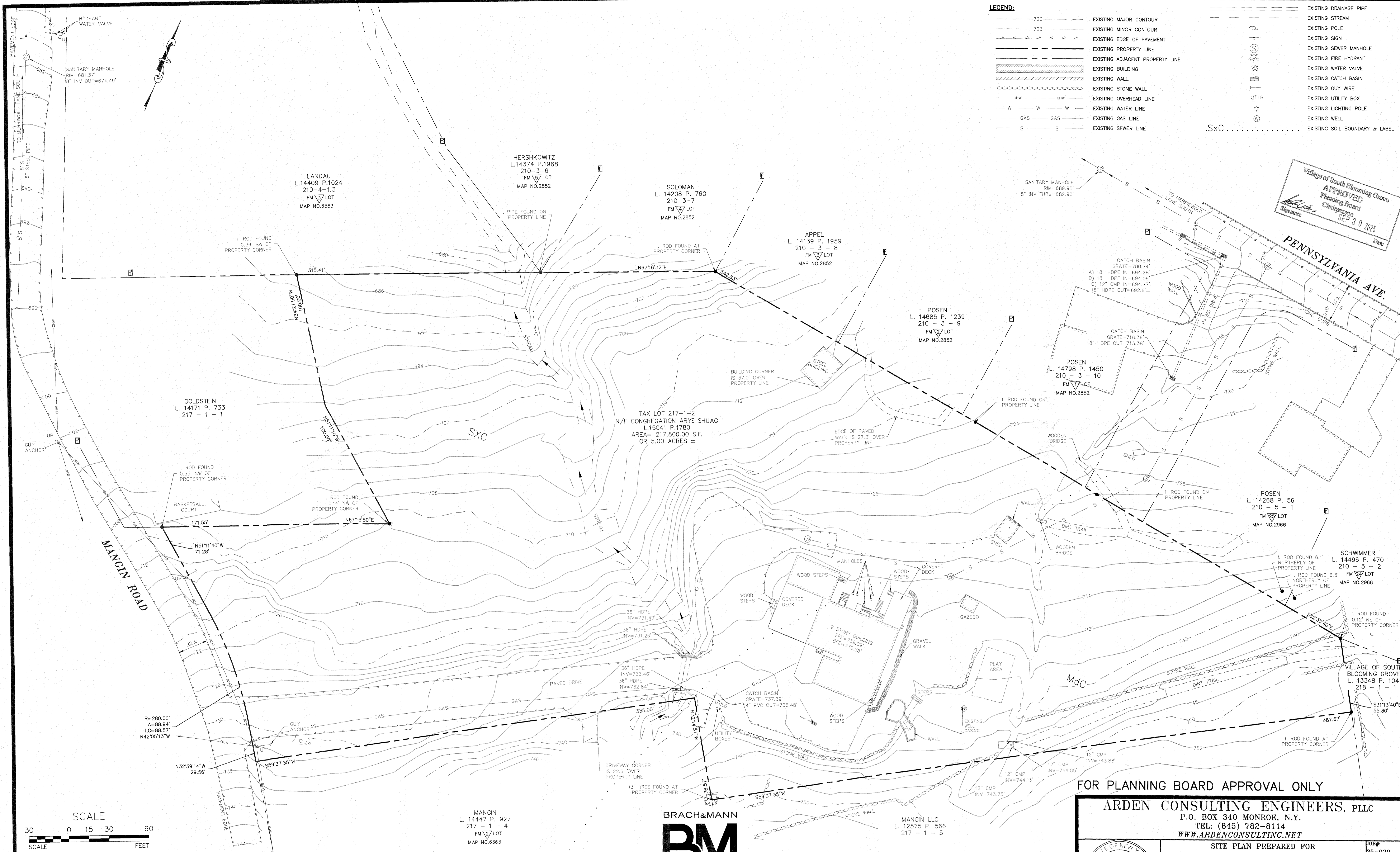
MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

NO#:
25-020
SCALE:
AS NOTED
DATE:
02-20-25
DRAWN:
MM
CHECKED:
MM
SHEET NO.
01 OF 20

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UDIG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION



LEGEND:

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

Village of South Blooming Grove
APPROVED
 Planning Board
 Chairperson
 SEP 30 2025
 Date

TAX LOT 217-1-2
 N/F CONGREGATION ARYE SHUAG
 L.15041 P.1780
 AREA= 217,800.00 S.F.
 OR 5.00 ACRES ±

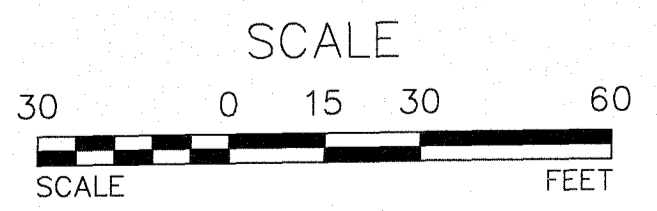
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SITE PLAN PREPARED FOR
55 MANGIN ROAD
 VILLAGE OF SOUTH BLOOMING GROVE,
 ORANGE COUNTY, NEW YORK

JOB#: 25-020
 SCALE: AS NOTED
 DATE: 09-20-25
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 02 OF 20



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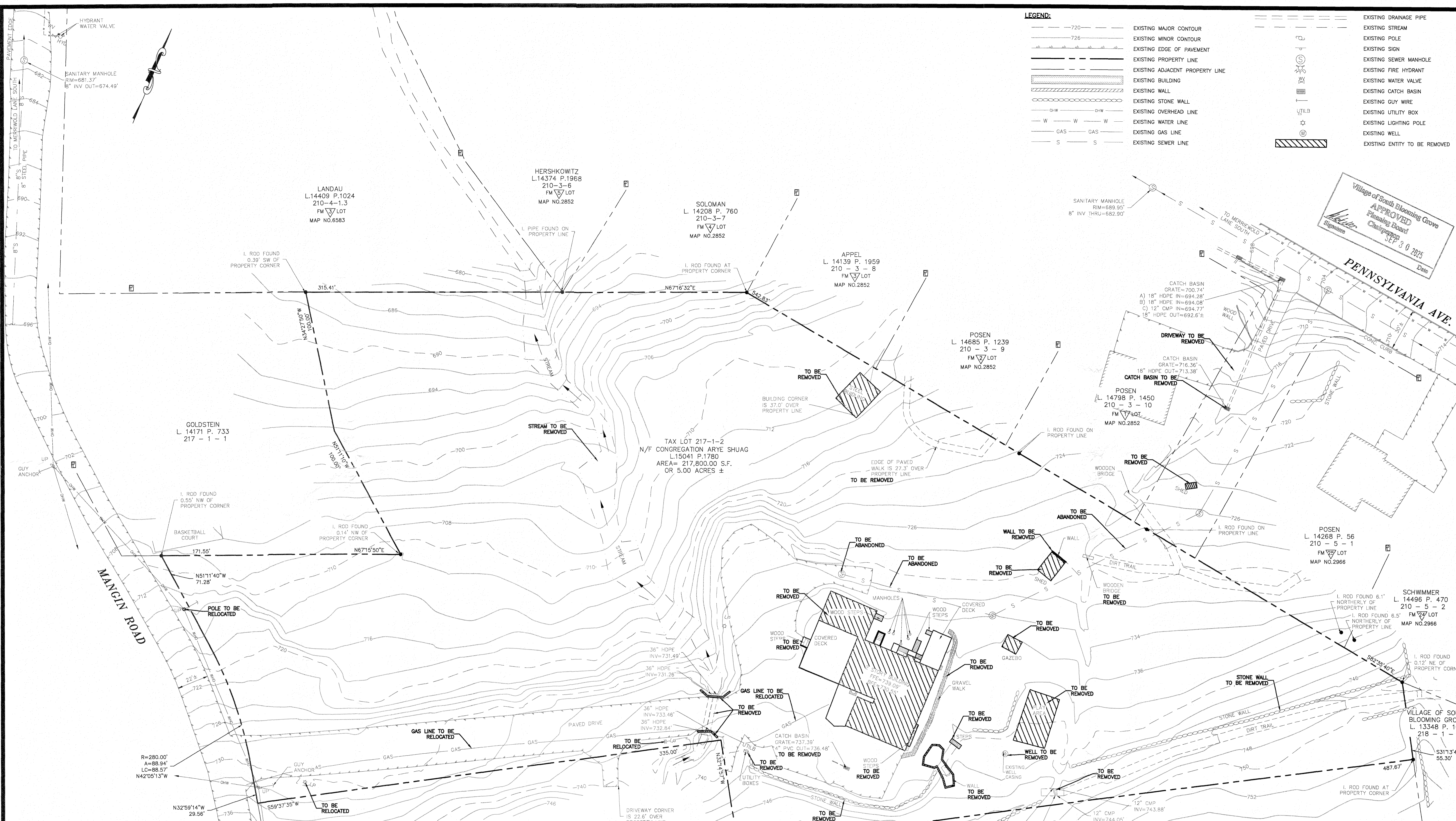
EXISTING CONDITIONS PLAN
 SCALE: 1"=30'

BRACH & MANN ASSOCIATES
 P.O. Box 622 Monroe, NY 10949
 T. (845) 782-6014
 F. (845) 782-6015
 mail@brassoc.com

REV.	BY	DATE	DESCRIPTION
1	MM	9-29-25	PREPARATION OF PLANNING BOARD PLANS FOR SIGNATURE

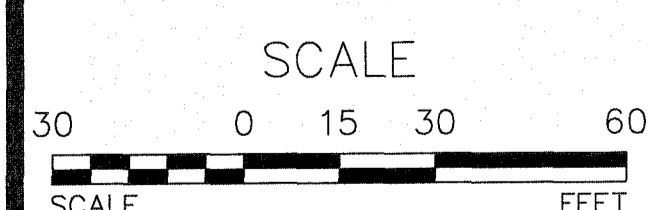
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- LEGEND:**
- 720 --- EXISTING MAJOR CONTOUR
 - 726 --- EXISTING MINOR CONTOUR
 - - - - - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - - - - - EXISTING ADJACENT PROPERTY LINE
 - [Hatched Box] EXISTING BUILDING
 - [Hatched Box] EXISTING WALL
 - [Dashed Line] EXISTING STONE WALL
 - OHW --- EXISTING OVERHEAD LINE
 - W --- EXISTING WATER LINE
 - GAS --- EXISTING GAS LINE
 - S --- EXISTING SEWER LINE
 - [Symbol] EXISTING DRAINAGE PIPE
 - [Symbol] EXISTING STREAM
 - [Symbol] EXISTING POLE
 - [Symbol] EXISTING SIGN
 - [Symbol] EXISTING SEWER MANHOLE
 - [Symbol] EXISTING FIRE HYDRANT
 - [Symbol] EXISTING WATER VALVE
 - [Symbol] EXISTING CATCH BASIN
 - [Symbol] EXISTING GUY WIRE
 - [Symbol] EXISTING UTILITY BOX
 - [Symbol] EXISTING LIGHTING POLE
 - [Symbol] EXISTING WELL
 - [Symbol] EXISTING ENTITY TO BE REMOVED

Village of South Blooming Grove
APPROVED
 Planning Board
 Chairperson
 SEP 30 2025
 Date



SCALE
 0 15 30 60
 FEET

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MANGIN
 L. 14447 P. 927
 217 - 1 - 4
 FM 7/27 LOT
 MAP NO. 6363

DEMOLITION PLAN
 SCALE: 1"=30'

BRACHMANN
BM
ASSOCIATES
 PO Box 622 Monroe, NY 10949
 T. (845) 782-5014
 F. (845) 782-5015
 mail@brasmassoc.com

MANGIN LLC
 L. 12575 P. 566
 217 - 1 - 5

REV.	BY	DATE	DESCRIPTION
1	MM	9-29-25	PREPARATION OF PLANNING BOARD PLANS FOR SIGNATURE

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 TEL: (845) 782-8114
 WWW.ARDENCONSULTING.NET

SITE PLAN PREPARED FOR
55 MANGIN ROAD
 VILLAGE OF SOUTH BLOOMING GROVE,
 ORANGE COUNTY, NEW YORK

DEMOLITION PLAN

JOB#: 25-020
 SCALE: AS NOTED
 DATE: 02-20-25
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 03 OF 20

MICHAEL A. MORGANTE, P.E.
 LIC. NO. 78577

BULK REQUIREMENTS - ZONING DISTRICT: RB (RESIDENCE B)

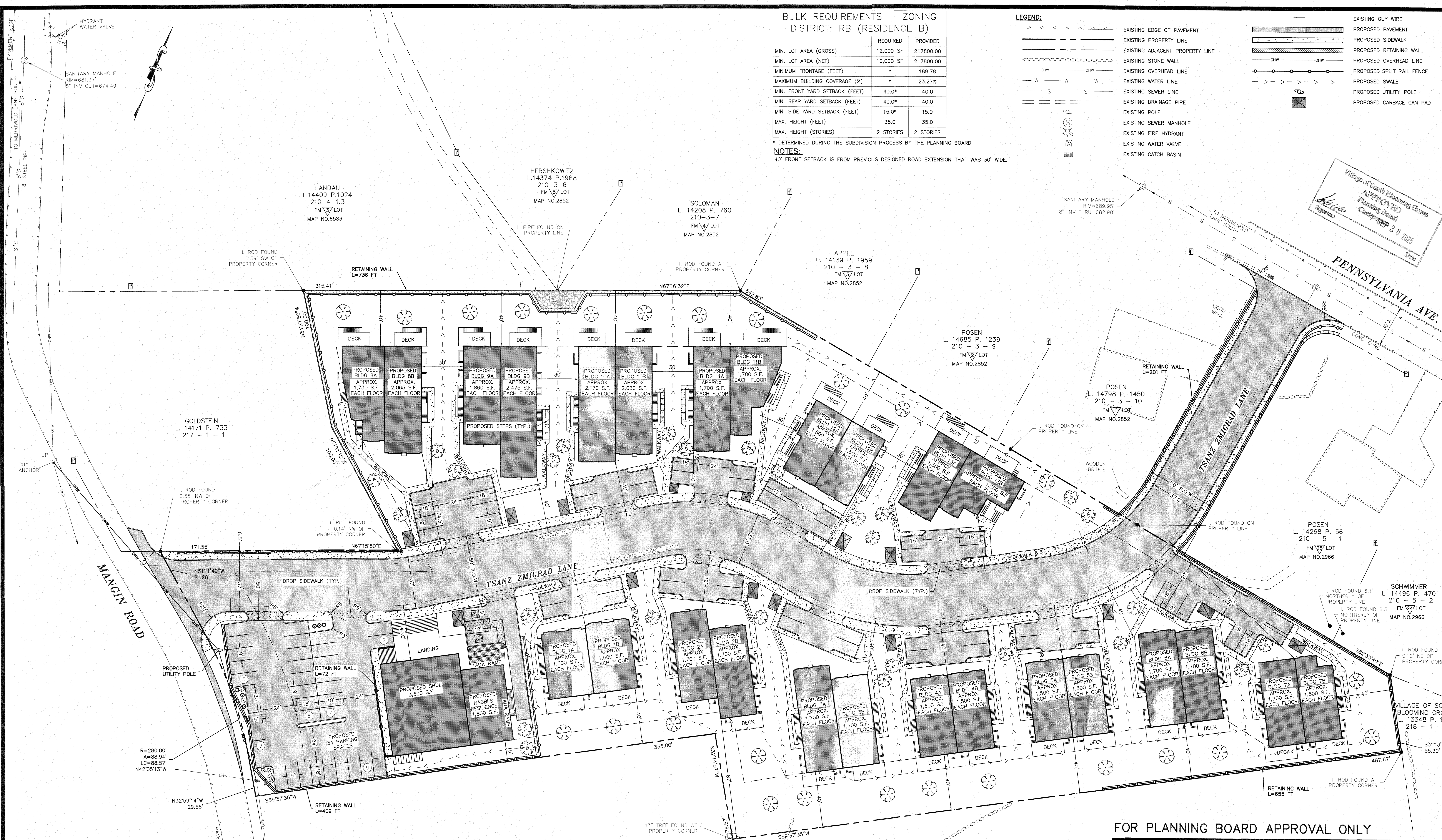
	REQUIRED	PROVIDED
MIN. LOT AREA (GROSS)	12,000 SF	217800.00
MIN. LOT AREA (NET)	10,000 SF	217800.00
MINIMUM FRONTAGE (FEET)	*	189.78
MAXIMUM BUILDING COVERAGE (%)	*	23.27%
MIN. FRONT YARD SETBACK (FEET)	40.0*	40.0
MIN. REAR YARD SETBACK (FEET)	40.0*	40.0
MIN. SIDE YARD SETBACK (FEET)	15.0*	15.0
MAX. HEIGHT (FEET)	35.0	35.0
MAX. HEIGHT (STORIES)	2 STORIES	2 STORIES

* DETERMINED DURING THE SUBDIVISION PROCESS BY THE PLANNING BOARD

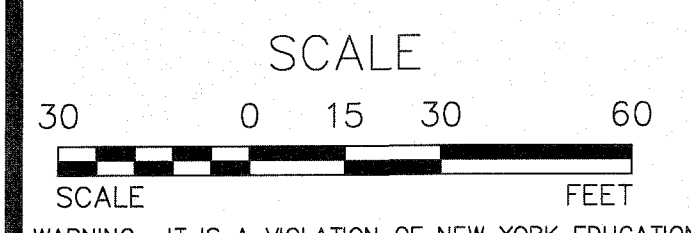
NOTES:
40' FRONT SETBACK IS FROM PREVIOUS DESIGNED ROAD EXTENSION THAT WAS 30' WIDE.

LEGEND:

- 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
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED OVERHEAD LINE
- PROPOSED SPLIT RAIL FENCE
- PROPOSED SWALE
- PROPOSED UTILITY POLE
- PROPOSED GARBAGE CAN PAD



Village of South Blooming Grove
APPROVED
 Planning Board
 Chapter 30 2025
 Date



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PROPOSED SITE PLAN
 SCALE: 1"=30'

BRACH&MANN

ASSOCIATES
 PO Box 622 Monroe, NY 10949
 T. (845) 782-5014
 F. (845) 782-5015
 mail@brachmann.com

REV.	BY	DATE	DESCRIPTION
1	MM	9-29-25	PREPARATION OF PLANNING BOARD PLANS FOR SIGNATURE

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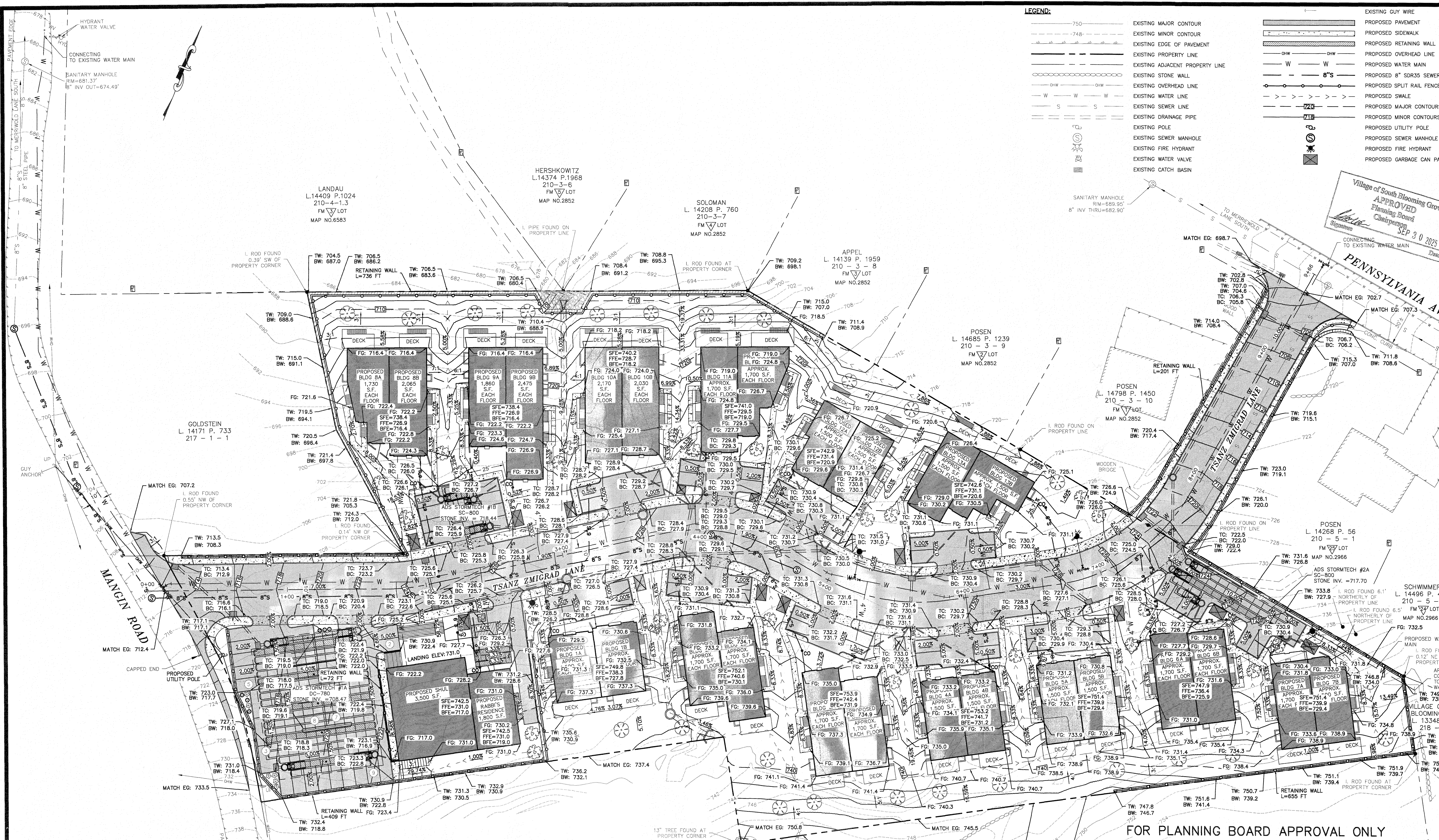
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SITE PLAN PREPARED FOR
55 MANGIN ROAD
 VILLAGE OF SOUTH BLOOMING GROVE,
 ORANGE COUNTY, NEW YORK

PROPOSED SITE PLAN

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

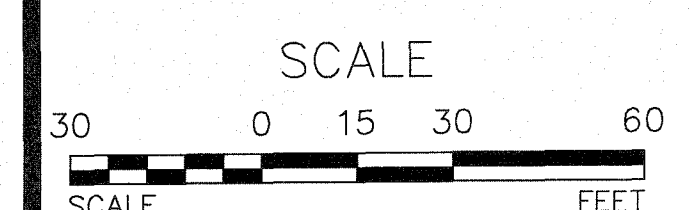
MICHAEL A. MORGANTE, P.E.
 LIC. NO. 78577



LEGEND:

	EXISTING MAJOR CONTOUR		EXISTING GUY WIRE
	EXISTING MINOR CONTOUR		PROPOSED PAVEMENT
	EXISTING EDGE OF PAVEMENT		PROPOSED SIDEWALK
	EXISTING PROPERTY LINE		PROPOSED RETAINING WALL
	EXISTING ADJACENT PROPERTY LINE		PROPOSED OVERHEAD LINE
	EXISTING STONE WALL		PROPOSED WATER MAIN
	EXISTING OVERHEAD LINE		PROPOSED 8" SDR35 SEWER MAIN
	EXISTING WATER LINE		PROPOSED SPLIT RAIL FENCE
	EXISTING SEWER LINE		PROPOSED SWALE
	EXISTING DRAINAGE PIPE		PROPOSED MAJOR CONTOURS
	EXISTING POLE		PROPOSED MINOR CONTOURS
	EXISTING SEWER MANHOLE		PROPOSED UTILITY POLE
	EXISTING FIRE HYDRANT		PROPOSED SEWER MANHOLE
	EXISTING WATER VALVE		PROPOSED FIRE HYDRANT
	EXISTING CATCH BASIN		PROPOSED GARBAGE CAN PAD

Village of South Blooming Grove
APPROVED
 Planning Board
 Chairperson
 SEP 30 2025
 Connecting to Existing Water Main



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MANGIN
 L. 14447 P. 927
 217 - 1 - 4
 FM LOT
 MAP NO.6383

GRADING PLAN
 SCALE: 1"=30'

BRACH&MANN
BM
 ASSOCIATES
 PO Box 622 Monroe, NY 10949
 T. (845) 782-5014
 F. (845) 782-5015
 msa@bmassoc.com

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SITE PLAN PREPARED FOR
55 MANGIN ROAD
 VILLAGE OF SOUTH BLOOMING GROVE,
 ORANGE COUNTY, NEW YORK

GRADING PLAN

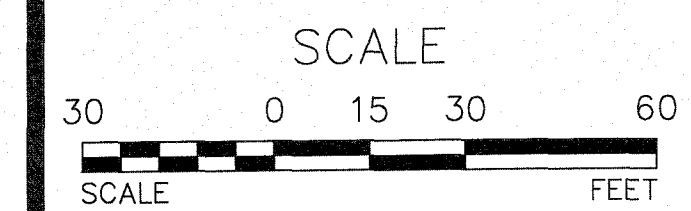
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 CHECKED: MM
 SHEET NO. 05 OF 20

MICHAEL A. MORGANTE, P.E.
 LIC. NO. 78577



- LEGEND:**
- 750 ——— EXISTING MAJOR CONTOUR
 - 748 - - - 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
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 - --- PROPOSED PAVEMENT
 - --- PROPOSED SIDEWALK
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 - --- PROPOSED MAJOR CONTOURS
 - --- PROPOSED MINOR CONTOURS
 - --- PROPOSED UTILITY POLE
 - --- PROPOSED SEWER MANHOLE
 - --- PROPOSED FIRE HYDRANT
 - --- PROPOSED GARBAGE CAN PAD

Village of South Blooming Grove
APPROVED
 Planning Board
 Change Order
 SEP 30 2025
 Signature _____ Date _____



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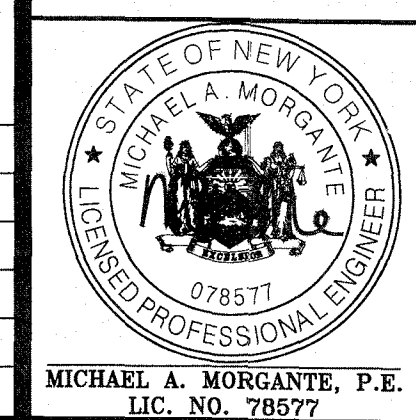
MANGIN
 L. 14447 P. 927
 217 - 1 - 4
 FM LOT
 MAP NO.6363

UTILITY PLAN
 SCALE: 1"=30'

BRACH&MANN
BM
 ASSOCIATES
 PO Box 622 Monroe, NY 10949
 T. (845) 782-6014
 F. (845) 782-6015
 mail@brachmann.com

MANGIN LLC
 L. 12575 P. 566
 217 - 1 - 5

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SITE PLAN PREPARED FOR
55 MANGIN ROAD
 VILLAGE OF SOUTH BLOOMING GROVE,
 ORANGE COUNTY, NEW YORK

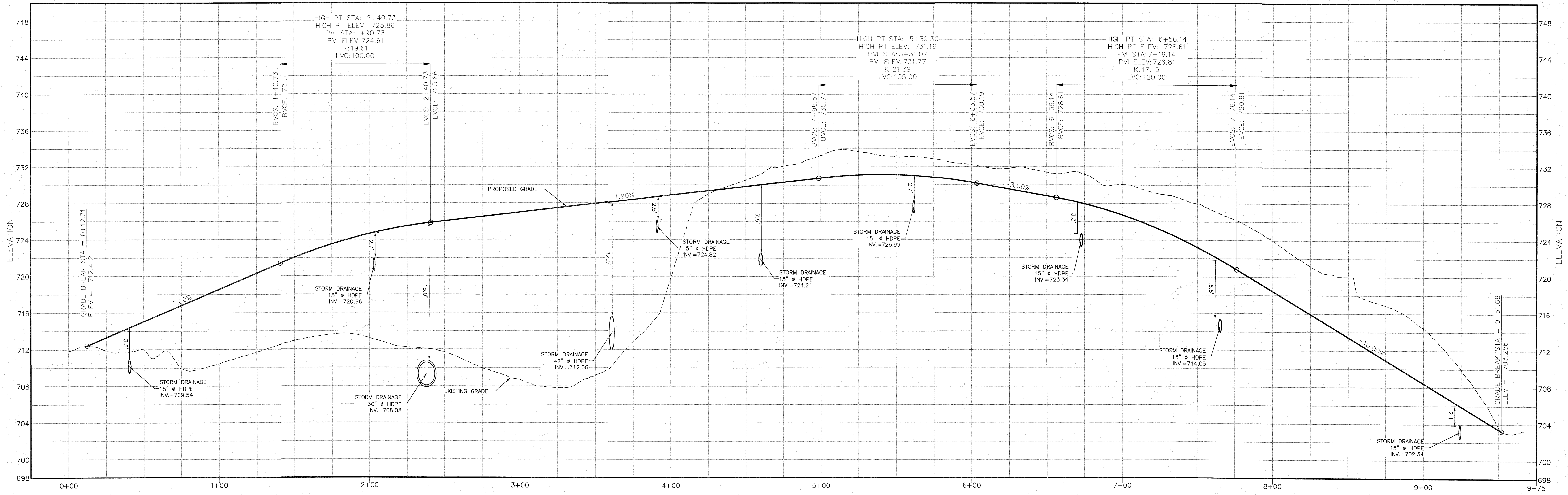
55 MANGIN ROAD

JOB#: 25-020
 SCALE: AS NOTED
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 DRAWN: MM
 CHECKED: MM
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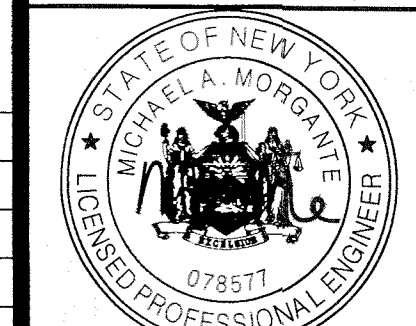


TSANZ ZMIGRAD LANE PROFILE
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=5'

Village of South Blooming Grove
 APPROVED
 Planning Board
 Chairperson
 SEP 30 2025
 Signature: _____ Date: _____

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SITE PLAN PREPARED FOR
 55 MANGIN ROAD
 VILLAGE OF SOUTH BLOOMING GROVE,
 ORANGE COUNTY, NEW YORK

DRIVEWAY PROFILE

JOB#: 25-020
 SCALE: AS NOTED
 DATE: 02-20-25
 DRAWN: MM
 CHECKED: MM
 SHEET NO: 07 OF 20

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BM
 ASSOCIATES
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 mail@brassoc.com

REV.	BY	DATE	DESCRIPTION
1	MM	9-29-25	PREPARATION OF PLANNING BOARD PLANS FOR SIGNATURE

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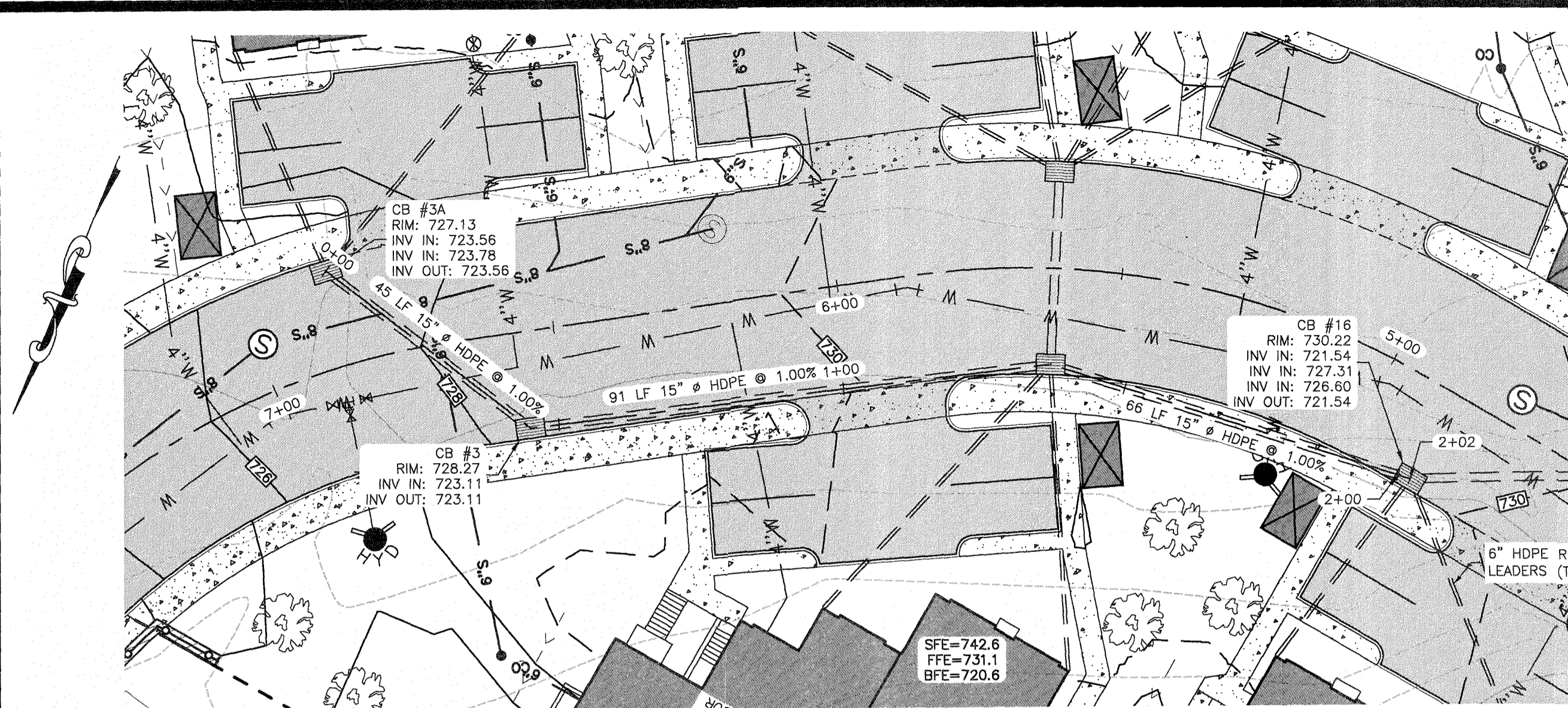
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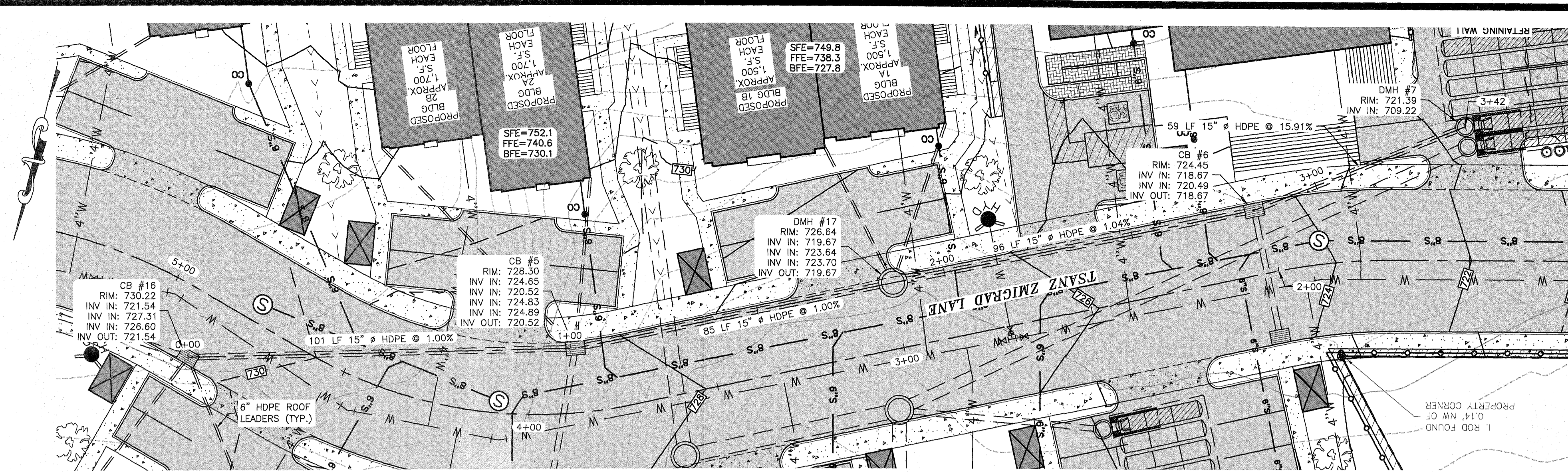
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TREE CLEARING NOTE:
 NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON INDIANA BAT & NORTHERN LONG EARED BAT.

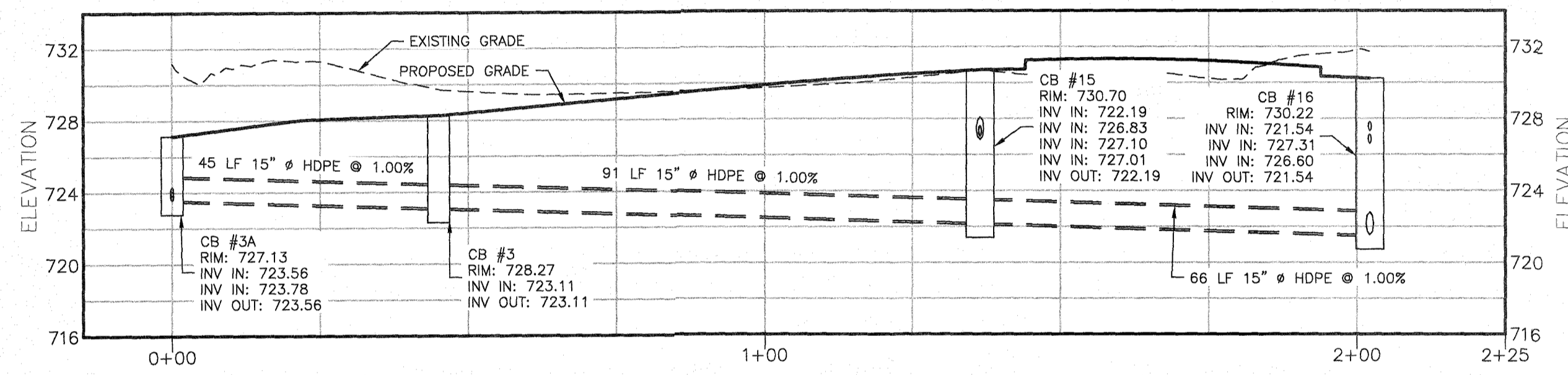
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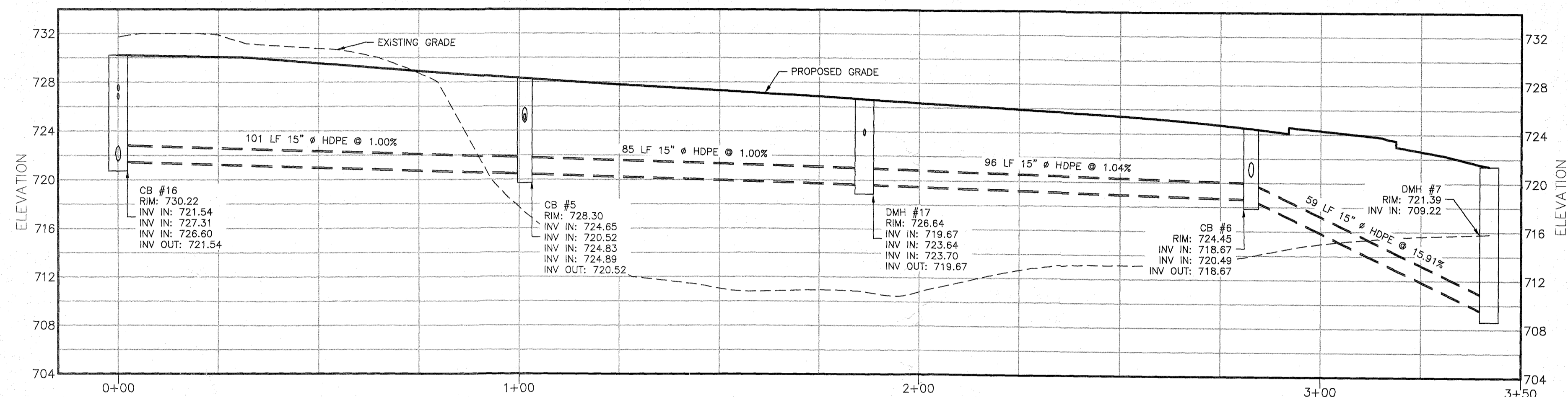
DRAINAGE PLAN-1
SCALE: 1"=20'



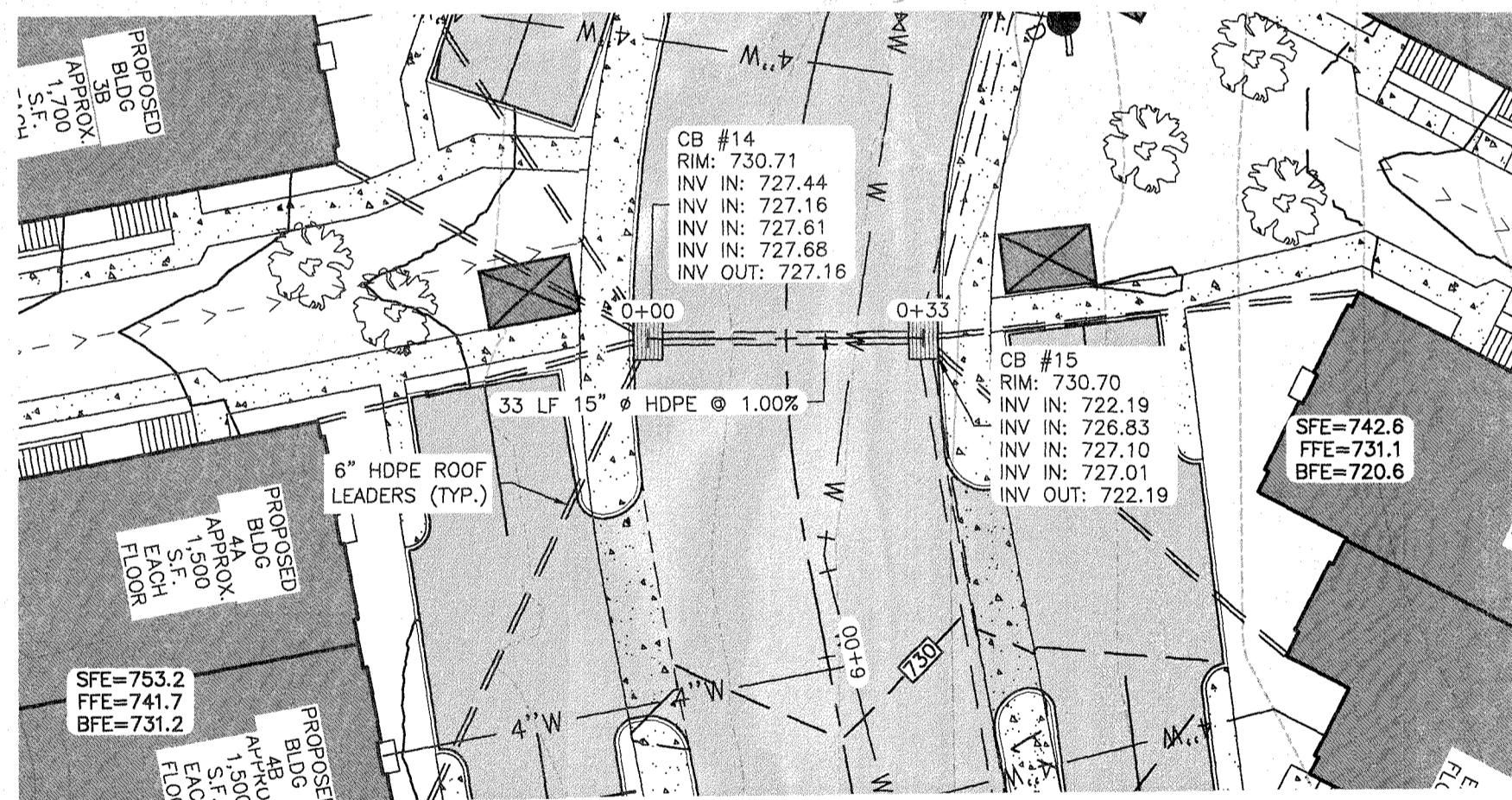
DRAINAGE PLAN-2
SCALE: 1"=20'



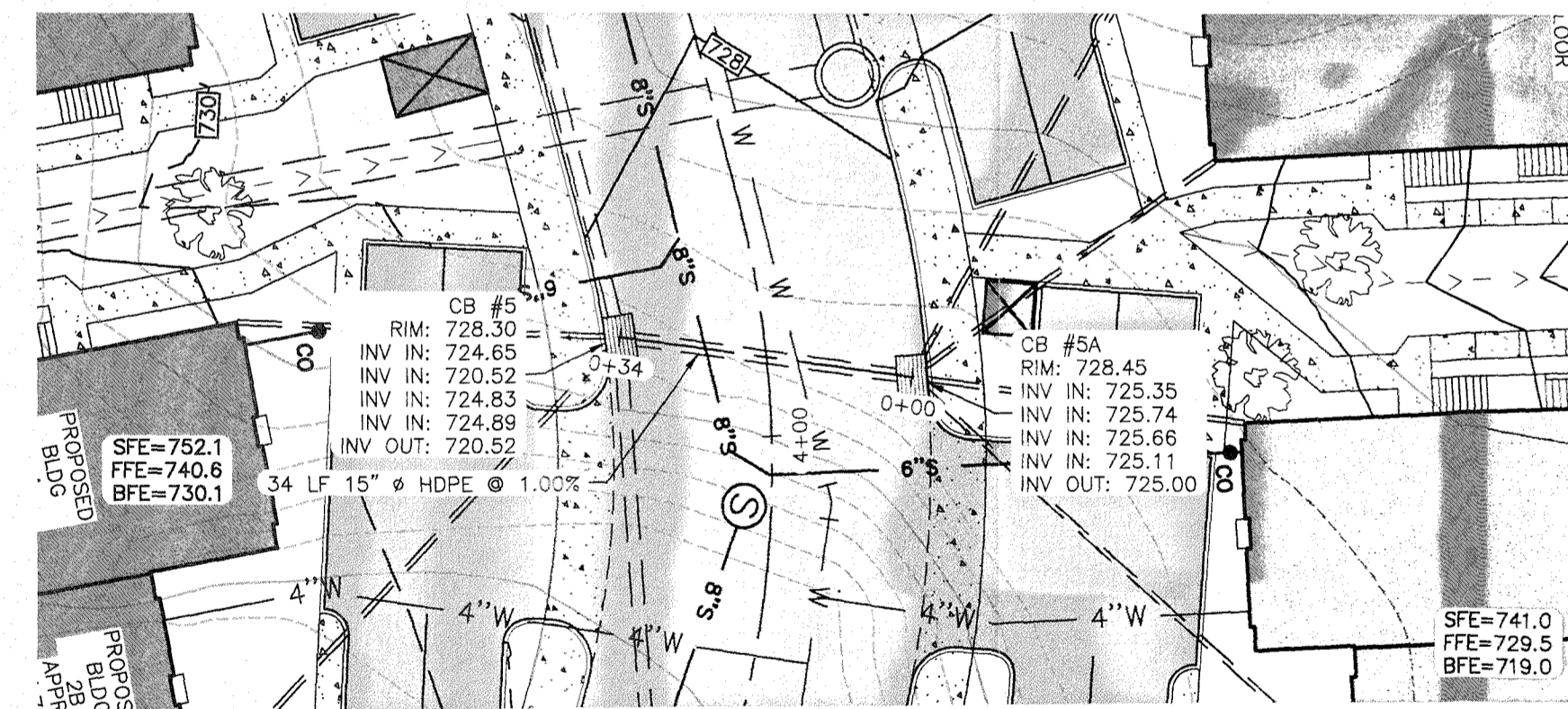
DRAINAGE PROFILE-1
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



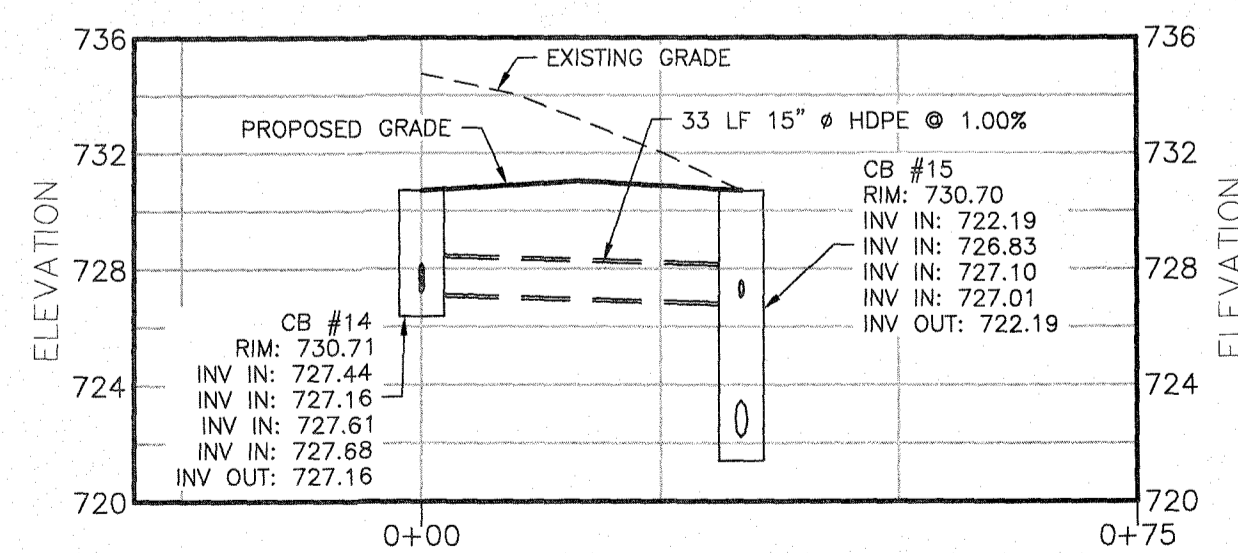
DRAINAGE PROFILE-2
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



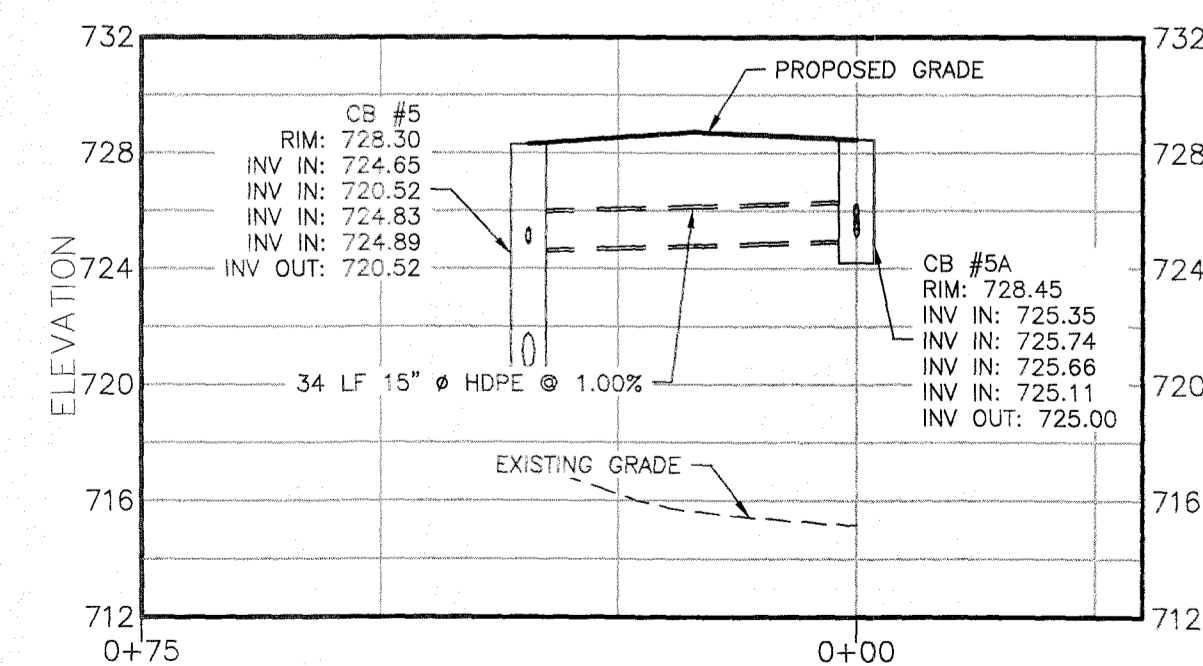
DRAINAGE PLAN-3
SCALE: 1"=20'



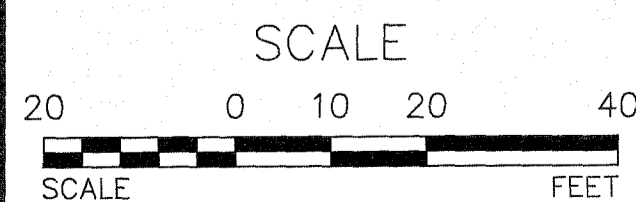
DRAINAGE PLAN-4
SCALE: 1"=20'



DRAINAGE PROFILE-3
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



DRAINAGE PROFILE-4
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



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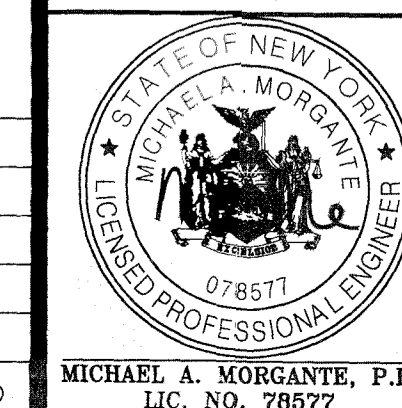
Village of South Blooming Grove
APPROVED
Planning Board
Chairperson
SEP 30 2025
Signature: _____ Date: _____

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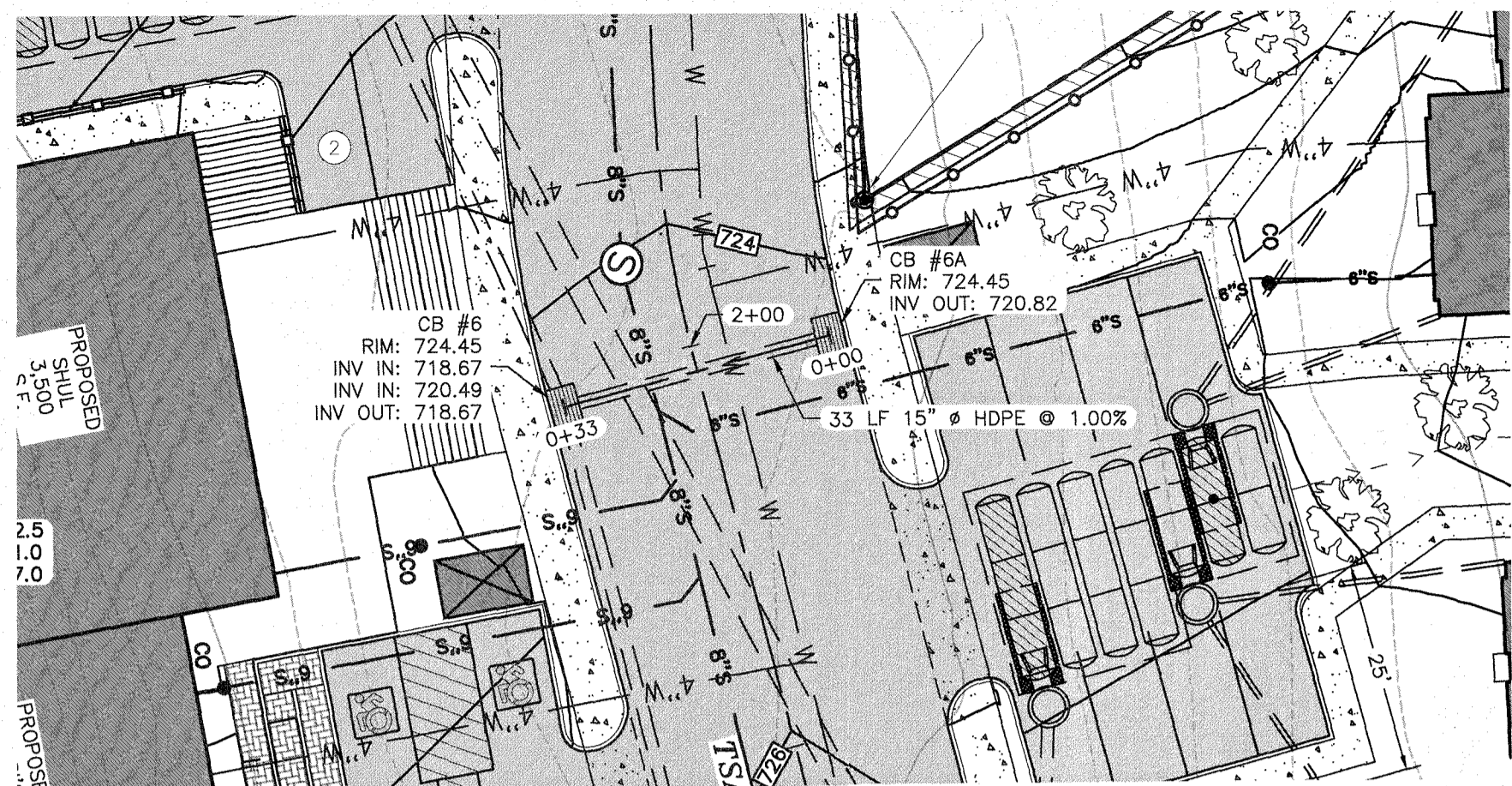
SITE PLAN PREPARED FOR
55 MANGIN ROAD
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

DRAINAGE PROFILES 01

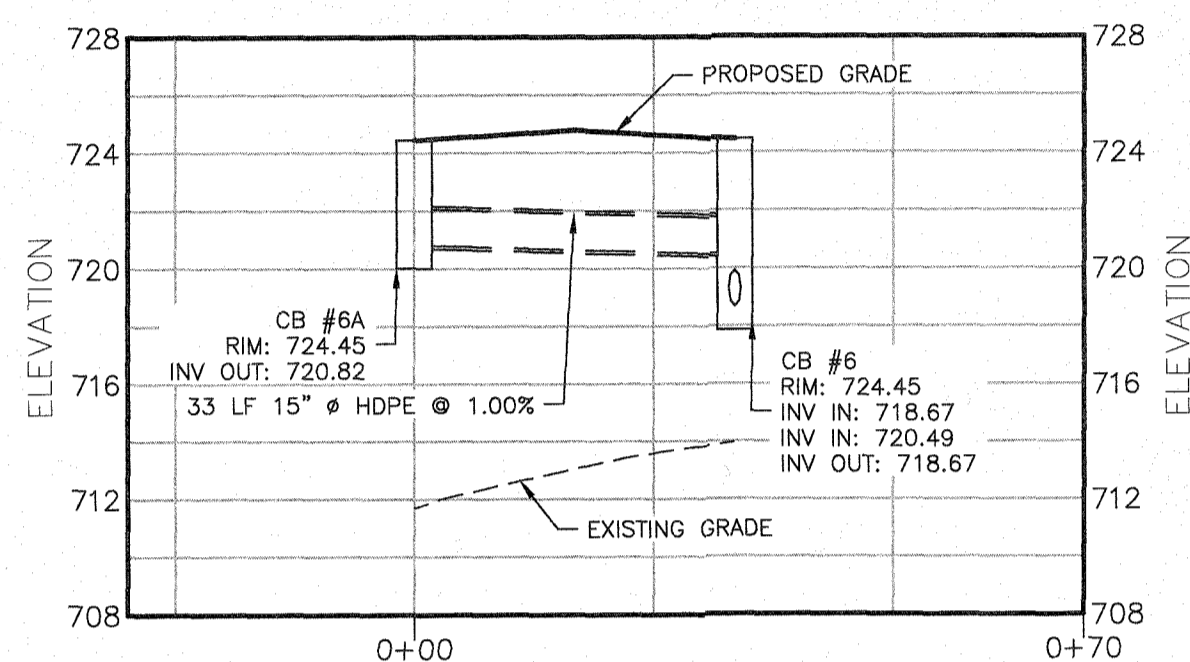


MICHAEL A. MORGANTE, P.E.
LIC. NO. 078577

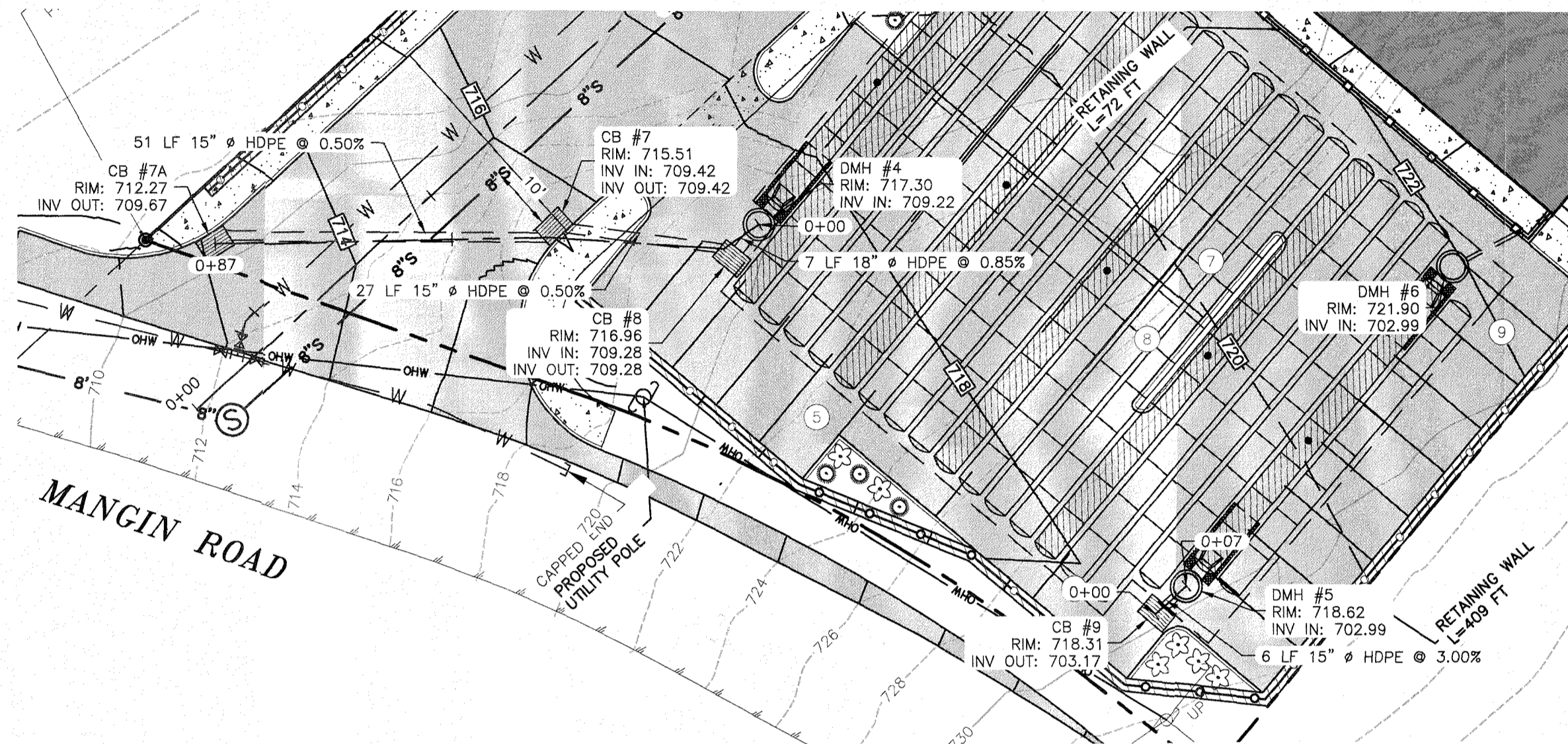
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SCALE: AS NOTED
DATE: 09-29-25
DRAWN: MM
CHECKED: MM
SHEET NO. 08 OF 20



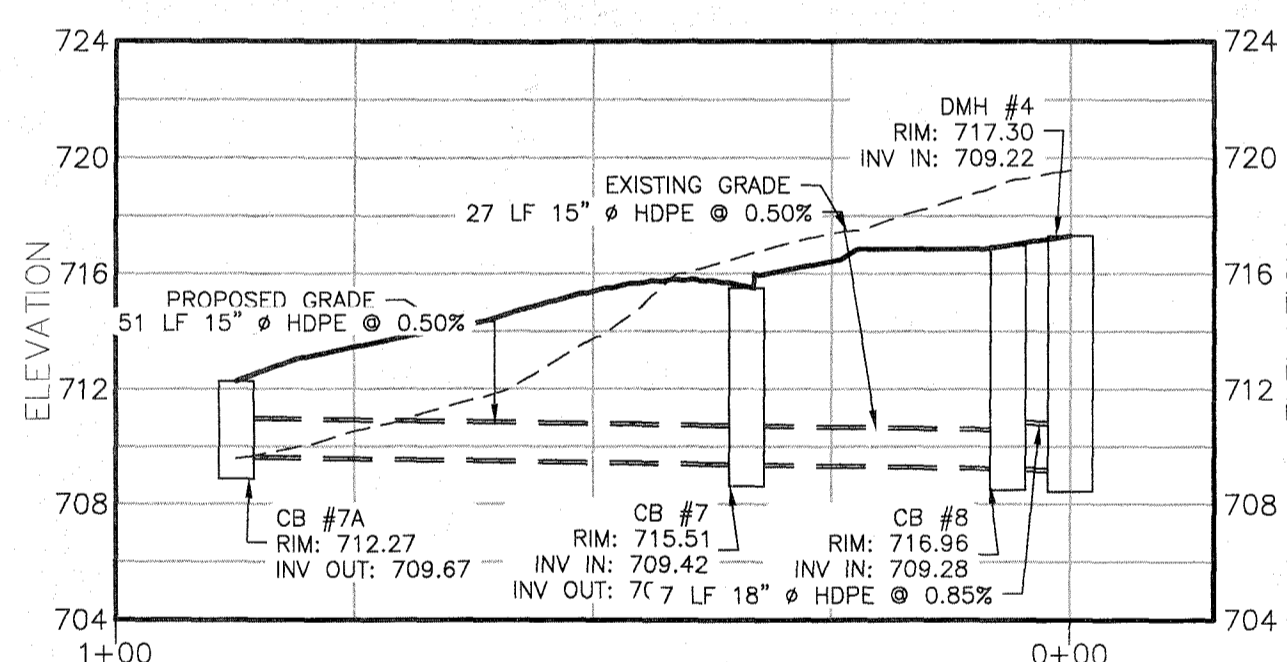
DRAINAGE PLAN-5
SCALE: 1"=20'



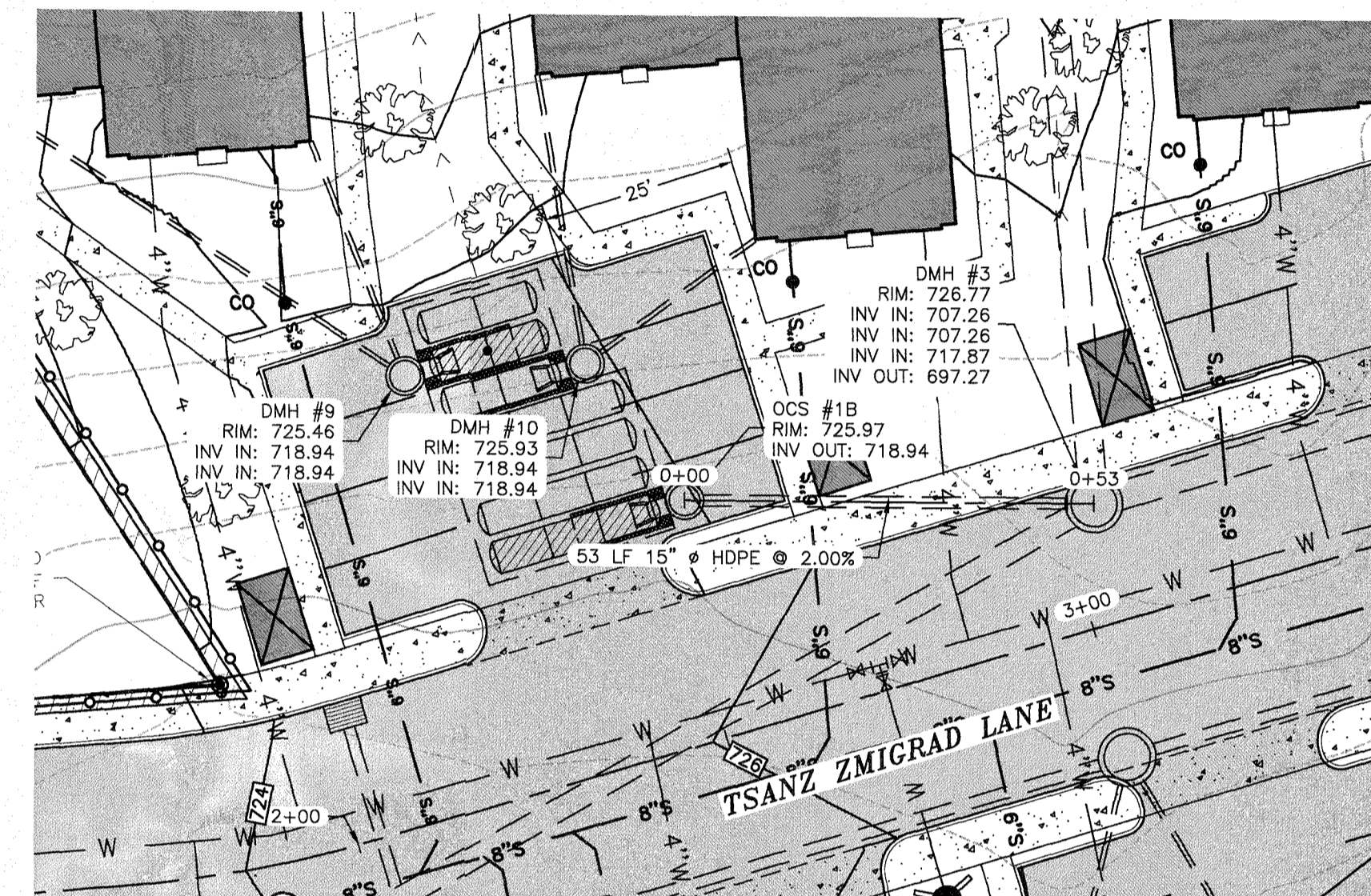
DRAINAGE PROFILE-5
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



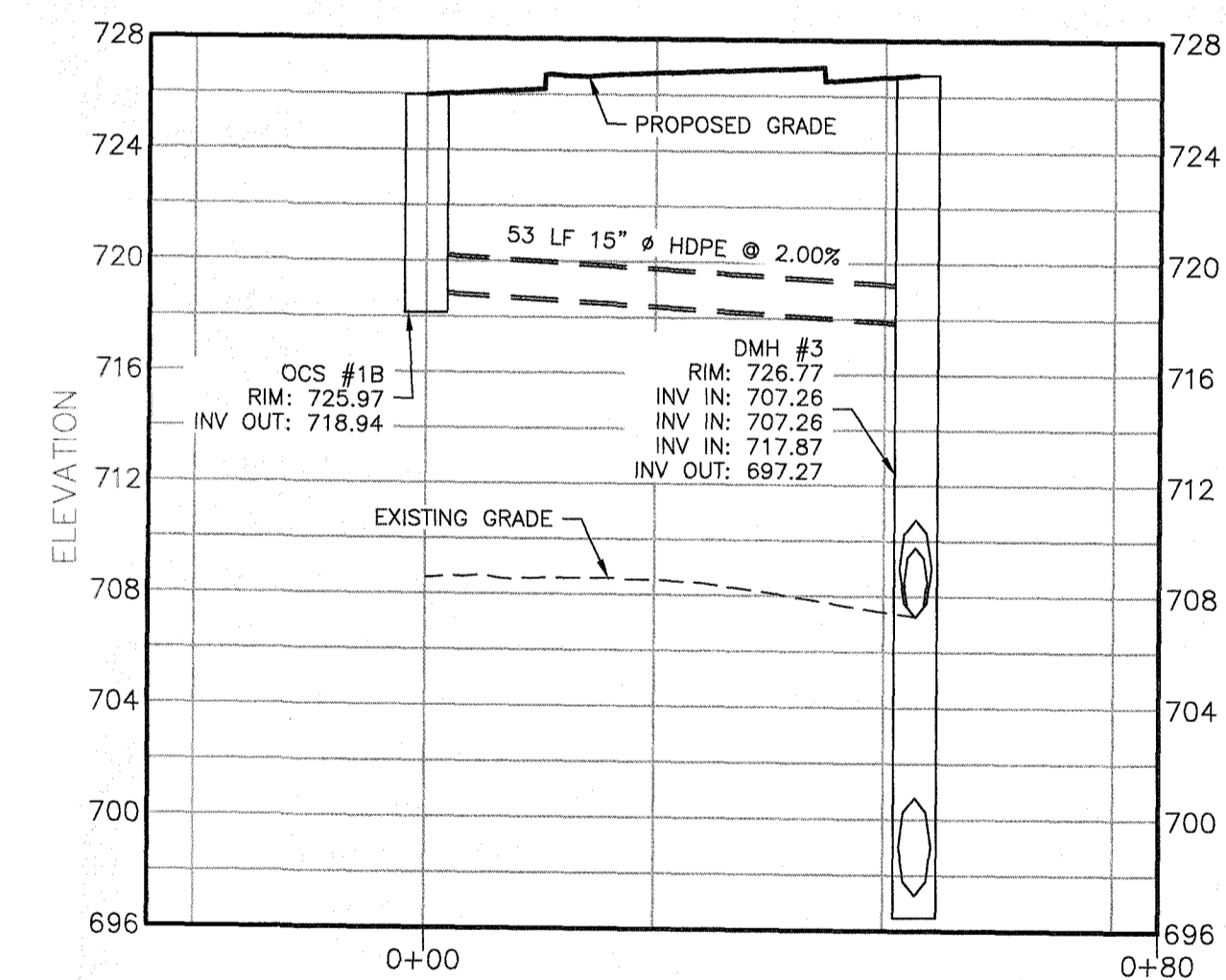
DRAINAGE PLAN-6
SCALE: 1"=20'



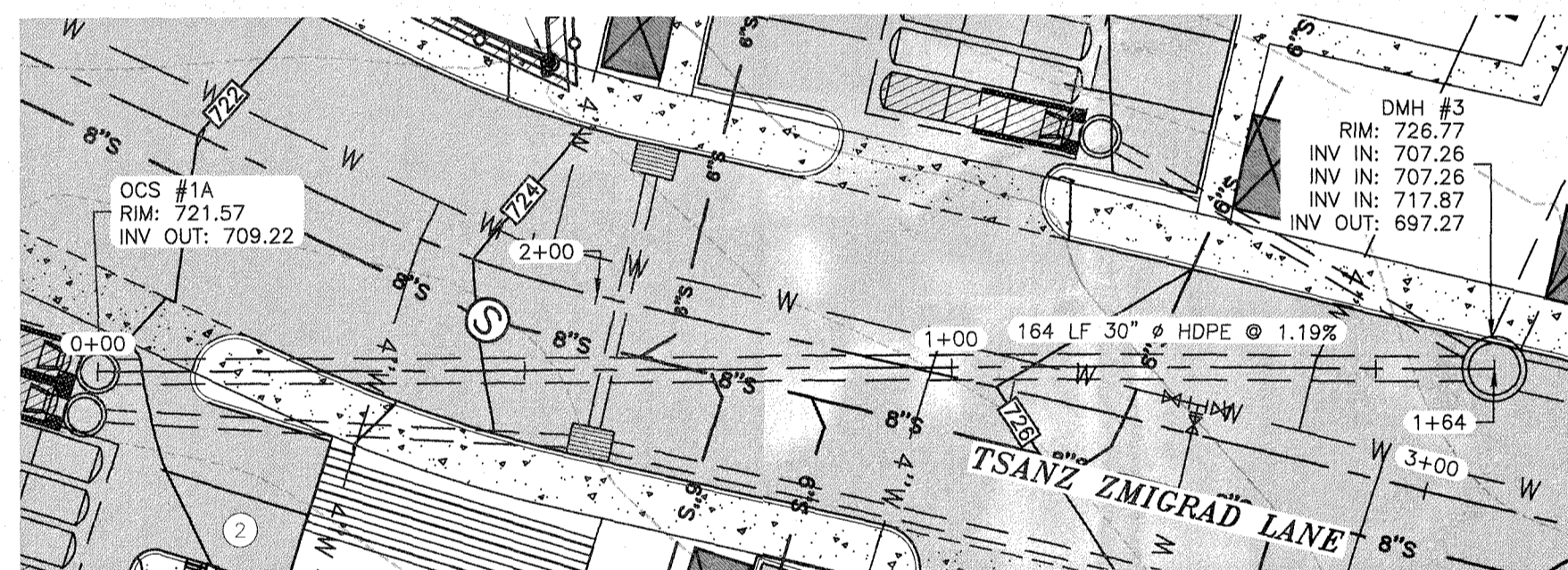
DRAINAGE PROFILE-6
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



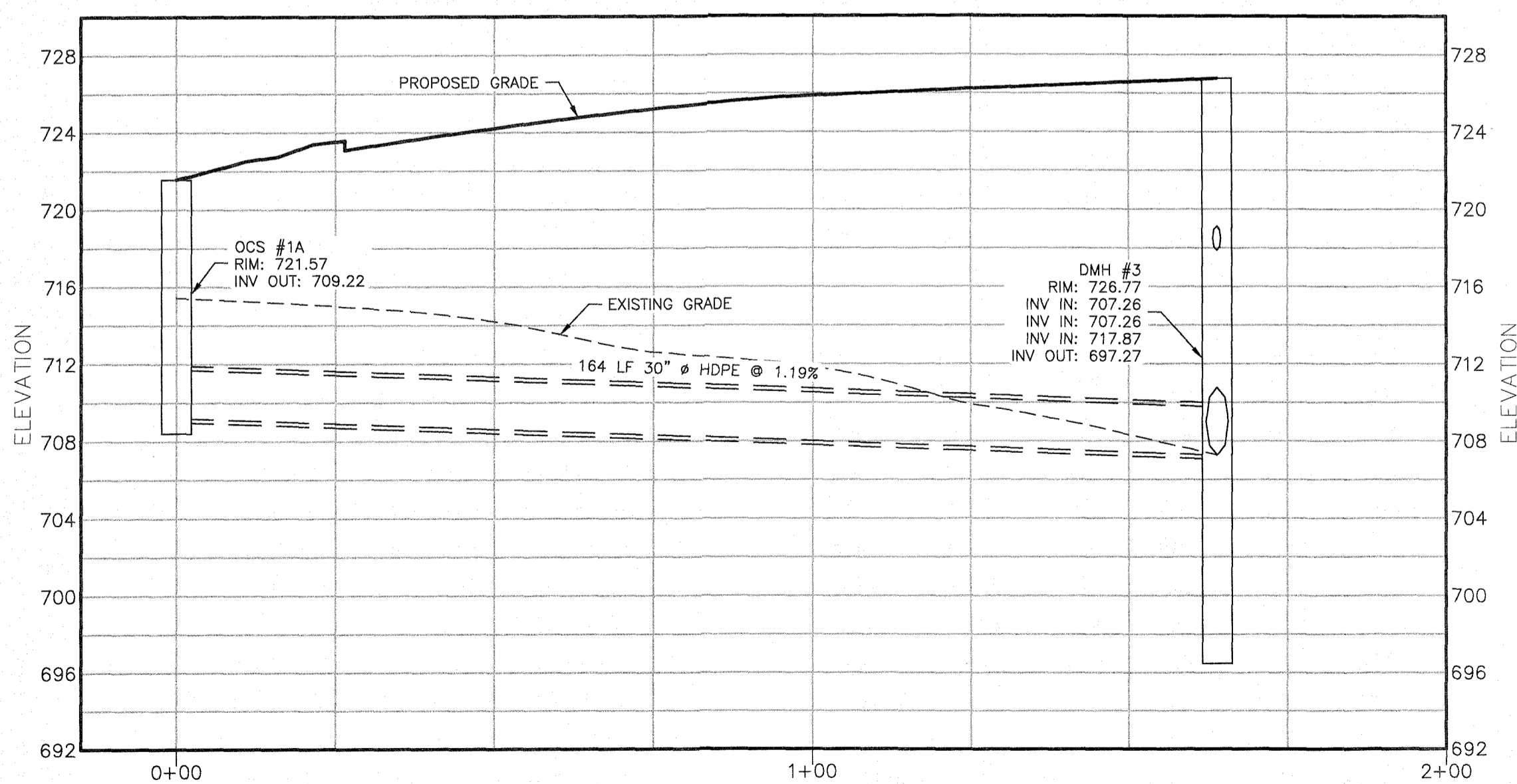
DRAINAGE PLAN-7
SCALE: 1"=20'



DRAINAGE PROFILE-7
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

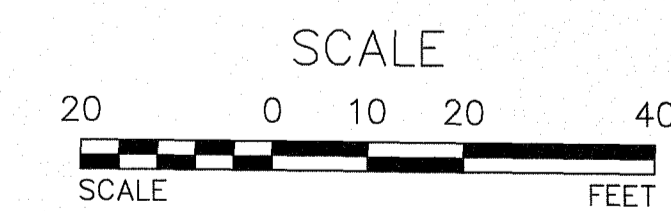


DRAINAGE PLAN-8
SCALE: 1"=20'



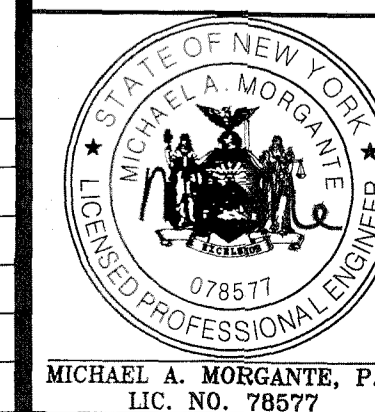
DRAINAGE PROFILE-8
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

Village of South Blooming Grove
APPROVED
Planning Board
Chairperson P. 3 0 2025
Signature: _____ Date: _____



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

55 MANGIN ROAD

Job#: 25-020
Scale: AS NOTED
Date: 09-29-25
Drawn: MM
Checked: MM
Sheet No. 09 of 20

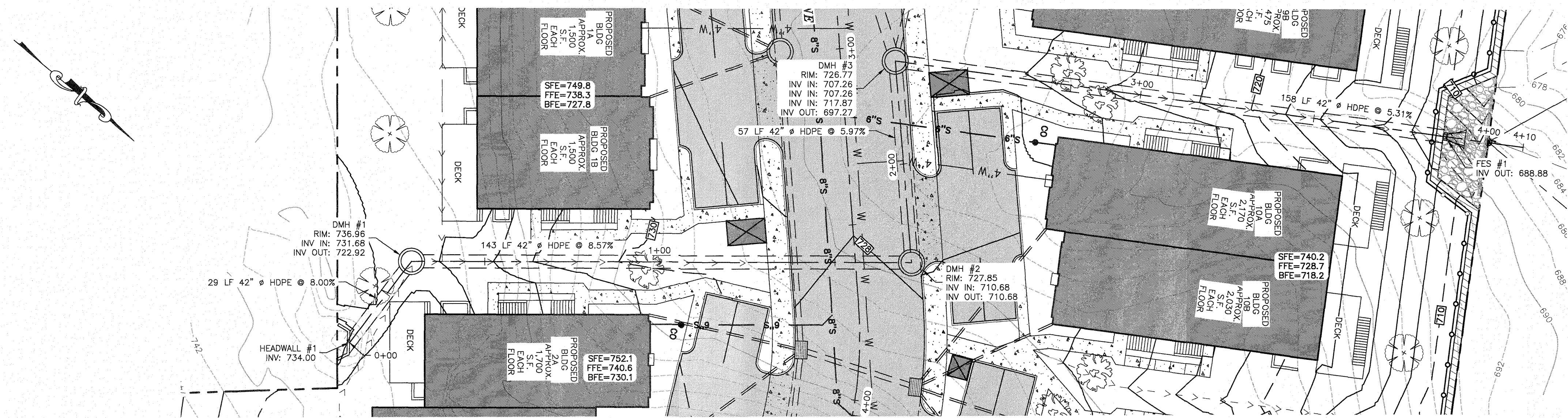
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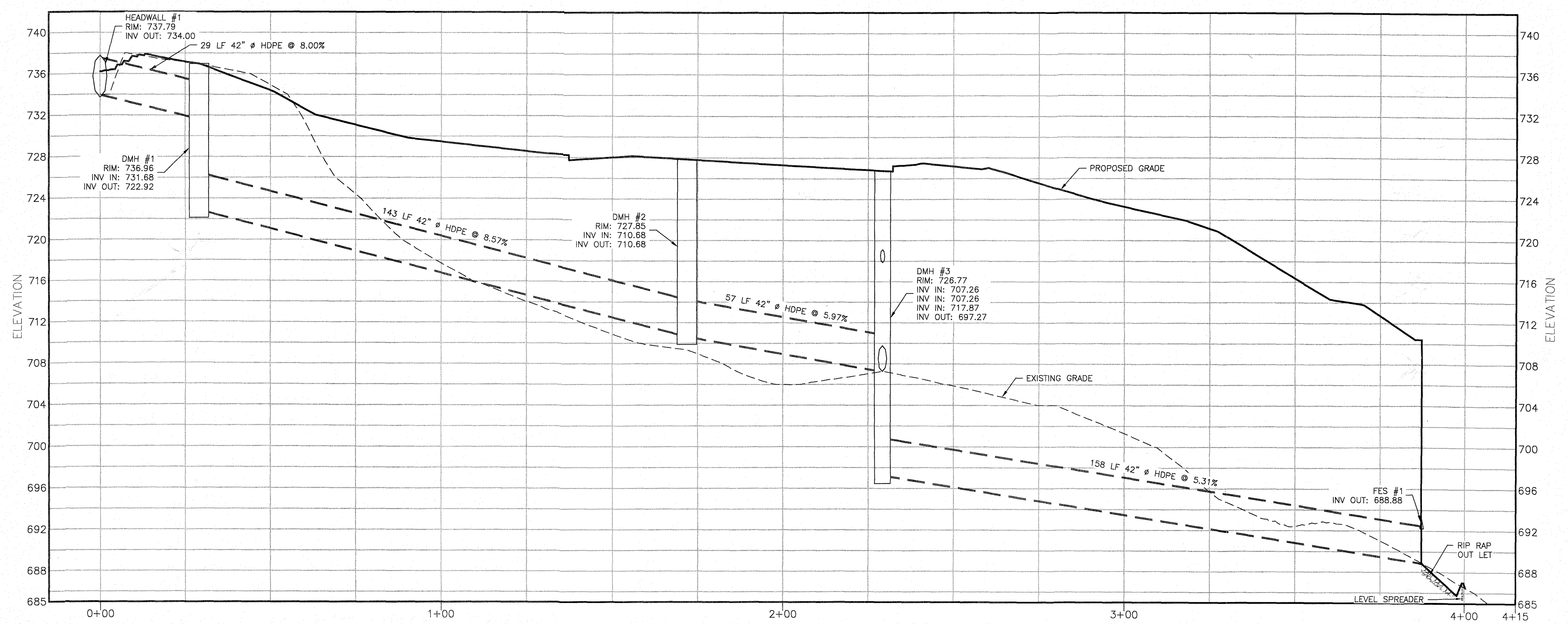
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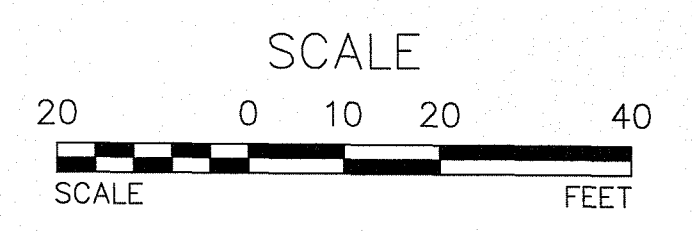


DRAINAGE PLAN-09
SCALE: 1"=20'



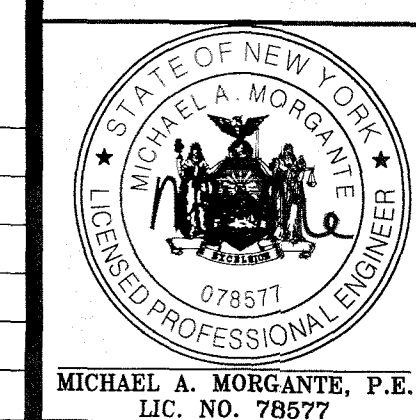
DRAINAGE PROFILE-09
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

Village of South Blooming Grove
APPROVED
Planning Board
Chairperson
Signature: *[Signature]* Date: SEP 30 2025



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55 MANGIN ROAD

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