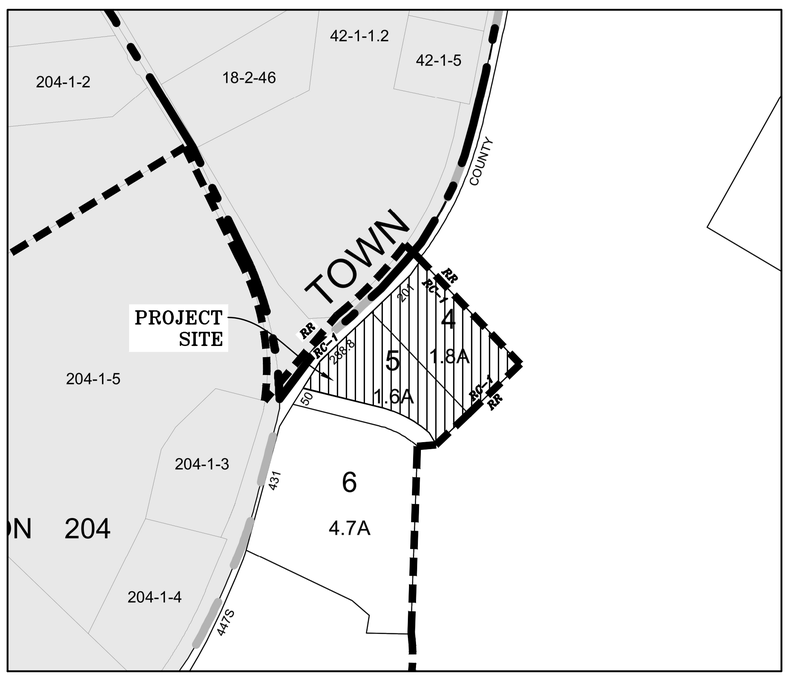
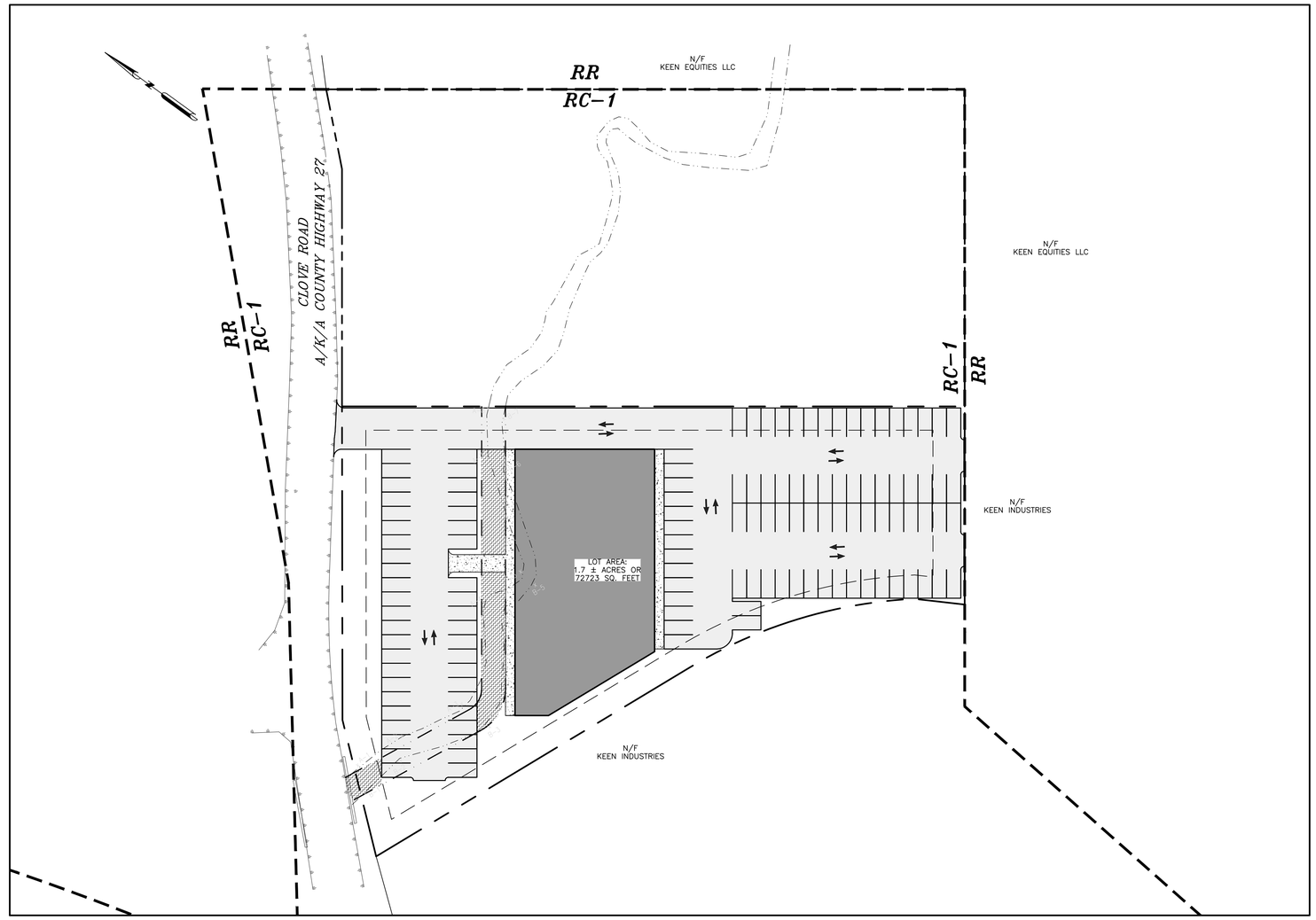
# SITE PLAN FOR
# 585 CLOVE ROAD
## VILLAGE OF SOUTH BLOOMING GROVE
## TOWN OF BLOOMING GROVE –ORANGE COUNTY, NY




LOCATION MAP
SCALE: 1"=200'




TITLE SHEET
SCALE: 1"=40'

### GENERAL NOTES:

1. RECORD OWNER & APPLICANT:
   MANGIN RD LLC
   19 MANGIN RD MOROE NY
2. PROPERTY ADDRESS:
   585 CLOVE RD
   VILLAGE OF SOUTH BLOOMING GROVE
   ORANGE COUNTY, NEW YORK
3. TAX MAP NUMBER:
   SECTION 208, BLOCK 1, LOT 5
4. DEED REFRENCE: +
   SECTION 208, BLOCK 1, LOT 5:
   LIBER: 13094 PAGE: 1777
5. PARCEL AREA:
   SECTION 208, BLOCK 1, LOT 5:
   1.7 ± ACRES OR 72723 SQ. FEET

### DRAWING LIST

| SHEET # | SHEET TITLE | ORIGINAL DATE / LAST REVISED DATE |
|---|---|---|
| 01 OF 05 | TITLE SHEET | 01–19–22 / 6–28–22 |
| 02 OF 05 | EXISTING CONDITIONS PLAN | 01–19–22 / 6–28–22 |
| 03 OF 05 | DEMOLITION PLAN | 01–19–22 /6–28–22 |
| 04 OF 05 | SITE PLAN | 01–19–22 / 6–28–22 |
| 05 OF 05 | GRADING & UTILITY PLAN | 01–19–22 / 6–28–22 |

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SCALE
40 0 20 40 80
SCALE FEET

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| REV. | BY | DATE | DESCRIPTION |
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| 1. | MM | 6–28–22 | SITE PLAN REDESIGN |

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

SITE PLAN PREPARED FOR
585 CLOVE ROAD
VILLAGE OF SOUTH BLOOMING GROVE
TOWN OF BLOOMING GROVE – ORANGE COUNTY, NY

TITLE SHEET

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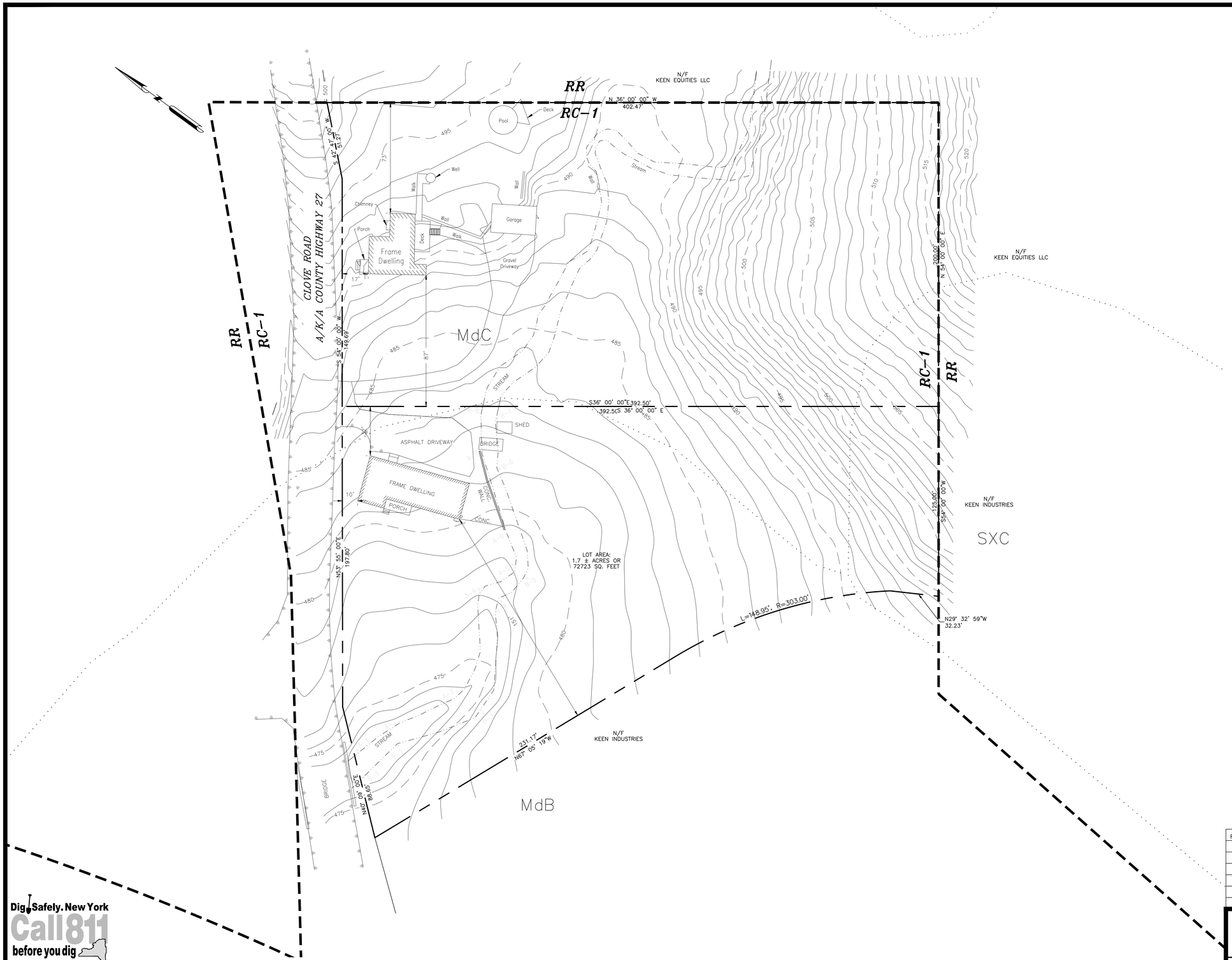


**LEGEND:**

- 480 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STREAM
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE WALL
- ZONNG DISTRICT BOUDARIES
- EXISTING SOIL

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EXISTING CONDITIONS PLAN
SCALE: 1"=30'

SCALE
30 0 15 30 60
SCALE FEET

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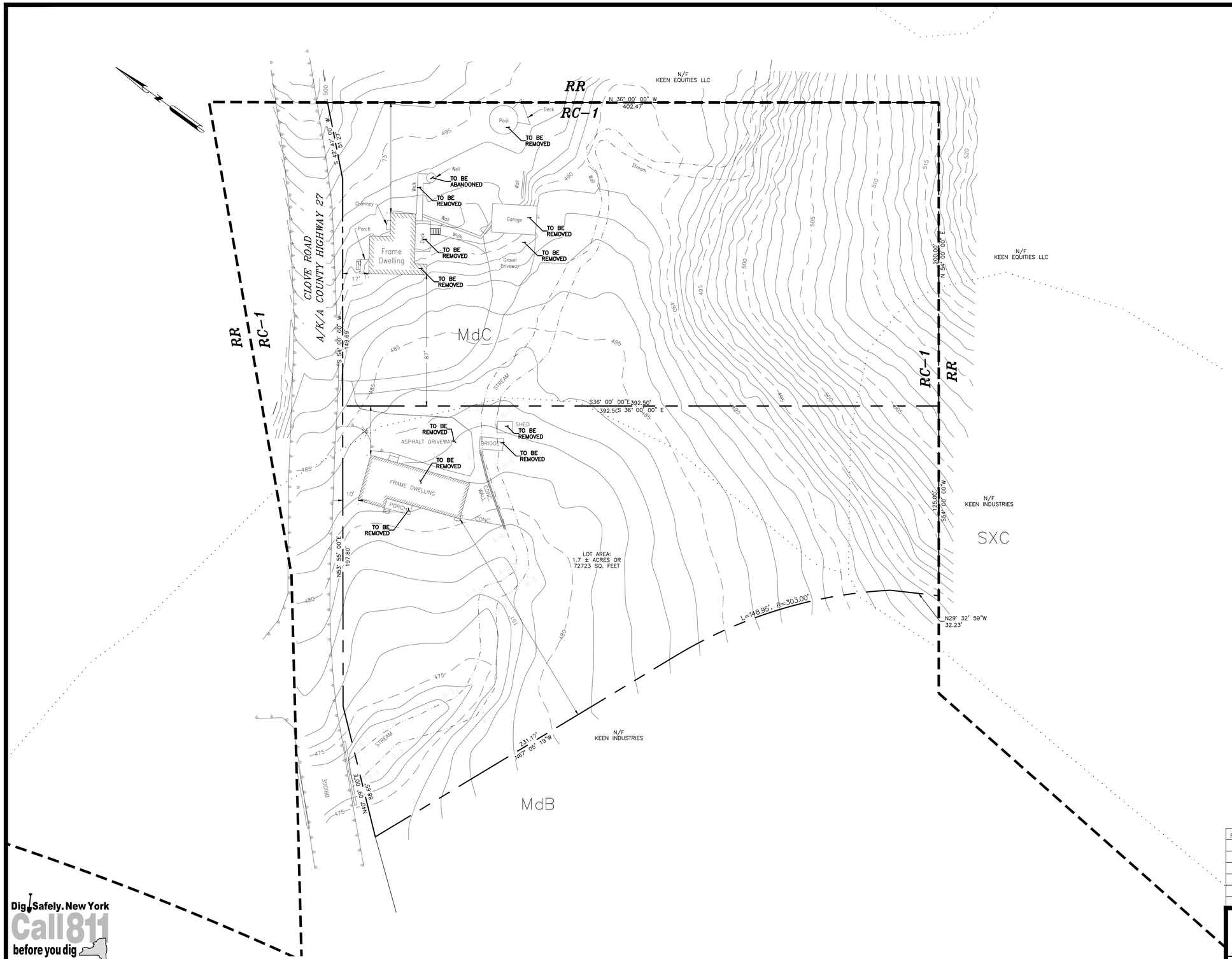


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## DEMOLITION PLAN

SCALE: 1"=30'

SCALE

30 0 15 30 60

SCALE FEET

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DEMOLITION PLAN

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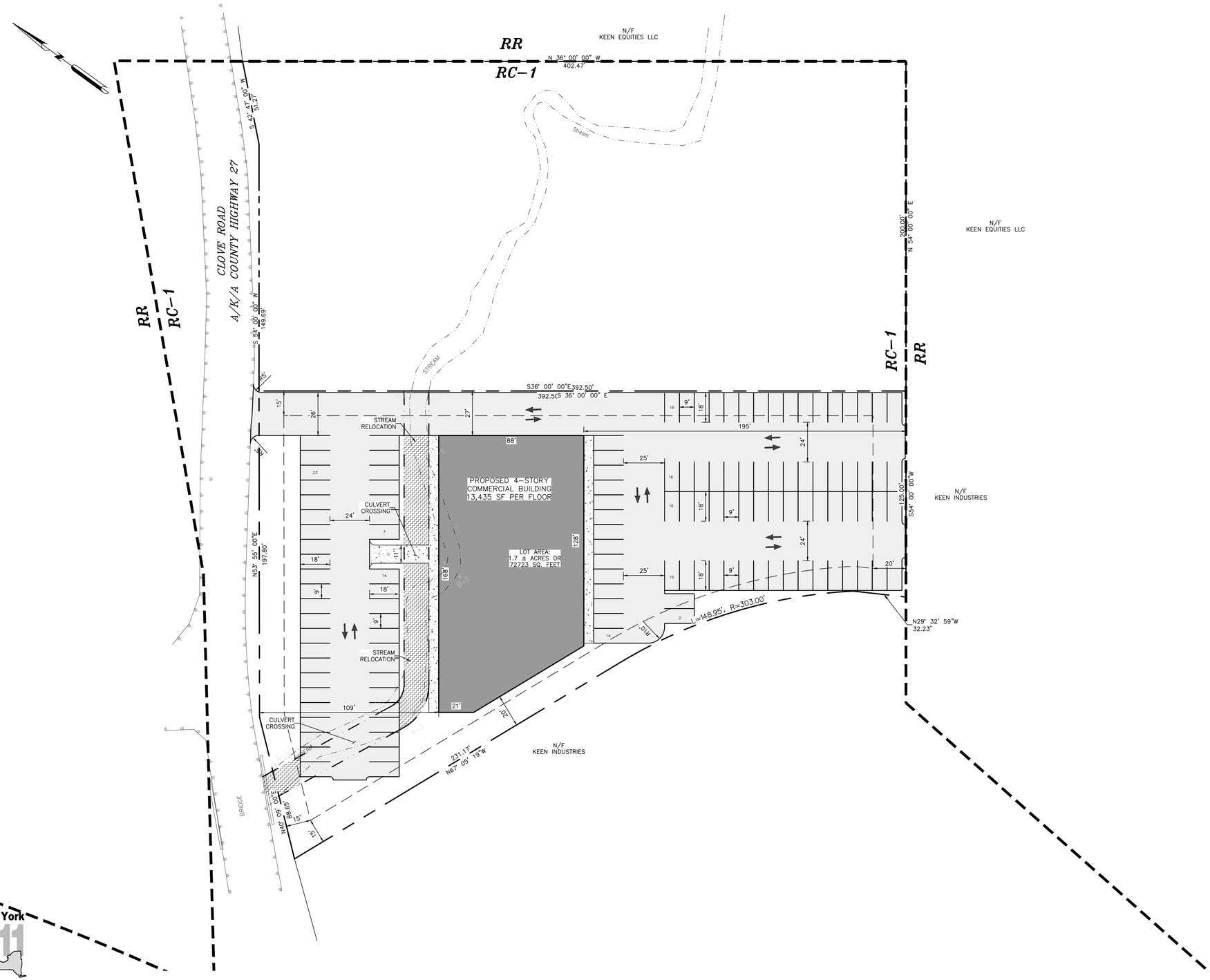


SITE PLAN
SCALE: 1"=30'

SCALE
30 0 15 30 60
SCALE FEET

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- EXISTING BUILDING LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE WALL
- ZONNG DISTRICT BOUDARIES
- PROPOSED SETBACK
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WELL
- PROPOSED ADS STORMTECH CHAMBERS
- PROPOSED SEWAGE DISPOSAL SYSTEM
- EXISTING SOIL

## TABLE OF ZONING REQUIREMENTS:

RURAL CROSSROADS I (RC-1)

| LOT DIMENSIONS | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM LOT SIZE | 3,000 SF | 72,723 SF |
| MINIMUM FRONTAGE | 30 FEET | 286.45' |
| MAXIMUM BUILDING COVERAGE | 50% | 18.5% |
| **PRIMARY STRUCTURE** | | |
| MINIMUM FRONT YARD SETBACK | 15 FEET | 109 FEET |
| MINIMUM SIDE YARD | 15 FEET | 20 FEET |
| MINIMUM REAR YARD SETBACK | 20 FEET | 195 FEET |
| MAXIMUM HEIGHT (IN STORIES) | 3 STORIES | 4 STORIES |
| MAXIMUM HEIGHT (IN FEET) | 40 FEET | 40 FEET |
| **ACCESSORY STRUCTURE** | | |
| MINIMUM SIDE YARD | 10 FEET | – |
| MINIMUM REAR YARD SETBACK | 10 FEET | – |
| MAXIMUM HEIGHT (IN STORIES) | 2 STORIES | – |
| MAXIMUM HEIGHT (IN FEET) | 20 FEET | – |

## PARKING REQUIREMENTS:

MIXED USE OFFICE & RETAIL RESIDENTIAL USE:
1 SPACES PER 300 SF OF BUILDING AREA
53,740 SF * 1 SPACES/300 SF = 179 SPACES
25% PARKING REDUCTION WAIVER = 134 SPACES
TOTAL PARKING PROVIDED: 124 SPACES
PARKING VARIANCE REQUESTED FOR 10 SPACES &
MAXIMUM HEIGHT FROM 3 TO 4 STORIES

## ZONING OVERLAYS:

CLOVE ROAD IS LOCATED WITHIN A SCENIC ROAD OVERLAY

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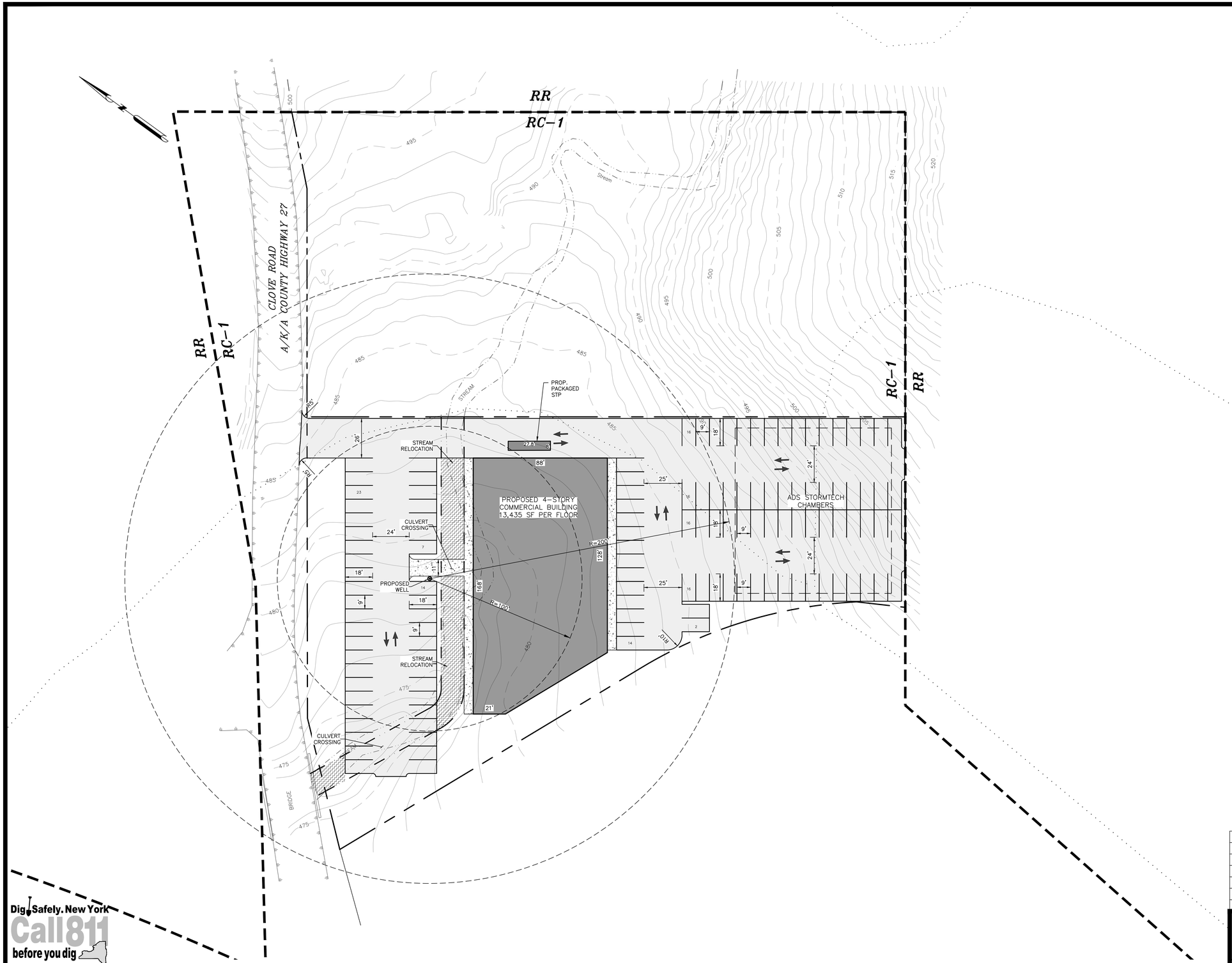


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- PROPOSED SEWAGE DISPOSAL SYSTEM
- 480 PROPOSED MAJOR CONTOUR
- 482 PROPOSED MINOR CONTOUR
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GRADING & UTILITY PLAN
SCALE: 1"=30'

SCALE
30 0 15 30 60
SCALE FEET

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