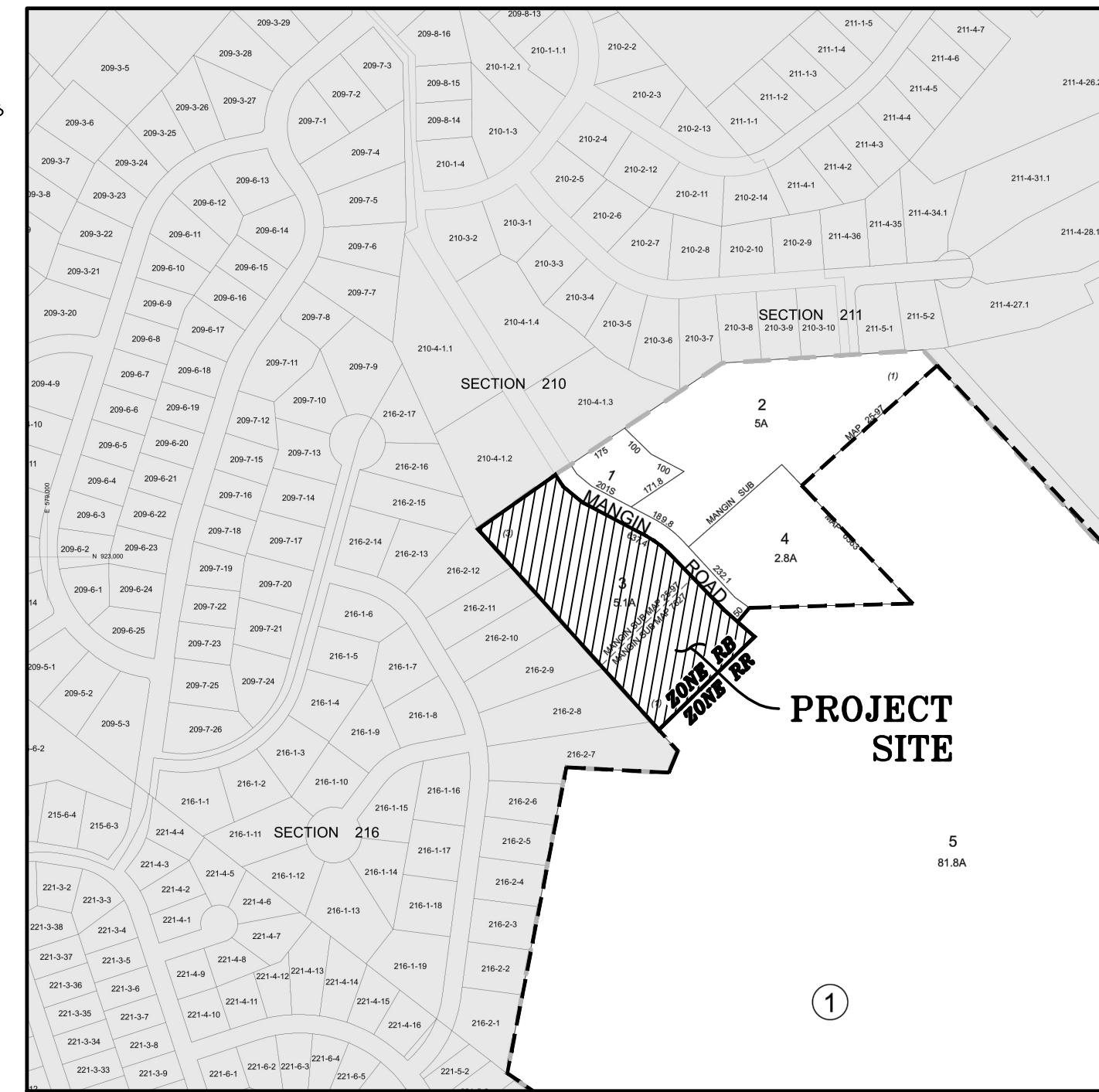


SITE PLAN FOR 46-66 MANGIN ROAD VILLAGE SOUTH OF BLOOMING GROVE, ORANGE COUNTY, NY.



LOCATION MAP
SCALE: 1"=400'
SOURCE: TAX MAPS

TAX MAP NUMBER

SECTION: 217
BLOCK: 1
LOT: 3

DEED REFERENCE

LIBER: 15178
PAGE: 49

TOTAL TRACT AREA

285,652± S.F.
=6.56 ACRES

OWNER & APPLICANT

TAX MAP 210-4-1-2
BAKERTOWN ESTATES REALTY
TAX MAP 217-1-3
YOSHIMANN MANN
413 N MAIN ST
MONROE NY 10950

DRAWING LIST

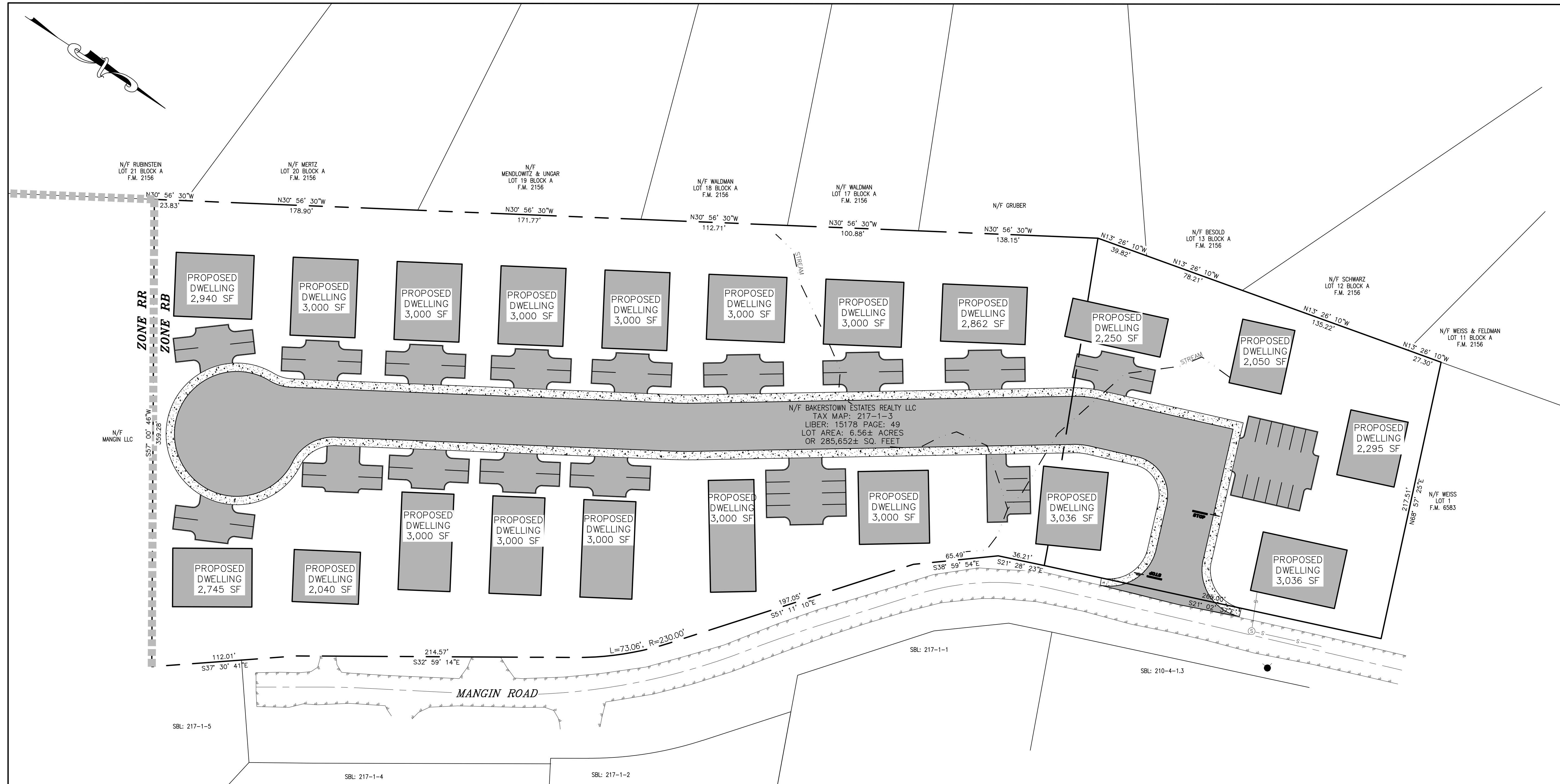
SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 05	TITLE SHEET	11-08-23 / 01-17-25
02 OF 05	EXISTING CONDITIONS MAP	11-08-23 / 01-17-25
03 OF 05	DEMOLITION PLAN	11-08-23 / 01-17-25
04 OF 05	SITE PLAN	11-08-23 / 01-17-25
05 OF 05	TURNING DIAGRAMS	11-08-23 / 01-17-25

REFERENCES:

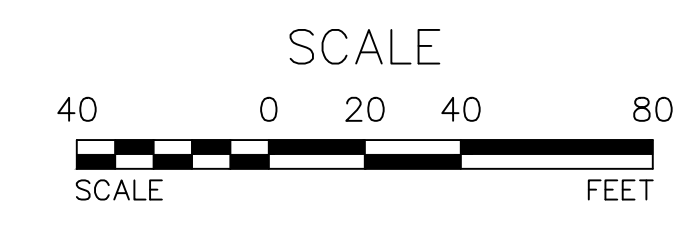
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON
- PROPERTY BOUNDARY INFORMATION TAKEN FROM A MAP ENTITLED "SURVEY MAP PREPARED FOR SUJAN KAPOUR, LLC", LAST REVISED MARCH 5, 2007, PREPARED BY ZIMMERMAN ENGINEERING & SURVEYING, P.C.
- TOPOGRAPHIC INFORMATION TAKEN FROM ORANGE COUNTY WATER AUTHORITY GEOGRAPHIC INFORMATION SYSTEMS (OCWAGIS).

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNEXPECTED MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.



TITLE SHEET
SCALE: 1"=40'



OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE OF OWNER(S) _____ DATE _____

REVISION	BY	DATE	DESCRIPTION
1.	MM	01-17-25	SITE PLAN REVISIONS

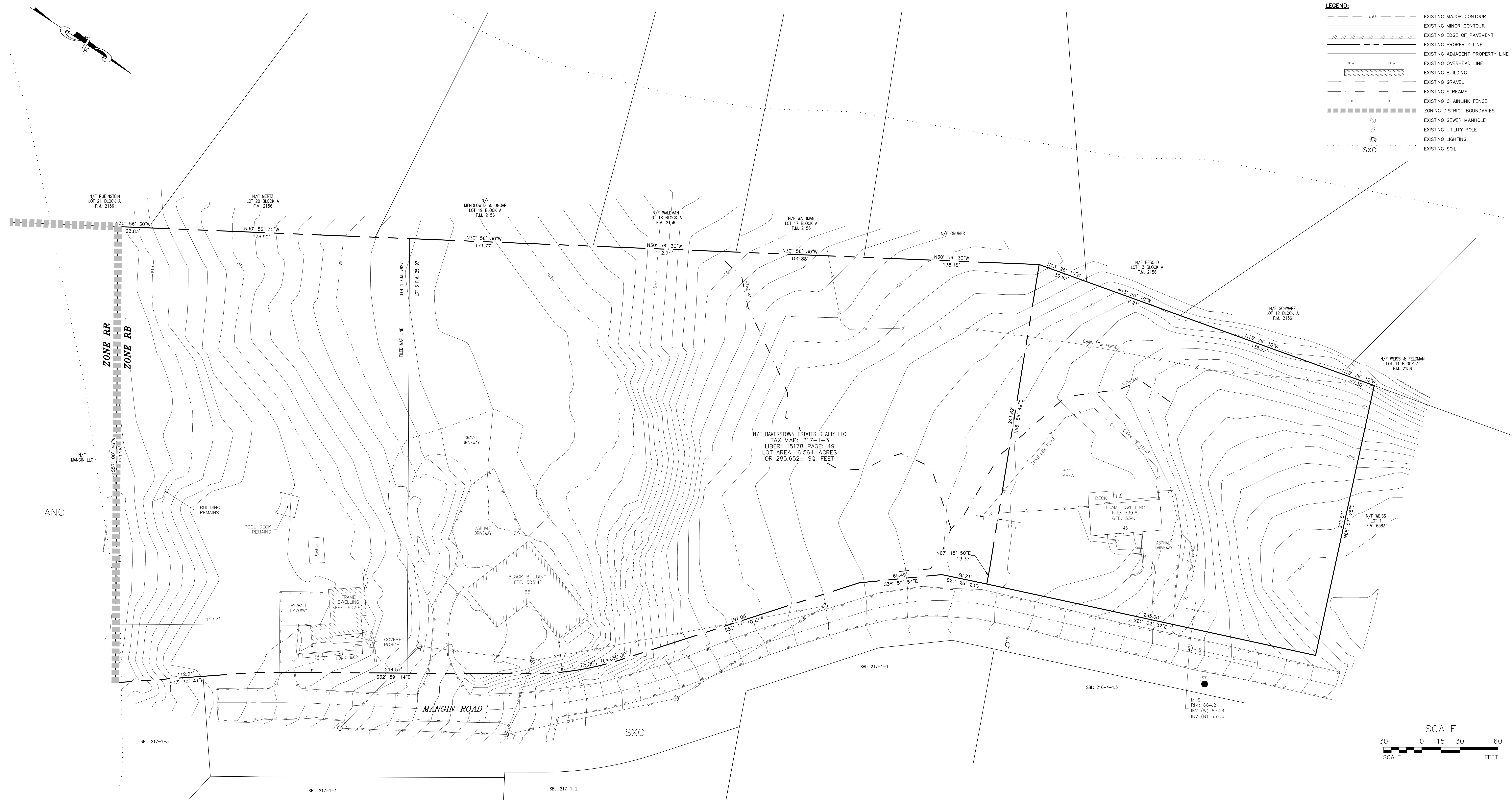
THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET

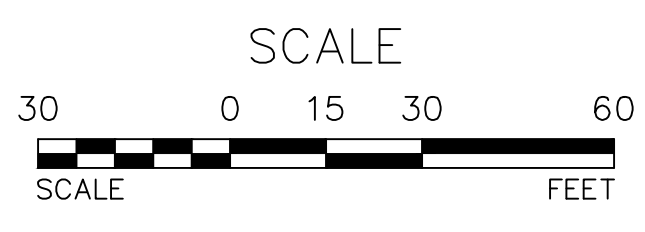
	<p>SITE PLAN FOR 46-66 MANGIN ROAD VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NY</p>	<p>JOB#: 123-030 SCALE: AS NOTED DATE: 11/08/23 DRAWN: MM CHECKED: MM SHEET NO. 01 OF 05</p>
--	---	--

TITLE SHEET

- LEGEND:**
- 5.30 --- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING OVERHEAD LINE
 - EXISTING BUILDING
 - EXISTING GRAVEL
 - EXISTING STREAMS
 - EXISTING CHAINLINK FENCE
 - ZONING DISTRICT BOUNDARIES
 - ⊙ EXISTING SEWER MANHOLE
 - ⊙ EXISTING UTILITY POLE
 - ⊙ EXISTING LIGHTING
 - SXC EXISTING SOIL



EXISTING CONDITIONS MAP
SCALE: 1"=30'



WARNING— IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED—SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNEXPECTED MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

REVISION	BY	DATE	DESCRIPTION
1.	MM	01-17-25	SITE PLAN REVISIONS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET

SITE PLAN FOR
46-66 MANGIN ROAD
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NY

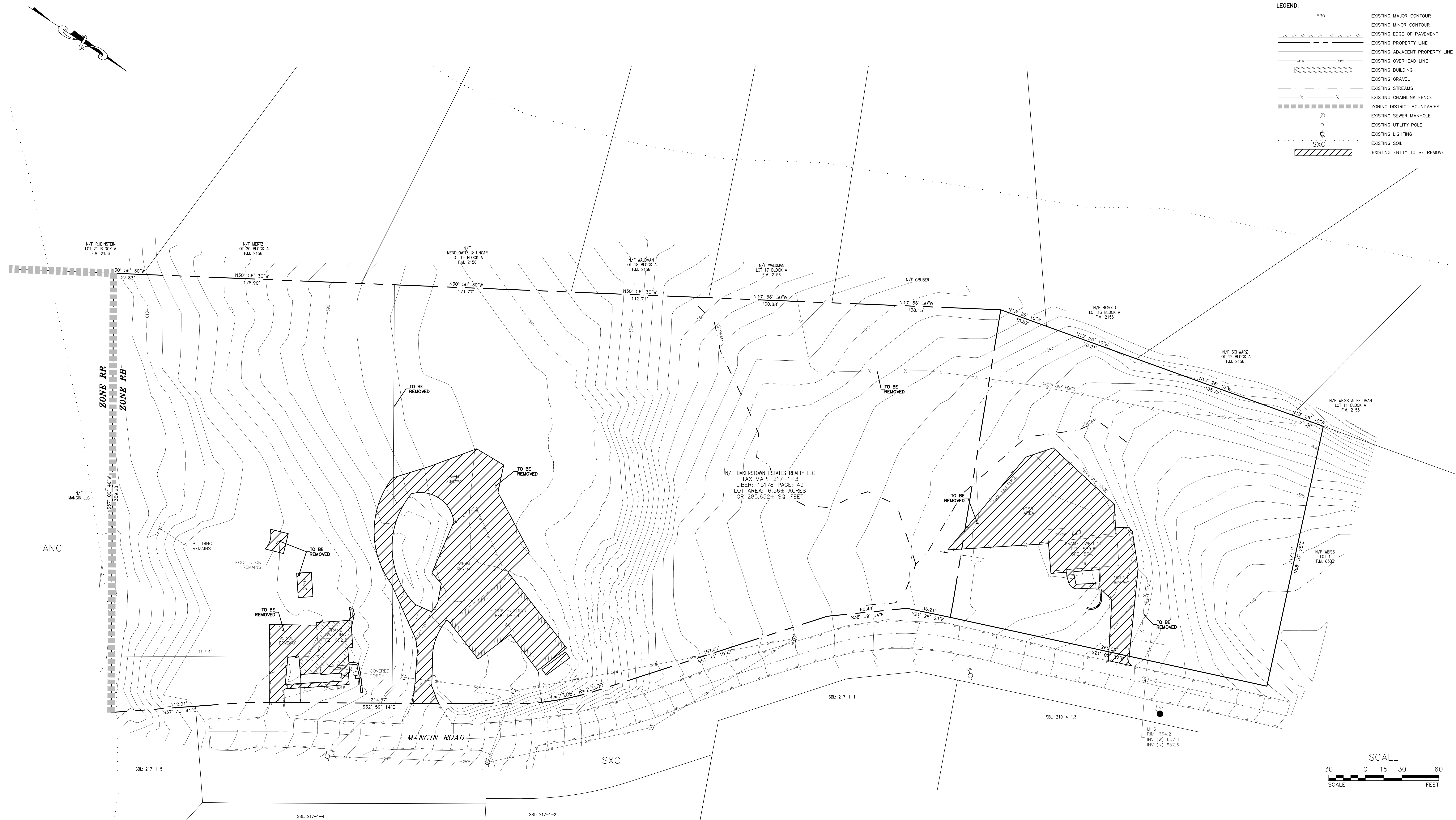
EXISTING CONDITIONS MAP

JOB#: 23-030
SCALE: AS NOTED
DATE: 11/09/23
DRAWN: MM
CHECKED: MM
SHEET NO. 02 OF 05

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

COPYRIGHT 2023, ARDEN CONSULTING ENGINEERS, P.L.L.C. - ALL RIGHTS RESERVED

LEGEND:	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING OVERHEAD LINE
	EXISTING BUILDING
	EXISTING GRAVEL
	EXISTING STREAMS
	EXISTING CHAINLINK FENCE
	ZONING DISTRICT BOUNDARIES
	EXISTING SEWER MANHOLE
	EXISTING UTILITY POLE
	EXISTING LIGHTING
	EXISTING SOIL
	EXISTING ENTITY TO BE REMOVE



DEMOLITION PLAN
SCALE: 1"=30'



WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNEXPECTED MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

REVISION	BY	DATE	DESCRIPTION
1.	MM	01-17-25	SITE PLAN REVISIONS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET

SITE PLAN FOR
46-66 MANGIN ROAD
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NY

DEMOLITION PLAN

JOB#: 23-030
SCALE: AS NOTED
DATE: 1/17/25
DRAWN: MM
CHECKED: MM
SHEET NO. 03 OF 05

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

STATE OF NEW YORK
MICHAEL A. RUBGANTE
LICENSED PROFESSIONAL ENGINEER
42857

STATE OF NEW YORK
MICHAEL A. RUBGANTE, P.E.
LIC. NO. 78577

Copyright 2023, Arden Consulting Engineers, P.L.L.C. - All Rights Reserved

- LEGEND:**
- 5.50 --- EXISTING MAJOR CONTOUR
 - 10.00 --- EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING OVERHEAD LINE
 - EXISTING BUILDING
 - EXISTING GRAVEL
 - EXISTING STREAMS
 - EXISTING CHAINLINK FENCE
 - EXISTING SEWER MANHOLE
 - EXISTING UTILITY POLE
 - EXISTING LIGHTING
 - EXISTING SOIL
 - SXC --- PROPOSED EDGE OF PAVEMENT
 - PROPOSED SETBACK
 - PROPOSED RETAINING WALL
 - PROPOSED SIDEWALK
 - PROPOSED SIGN

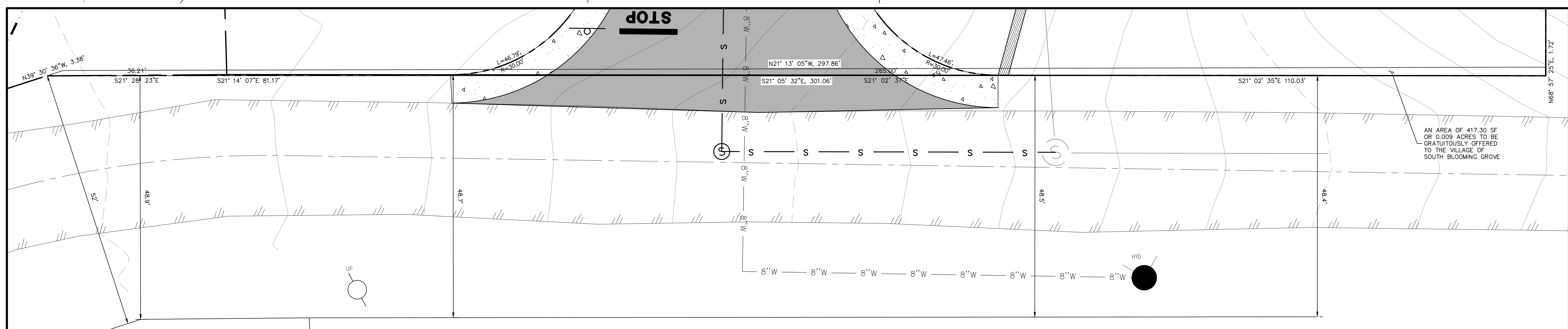


TABLE OF ZONING REQUIREMENTS: (RIB-ZONE)

MINIMUM LOT AREA, NET (S.F.)	10,000
MINIMUM LOT AREA, GROSS (S.F.)	12,000
MINIMUM FRONTAGE (FT.)	60*
MINIMUM FRONT YARD (FT.)	40**
MINIMUM REAR YARD (FT.)	40
MINIMUM SIDE YARD (FT.)	15
MAXIMUM BUILDING COVERAGE (%)	50
MAXIMUM BUILDING HEIGHT (STORIES)	2

* MINIMUM FRONTAGE ON CURVED LOTS SHALL BE MEASURED AT THE FRONT SETBACK LINE.
** MINIMUM FRONT YARD SHALL BE 40 FEET AS MEASURED FROM THE EDGE OF PAVEMENT.

REVISION	BY	DATE	DESCRIPTION
1.	MM	01-17-25	SITE PLAN REVISIONS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET

SUBDIVISION PLAN

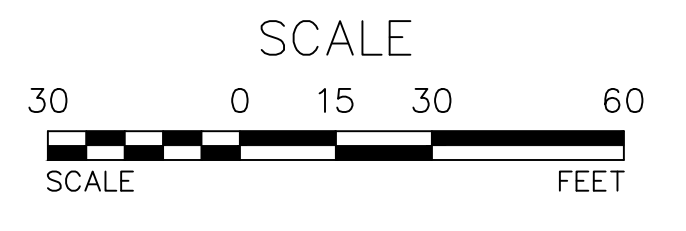
SITE PLAN FOR
46-66 MANGIN ROAD
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NY

JOB#: 23-030
SCALE: AS NOTED
DATE: 11/09/23
DRAWN: MM
CHECKED: MM
SHEET NO. 04 OF 05

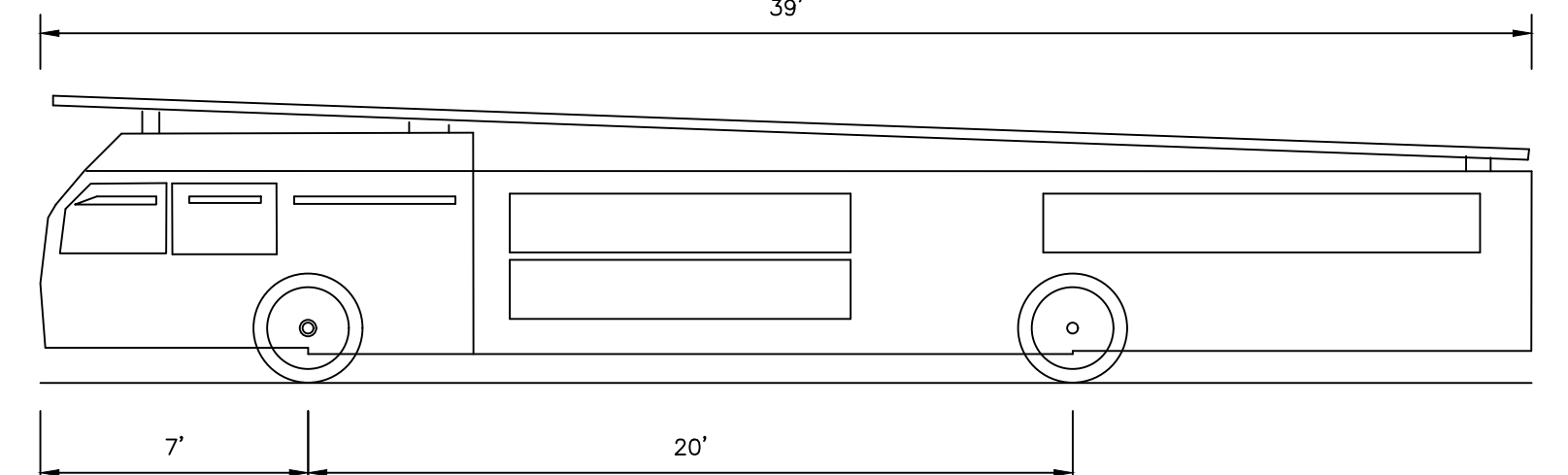
MICHAEL A. RUBINSTEIN, P.E.
LIC. NO. 78577

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.



TURNING DIAGRAM
SCALE: 1"=30'



AERIAL FIRE TRUCK

OVERALL LENGTH	39.000	FT
OVERALL WIDTH	8.167	FT
OVERALL BODY HEIGHT	7.500	FT
MIN BODY GROUND CLEARANCE	0.750	FT
TRACK WIDTH	8.167	FT
LOCK-TO-LOCK TIME	5.000	S
MAX WHEEL ANGLE	45.00°	

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2.

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

REVISION	BY	DATE	DESCRIPTION
1.	MM	01-17-25	SITE PLAN REVISIONS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET

SITE PLAN FOR
46-66 MANGIN ROAD
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NY

TURNING DIAGRAMS

JOB#: 23-030
SCALE: AS NOTED
DATE: 11/09/23
DRAWN: MM
CHECKED: MM
SHEET NO. 05 OF 05

STATE OF NEW YORK
MICHAEL A. MORGAN
LICENSED PROFESSIONAL ENGINEER
48857
MICHAEL A. RUGGANTE, P.E.
LIC. NO. 78577

COPYRIGHT 2023, ARDEN CONSULTING ENGINEERS, P.L.L.C. - ALL RIGHTS RESERVED