

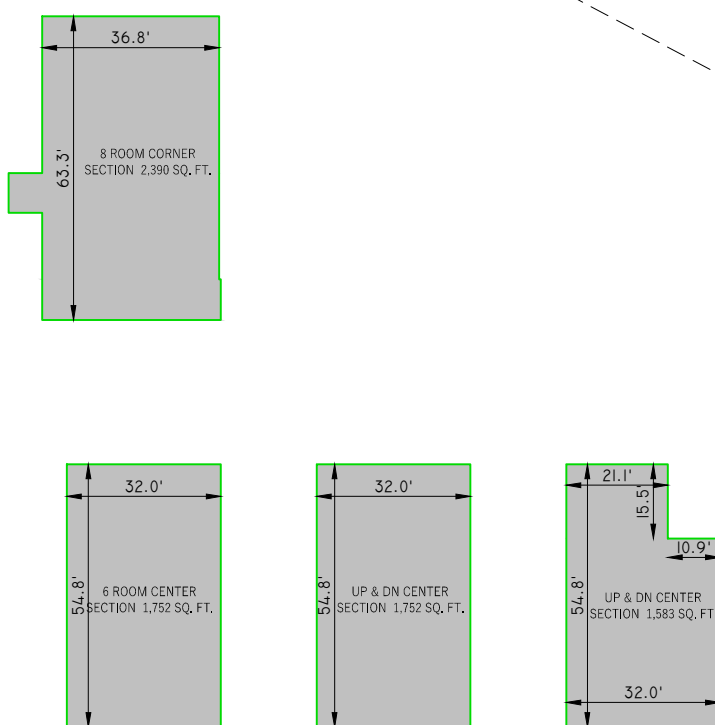
PLAN PREPARED FOR:
ISLAND ESTATES
BY THE LIVLAND GROUP
BAILIE LANE ROAD

VILLAGE OF SOUTH BLOOMING
 GROVE ORANGE COUNTY, NEW YORK

BULK TABLE REQUIREMENTS:

	REQUIRED:	PROPOSED:
MINIMUM FRONT YARD	40' FROM E. O. P.	40' FROM E. O. P.
MINIMUM SIDE YARD	20'	N/A
MINIMUM BOTH SIDE YARDS	50'	50'
MINIMUM REAR YARD	40'	40' (20' TO COMMERCIAL)
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM ROAD WIDTH	37'	37'

OPTION TO LEAVE A 4-5 FT. GRASS BUFFER
 BETWEEN STREET CURB AND SIDEWALK.



UNIT LEGEND

CORNER SECTION	
8 ROOM FLAT -	2,390 SQ. FT.
CENTER SECTION	
6 ROOM FLAT -	1,752 SQ. FT.
9 ROOM UP & DN -	3,341 SQ. FT.

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DWG BY: MM-BN | SCALE: 1"=100' | DATE: 01/30/2026

UNIT TABLE

TOTAL AMOUNT OF UNITS -	240
TOTAL AMOUNT OF BUILDINGS -	16
TOTAL AMOUNT OF PARKING -	308

