

N/F WEISS
SBL: 210-4-1.1
L14690 P.1413
LOT 1 FM #6583

N/F BAKERSTOWN
ESTATES REALTY LLC
SBL: 210-4-1.2
L14808 P.480
LOT 2 FM #6583

N/F MANN
SBL: 217-1-3
L15178 P.49
LOT 3 FM #25-97

N/F ELIE MINZ
SBL: 210-4-1.4
L14829 P.1671
LOT 4 FM #6583

N/F FEDER
SBL: 210-3-5
L15167 P.1524
LOT 6 FM #2852

N/F HERSKOWITZ
SBL: 210-3-6
L14374 P.968
LOT 5 FM #2852

SBL: 210-4-1.3
N/F LANDAU
L14409 P.1034
AREA: 65,100 SQ. FEET
OR 1.49 ACRES±

N/F SOLOMON
SBL: 210-3-7
L14208 P.760
LOT 4 FM #2852

N/F GOLDSTEIN
SBL: 217-1-1
L14171 P.733
LOT 1 FM #7627

N/F CONG. ARYL SHUAG
SBL: 217-1-2
L15041 P.1780
LOT 2 FM #7627

LEGEND:

	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING STREAM
	EXISTING STONE LINED DITCH
	EXISTING FENCE
	EXISTING SEWER LINE
	EXISTING OVERHEAD WIRE
	EXISTING DITCH
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	PROPOSED SETBACK
	PROPOSED SIDEWALK
	PROPOSED PAVEMENT
	PROPOSED WALL
	PROPOSED SPLIT RAIL FENCE

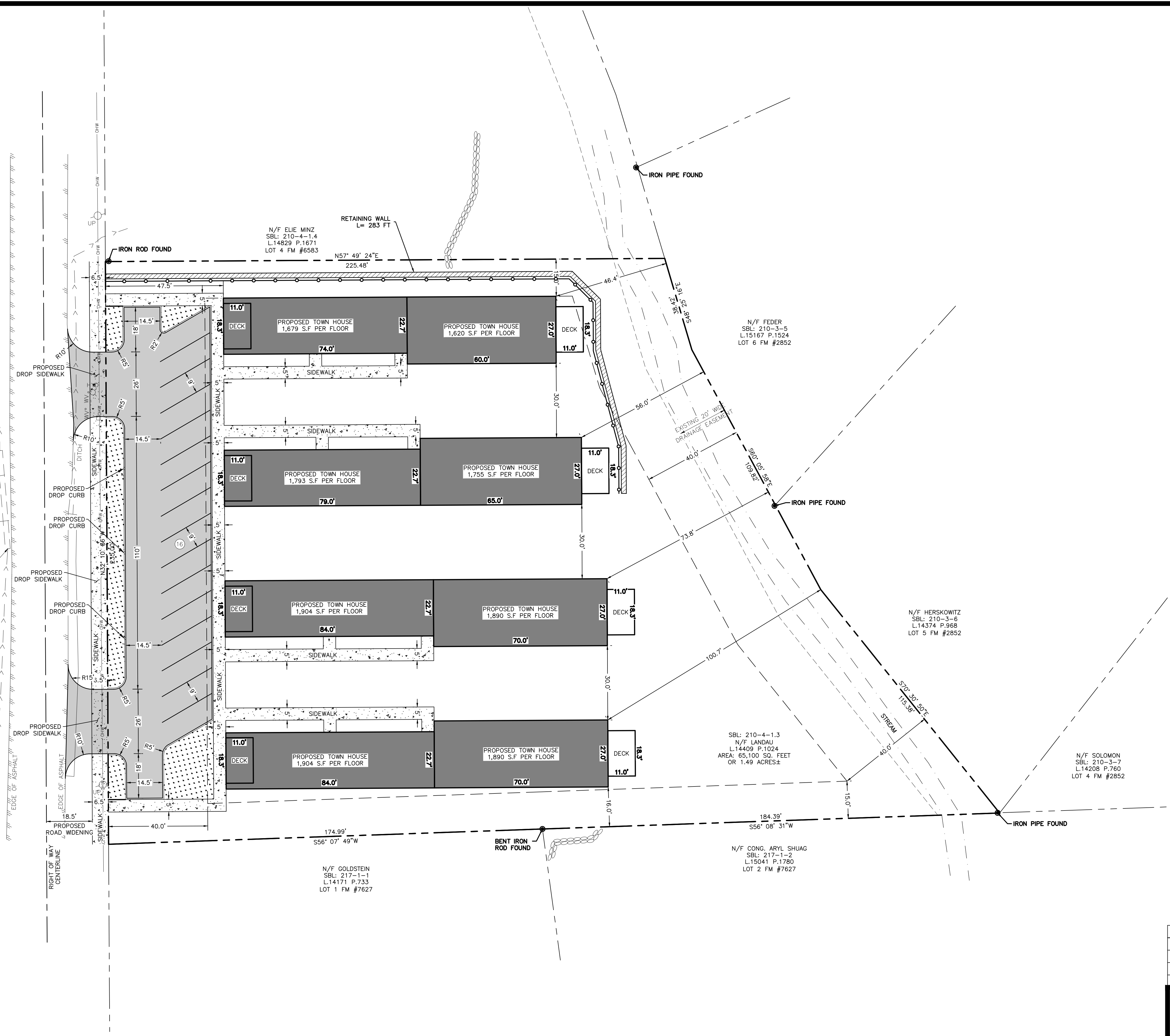
**BULK REQUIREMENTS -
ZONING DISTRICT: RB (RESIDENCE B)**

	REQUIRED	PROVIDED
MIN. LOT AREA (GROSS) (SF)	12,000	65,100
MIN. LOT AREA (NET) (SF)	10,000	63,366
MINIMUM FRONTAGE (FT.)	60*	235
MAXIMUM BUILDING COVERAGE (%)	50	22.17
MIN. FRONT YARD SETBACK (FT.)	40**	47.5
MIN. REAR YARD SETBACK (FT.)	40	46.4
MIN. SIDE YARD SETBACK (FT.)	15	15
MAX. HEIGHT (FT.)	35	35
MAX. HEIGHT (STORIES)	2	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.

NOTES:
GROSS = CALCULATIONS INCLUDE AREA THROUGH THE CENTER LINE OF THE PROPERTY'S (RIGHT-OF-WAY) ROAD
FRONTAGE NET = CALCULATIONS EXCLUDE AREA THROUGH THE CENTER LINE OF THE PROPERTY'S (RIGHT-OF-WAY) ROAD

TREE CLEARING NOTE:
NO TREE REMOVAL SHALL OCCUR
FROM APRIL 1st TO OCTOBER 31st TO
MITIGATE POTENTIAL HARMFUL IMPACTS TO INDIANA BAT.

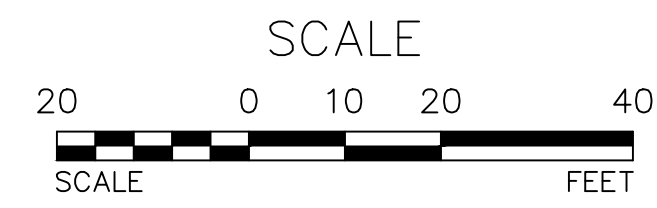


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ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS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

UDIC NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION

SITE PLAN
SCALE: 1"=20'



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REV.	BY	DATE	DESCRIPTION
3	MM	08-26-24	PREPARATION OF PRELIMINARY PLANS
2	MM	08-13-24	PER CDRC MEETING
1	MM	04-23-24	PER PB MTG. & PB ENGINEER COMMENTS

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

SITE PLAN PREPARED FOR
MANGIN VILLAS LLC
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

SITE PLAN

JOB#: 24-013
SCALE: AS NOTED
DATE: 03-07-24
DRAWN: MM
CHECKED: MM
SHEET NO: 04 of 11

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