

TABLE OF ZONING REQUIREMENTS:

ZONE/ORI	LOT DIMENSIONS						
	MINIMUM LOT AREA (SF)	MINIMUM FRONTAGE (FT)	MAX BLDG. COVERAGE (%)	MINIMUM FRONT SETBACK (FT)	MINIMUM SIDE YARD (FT)	MINIMUM REAR SETBACK (FT)	BUILDING HEIGHT (STORIES)
LOT 1	8,610	40.0	19.2 %	40.0	15.0	15.0	2
LOT 2	11,389	79.7	28.5 %	47.7	15.0	15.0	2
LOT 3	12,110	76.6	26.8 %	40.2	15.0	40.7	2
LOT 4	12,056	77.0	27.0 %	40.0	15.0	41.0	2
LOT 5	12,094	76.7	26.9 %	40.3	15.0	40.7	2
LOT 6	12,120	76.5	26.8 %	40.0	15.0	41.0	2
LOT 7	14,120	77.5	23.0 %	40.0	15.0	42.9	2
LOT 8	14,343	100.1	22.7 %	40.6	15.0	40.0	2
LOT 9	13,418	91.0	24.2 %	36.0	15.0	40.0	2
LOT 10	13,720	70.1	23.7 %	42.5	15.0	40.1	2
LOT 11	11,790	82.4	27.6 %	40.7	15.0	40.3	2
LOT 12	12,125	89.9	26.8 %	40.5	15.0	40.5	2
LOT 13	12,156	90.4	26.7 %	40.6	15.0	40.4	2
LOT 14	12,204	91.5	26.6 %	40.8	15.0	40.2	2
LOT 15	12,166	90.6	26.7 %	40.8	15.0	40.2	2
LOT 16	12,089	88.8	26.9 %	40.2	15.0	40.1	2

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REQUIRED	20,000 SF	200 FT.	20%	50	50	50	2
BUILDING 1	1,679,876 SF	383 Fr.	1.93%	120.4	98.5	664.5	4

OCCUPIED BUILDING AREA = 130,000 SF.
 TOTAL BUILDING AREA INCLUDING BASEMENT STORAGE = 162,500 SF.
 * 25' MAX. HEIGHT w/ RIDGELINE OVERLAY DISTRICT

PARKING REQUIREMENTS:

- OFFICE: (OVER 1,000 SQ. FT. FOOTPRINT) 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA
 - RETAIL DISTRIBUTION: 1 SPACE PER 300 SQUARE FEET OF FLOOR AREA IN SUCH USES, PLUS 1 PER EACH 600 SQUARE FEET OF FLOOR AREA IN ACCESSORY USES
 - PARKING STALL SPACES SHALL BE A MINIMUM OF NINE FEET WIDE BY 18 FEET LONG.
 - TOTAL OCCUPIED BUILDING AREA = 130,000 SQ. FT.
- PARKING REQUIRED = 433
 USING A 25% PARKING REDUCTION, THE REQUIRED PARKING = 325
 PARKING PROVIDED = 344
 5. 8 HANDICAP PARKING SPACES ARE PROVIDED

ZONING VARIANCES REQUIRED:

BUILDING HEIGHT INCREASE FROM 35' TO 57' AND 3 STORIES TO 4 STORIES

LEGEND:

- 590 --- EXISTING MAJOR CONTOUR
- --- EXISTING MINOR CONTOUR
- --- EXISTING EDGE OF PAVEMENT
- --- EXISTING PROPERTY LINE
- --- EXISTING ADJACENT PROPERTY LINE
- --- EXISTING CREEK
- --- EXISTING OVERHEAD WIRE
- --- EXISTING STONE WALL
- --- APPROXIMATE FLOOD PLANE BOUNDARY ZONE AE
- --- EXISTING EASEMENT
- --- EXISTING GUARD DRAIN
- --- EXISTING POLE
- --- EXISTING UTILITY POLE
- --- EXISTING LIGHT
- --- EXISTING
- --- EXISTING MAIL BOX
- --- EXISTING WETLAND MARKER
- --- EXISTING WATER VALVE
- --- EXISTING POST
- --- EXISTING SIGN
- --- EXISTING TREE
- --- EXISTING STRUCTURE
- --- EXISTING SIGNIFICANT BIOLOGICAL OVERLAY
- --- SCENIC GATEWAYS OVERLAY
- --- SCENIC VIEWSHED OVERLAY
- --- WETLAND AREA
- --- 100 FOOT SURFACE WATER OVERLAY BUFFER
- --- EXISTING SEWER FORCE MAIN
- --- EXISTING IRON RODS FOUND
- --- EXISTING WELL
- --- EXISTING DEEP TEST
- --- PROPOSED PROPERTY LINE
- --- PROPOSED SETBACK
- --- PROPOSED EDGE OF PAVEMENT
- --- PROPOSED FENCE
- --- PROPOSED ADA PARKING
- --- PROPOSED TRAFFIC DIRECTION
- --- PROPOSED WELL
- --- PROPOSED 6" C900 WATER MAIN
- --- PROPOSED 10" WATER EASEMENT
- --- PROPOSED 2" SDR 21 FORCE MAIN
- --- PROPOSED 6" SDR 35 SEWER MAIN
- --- PROPOSED 5' DIA SEWAGE PUMP STATION
- --- PROPOSED SEWER MANHOLE

TREE CUTTING NOTE:

NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON INDIANA BAT.

REV.	BY	DATE	DESCRIPTION
7	MM	4-16-24	LAYOUT REVISIONS
6	MM	4-06-24	LAYOUT REVISIONS
5	MM	2-15-22	ADDITION OF LANDSCAPING AND PARKING
4	MM	10-15-21	PREPARATION OF PRELIMINARY PLANS
3	MM	6-8-21	PER DOT FULL MOVEMENT ACCESS ON NORTHERN 208 ENTRANCE
2	MM	4-8-21	ADDITION OF 4TH FLOOR
1	MM	2-15-21	PER FUSCO COMMENT LETTERS DATED 12/14/21

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

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**SITE PLAN AND SUBDIVISION FOR
 MUSEUM VILLAGE GARDENS**
 MUSEUM VILLAGE ROAD - VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, N.Y.

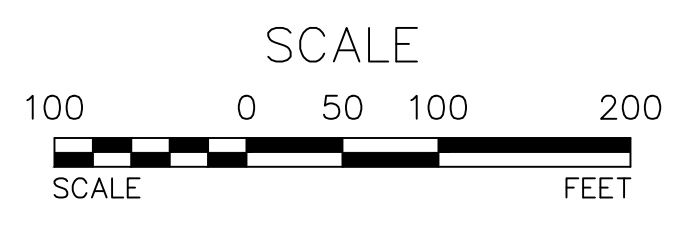
SUBDIVISION PLAN 01

JOB#: 17-010
 SCALE: AS NOTED
 DATE: 11/5/20
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 04 of 06

NOTES:
 1. WETLAND ACREAGE: 721,269 OR 16.56 ACRES
 2. STEEP SLOPE ACREAGE (25% AND GREATER): 273,321.59 SF OR 6.27 ACRES
 3. FLOOD PLAIN ACREAGE: 1,260,043 SF OR 28.93 ACRES

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

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SUBDIVISION PLAN 01
 SCALE: 1"=100'