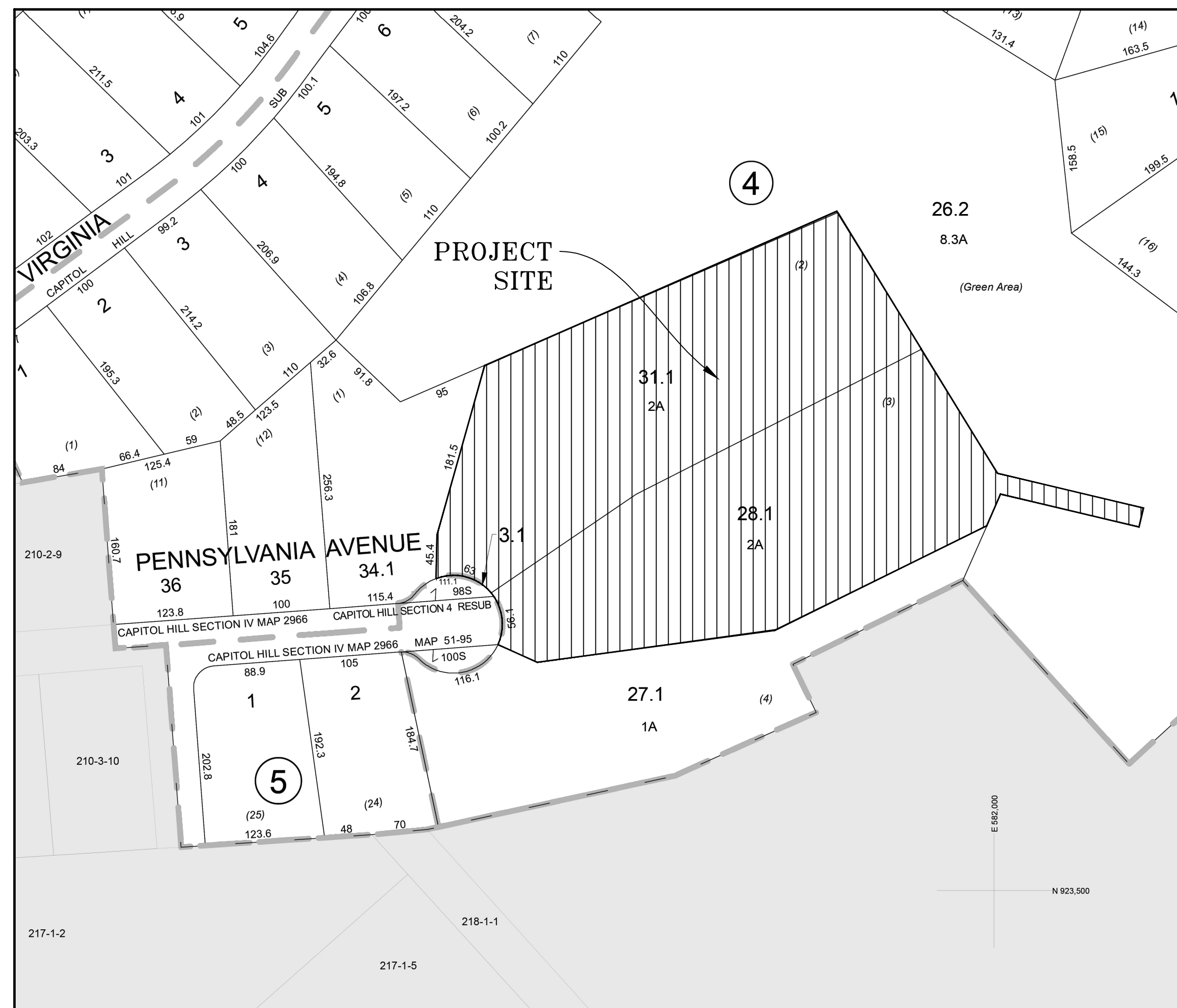
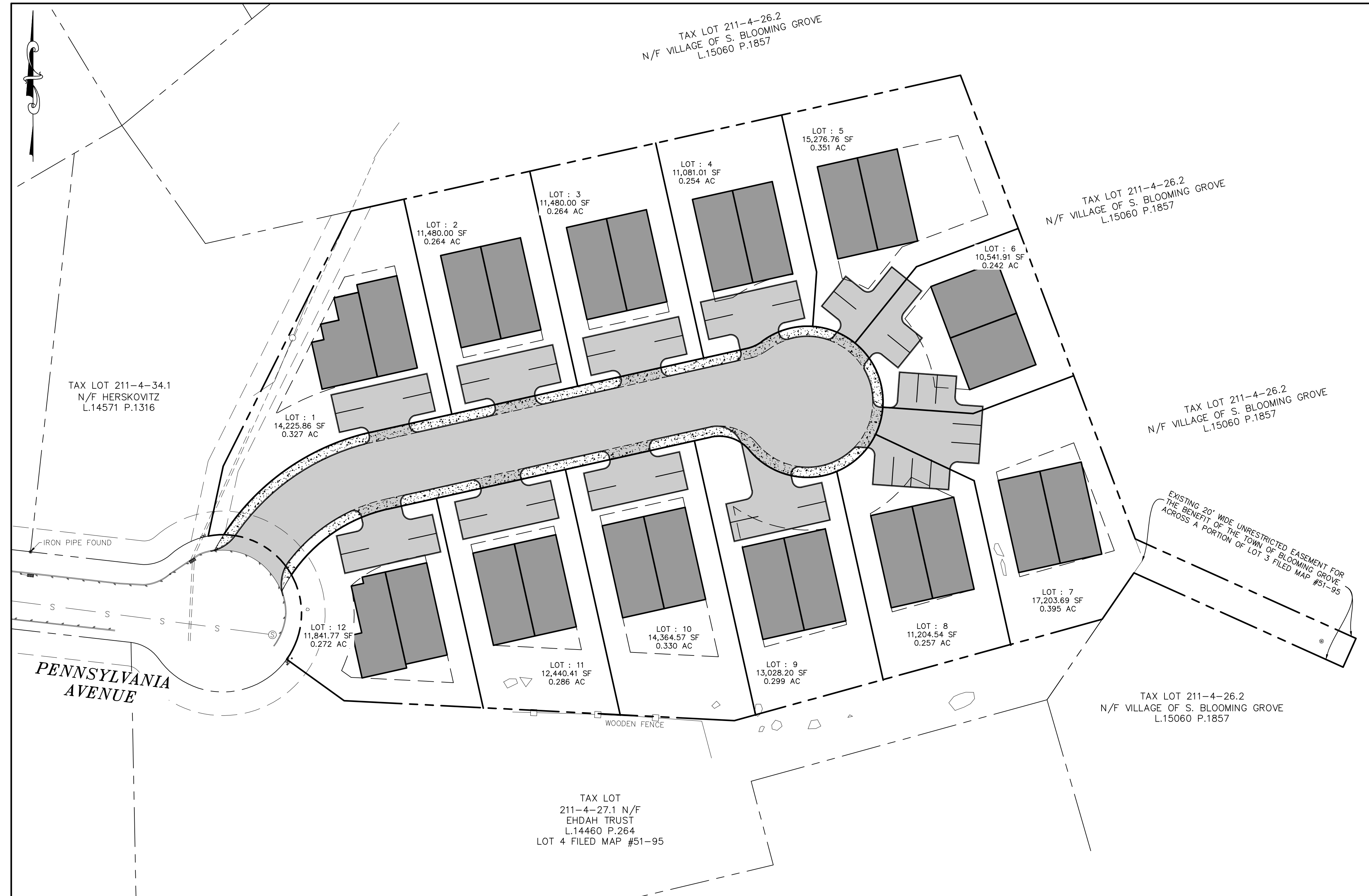


# 12 LOT SUBDIVISION PREPARED FOR 17-28 PENNSYLVANIA AVENUE VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NEW YORK



**LOCATION MAP**  
SCALE: 1"=100'



**TITLE SHEET**  
SCALE: 1"=40'

**GENERAL NOTES:**

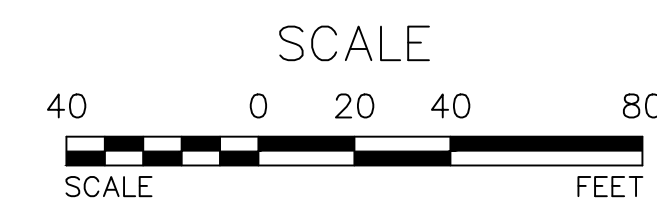
1. RECORD OWNER & APPLICANT:  
LOT 28.1: LAURENCE KIDD  
JACQUELINE KIDD  
28 PENNSYLVANIA AVE  
MONROE NY 10950  
LOT 31.1: PENN LUXURY VILLAS LLC  
1170 ROUTE 17M STE 1  
CHESTER NY 10918
2. PROPERTY ADDRESS:  
17-28 PENNSYLVANIA AVENUE,  
VILLAGE OF SOUTH BLOOMING GROVE,  
ORANGE COUNTY, NEW YORK
3. TAX MAP NUMBER:  
SECTION 211, BLOCK 4, LOT 28.1  
SECTION 211, BLOCK 4, LOT 31.1
4. DEED REFERENCE:  
LOT 28.1: LIBER 15275, PAGE 1097  
LOT 31.1: LIBER 15415, PAGE 1565
5. PARCEL AREA/SIZE:  
LOT 28.1: 88,810 SF  
LOT 31.1: 88,882 SF

**DRAWING LIST**

SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 04	TITLE SHEET	05-07-24 /
02 OF 04	EXISTING CONDITIONS PLAN	05-07-24 /
03 OF 04	DEMOLITION PLAN	05-07-24 /
04 OF 04	PROPOSED SUBDIVISION PLAN	05-07-24 /

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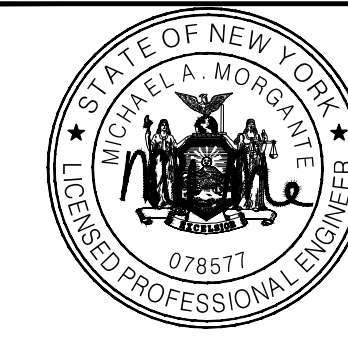
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REV.	BY	DATE	DESCRIPTION

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

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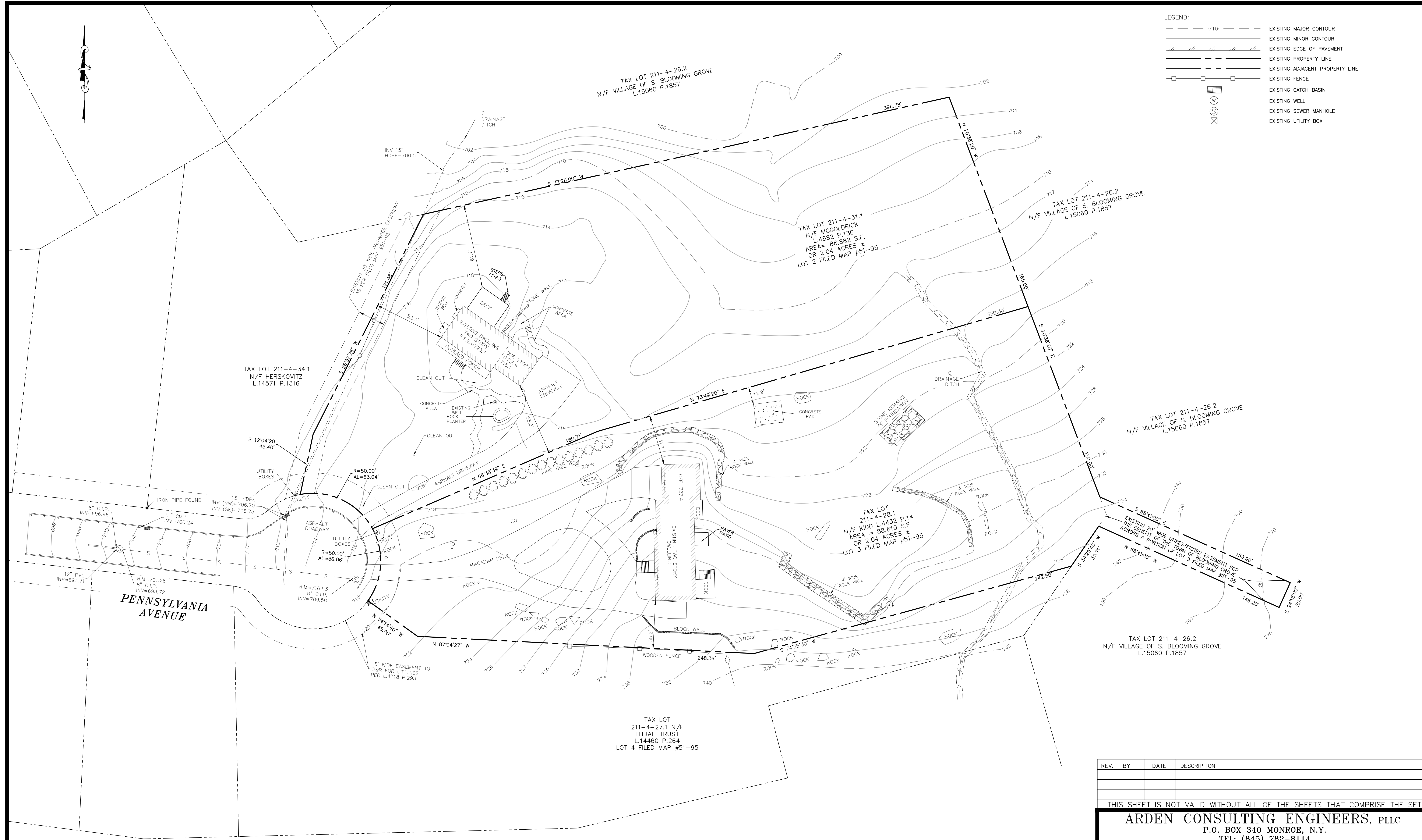
TWELVE LOT SUBDIVISION PREPARED FOR  
17-28 PENNSYLVANIA AVENUE  
VILLAGE OF SOUTH BLOOMING GROVE,  
ORANGE COUNTY, NEW YORK

JOB#: 24-017  
SCALE: AS NOTED  
DATE: 05-07-24  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 01 of 04

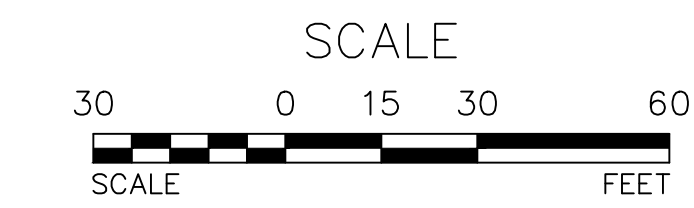
TITLE SHEET

**LEGEND:**

	710	EXISTING MAJOR CONTOUR
		EXISTING MINOR CONTOUR
		EXISTING EDGE OF PAVEMENT
		EXISTING PROPERTY LINE
		EXISTING ADJACENT PROPERTY LINE
		EXISTING FENCE
		EXISTING CATCH BASIN
		EXISTING WELL
		EXISTING SEWER MANHOLE
		EXISTING UTILITY BOX



EXISTING CONDITIONS PLAN  
SCALE: 1" = 30'



REV.	BY	DATE	DESCRIPTION

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ORANGE COUNTY, NEW YORK

**EXISTING CONDITIONS PLAN**

JOB#: 24-017  
SCALE: AS NOTED  
DATE: 05-07-24  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 02 of 04

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

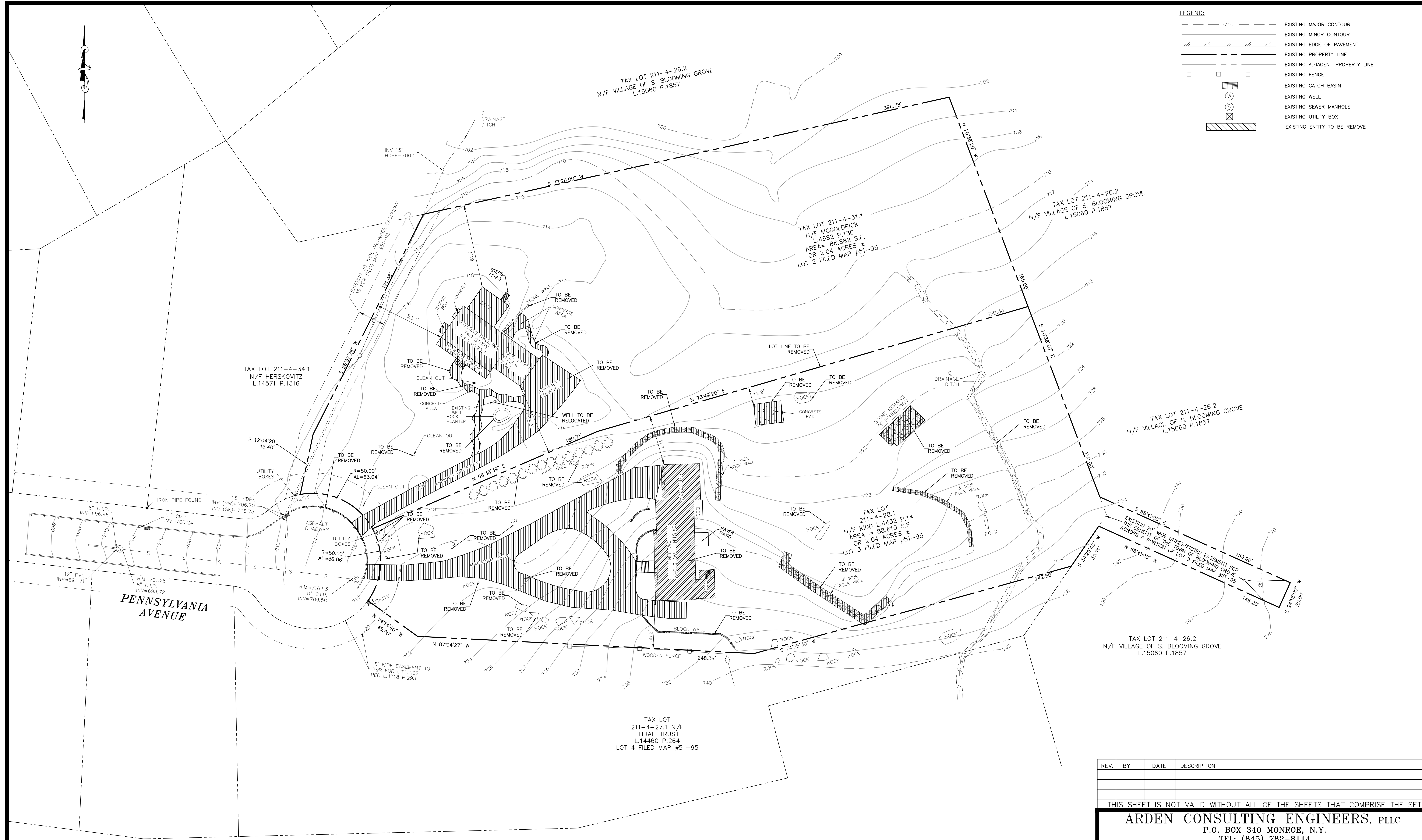
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**LEGEND:**

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING FENCE
	EXISTING CATCH BASIN
	EXISTING WELL
	EXISTING SEWER MANHOLE
	EXISTING UTILITY BOX
	EXISTING ENTITY TO BE REMOVE

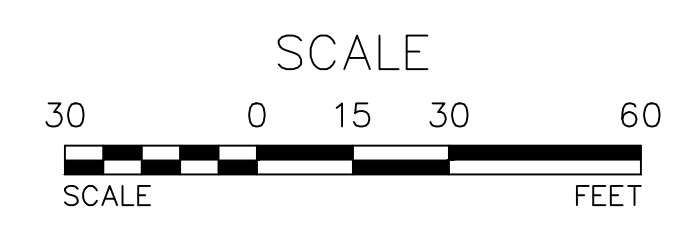


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DEMOLITION PLAN  
SCALE: 1"=30'



REV.	BY	DATE	DESCRIPTION

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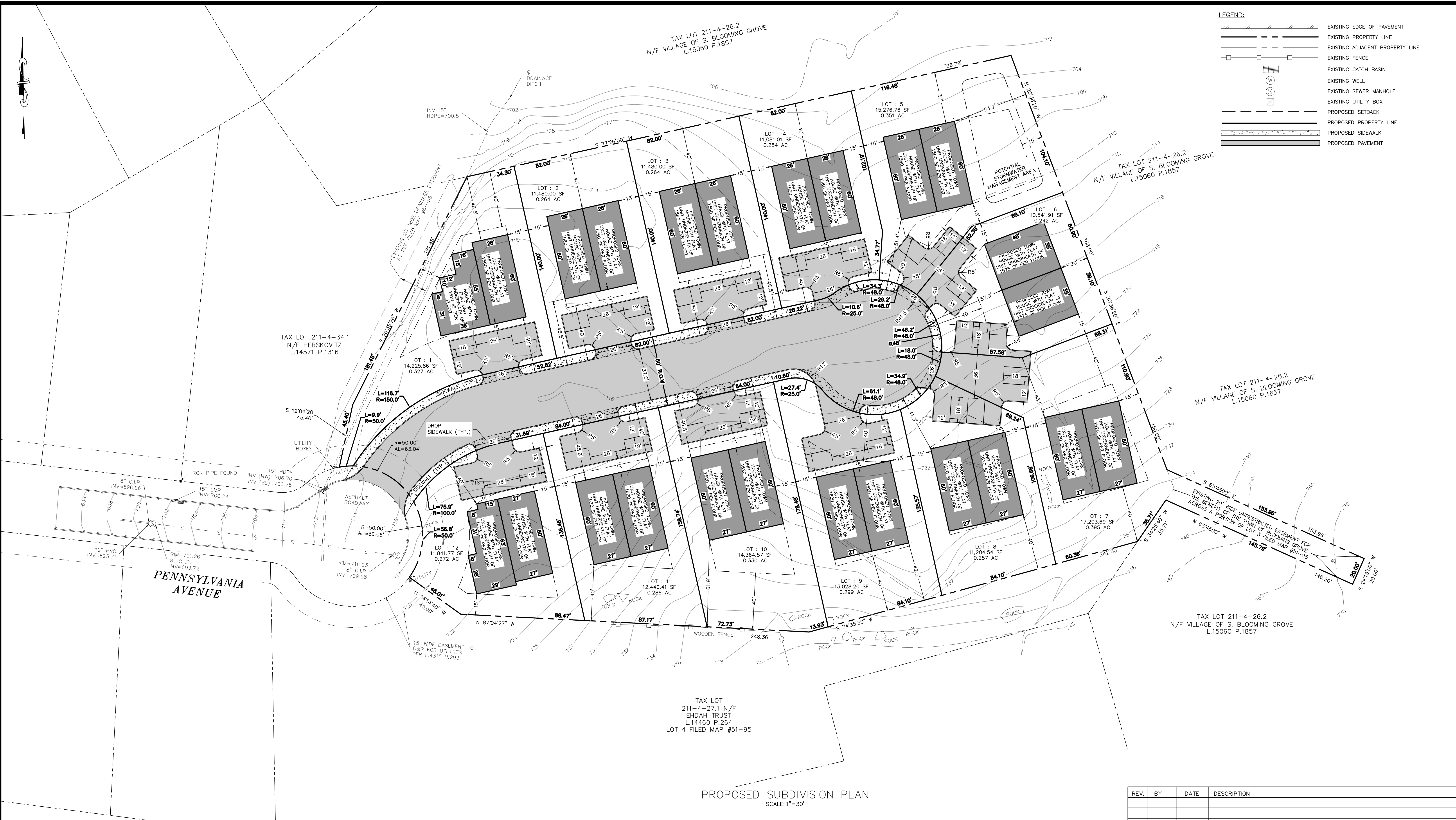
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TWELVE LOT SUBDIVISION PREPARED FOR  
17-28 PENNSYLVANIA AVENUE  
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ORANGE COUNTY, NEW YORK

DEMOLITION PLAN

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

JOB#: 24-017  
SCALE: AS NOTED  
DATE: 05-07-24  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 03 of 04



**LEGEND:**

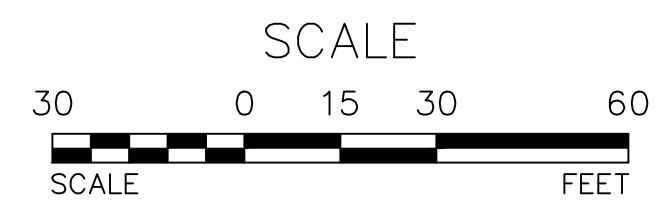
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING FENCE
	EXISTING CATCH BASIN
	EXISTING WELL
	EXISTING SEWER MANHOLE
	EXISTING UTILITY BOX
	PROPOSED SETBACK
	PROPOSED PROPERTY LINE
	PROPOSED SIDEWALK
	PROPOSED PAVEMENT

PROPOSED SUBDIVISION PLAN  
SCALE: 1"=30'

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

	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12
MIN. LOT AREA (GROSS)	12,000 SF	14225.86	11480.00	11480.00	11081.01	15276.76	10541.91	12703.69	11204.54	13028.20	14364.57	12440.41	11841.77
MIN. LOT AREA (NET)	10,000 SF	14225.86	11480.00	11480.00	11081.01	15276.76	10541.91	12703.69	11204.54	13028.20	14364.57	12440.41	11841.77
MINIMUM FRONTAGE (FEET)	*	169.52	82.00	82.00	73.12	29.20	46.20	18.00	34.90	99.10	84.00	84.00	107.59
MAXIMUM BUILDING COVERAGE (%)	*	22.28%	27.18%	27.18%	28.16%	20.42%	29.88%	18.83%	28.92%	24.87%	22.56%	26.04%	26.96%
MIN. FRONT YARD SETBACK (FEET)	*	40.0	46.5	46.5	40.0	51.4	57.9	45.5	41.3	40.0	46.5	45.6	40.0
MIN. REAR YARD SETBACK (FEET)	*	46.5	40.0	40.0	40.0	37.0	20.0	40.0	40.0	42.3	61.9	40.0	15.0
MIN. SIDE YARD SETBACK (FEET)	*	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0
MAX. HEIGHT (FEET)	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0	35.0
MAX. HEIGHT (STORIES)	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES

\* DETERMINED DURING THE SUBDIVISION PROCESS BY THE PLANNING BOARD



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TWELVE LOT SUBDIVISION PREPARED FOR  
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**PROPOSED SUBDIVISION PLAN**

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MICHAEL A. MORGANTE, P.E.  
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**Call 811**  
before you dig

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