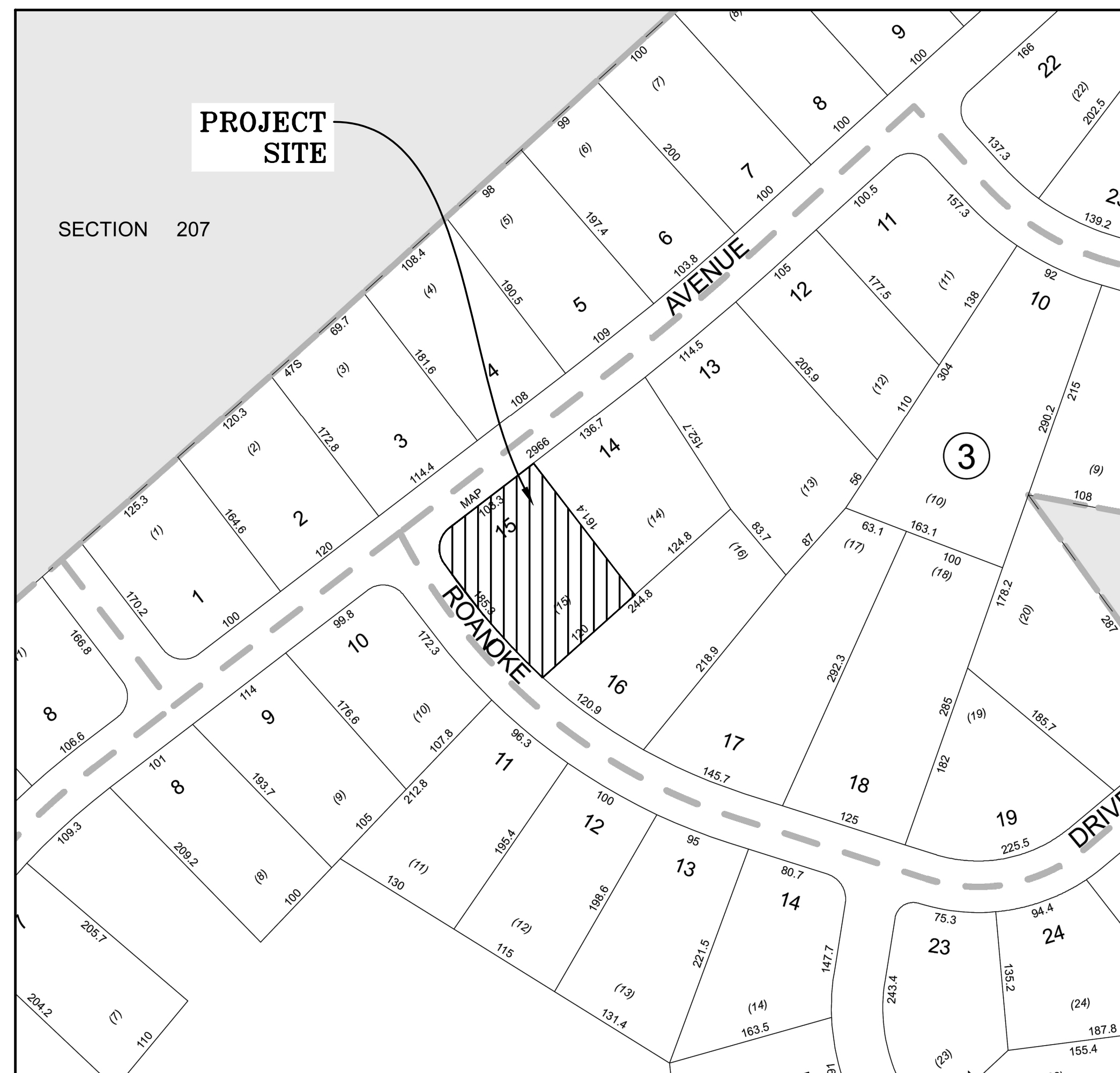


SITE PLAN PREPARED FOR
32 VIRGINIA
 VILLAGE OF SOUTH BLOOMING GROVE,
 ORANGE COUNTY, NEW YORK



LOCATION MAP
 SCALE: 1"=100'

GENERAL NOTES:

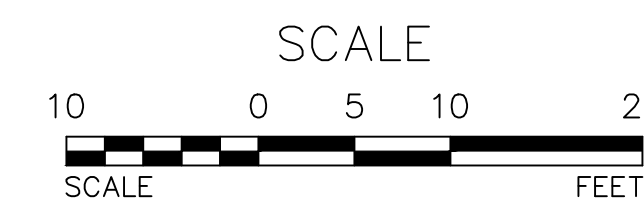
1. RECORD OWNER & APPLICANT:
 HERMAN PACHMAN
 32 VIRGINIA AVE
 MONROE NY 10950
2. PROPERTY ADDRESS:
 32 VIRGINIA AVE,
 VILLAGE OF SOUTH BLOOMING GROVE,
 ORANGE COUNTY, NEW YORK
3. TAX MAP NUMBER:
 SECTION 211, BLOCK 3, LOT 15
4. DEED REFERENCE:
 LIBER 15143, PAGE 146
5. PARCEL AREA/SIZE:
 20916.58 SF OR 0.48 AC

DRAWING LIST

SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 04	TITLE SHEET	08-14-24 /
02 OF 04	EXISTING CONDITIONS PLAN	08-14-24 /
03 OF 04	DEMOLITION PLAN	08-14-24 /
04 OF 04	SITE PLAN	08-14-24 /



TITLE SHEET
 SCALE: 1"=10'



REV.	BY	DATE	DESCRIPTION

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 ORANGE COUNTY, NEW YORK

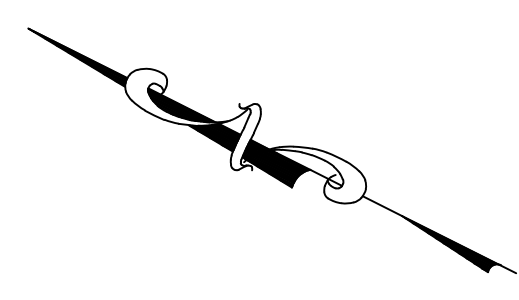
TITLE SHEET

JOB#: 24-032
 SCALE: AS NOTED
 DATE: 08-14-24
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 01 of 04

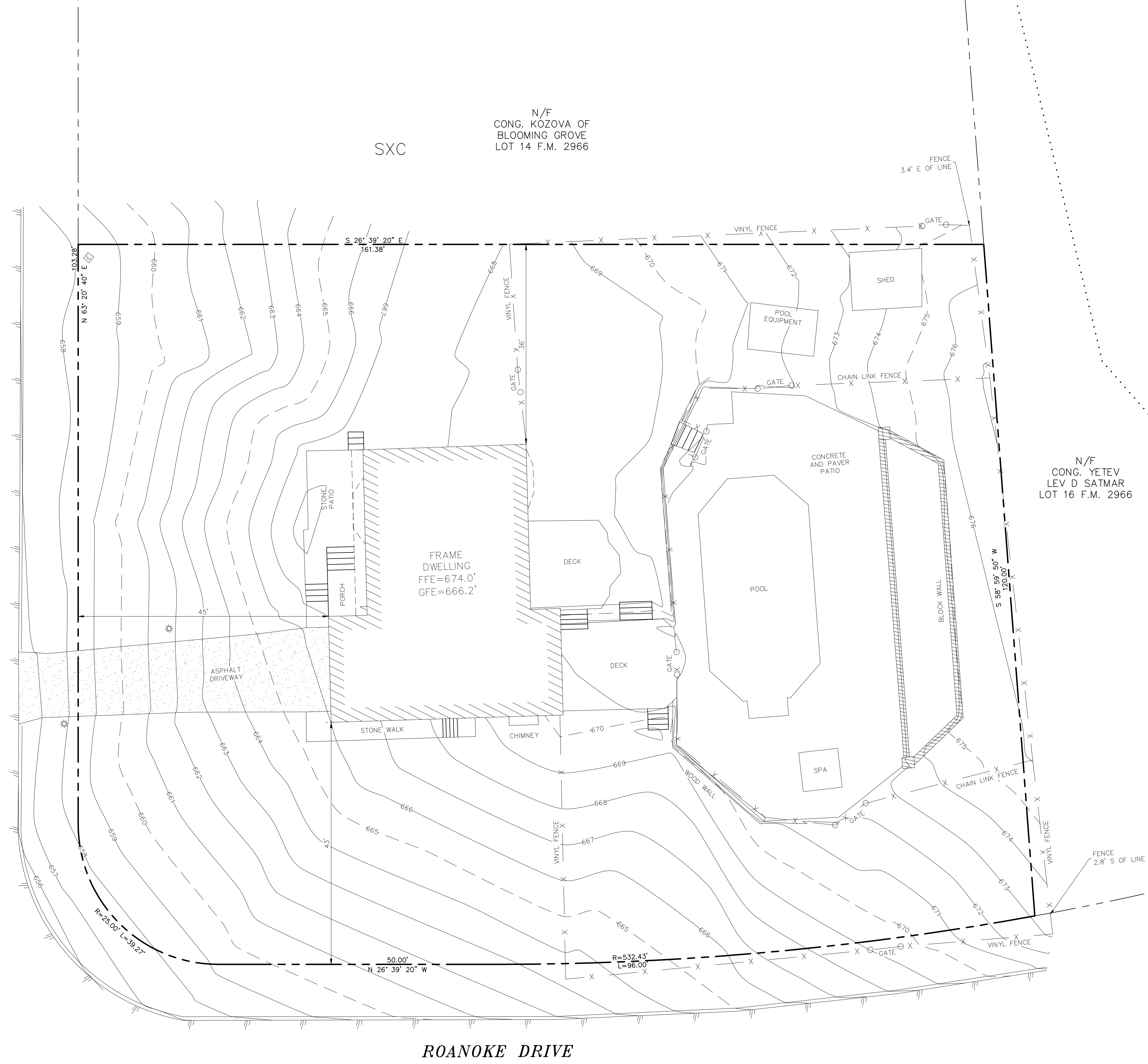
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VIRGINIA AVENUE



ROANOKE DRIVE

N/F
CONG. KOZOVA OF
BLOOMING GROVE
LOT 14 F.M. 2966

N/F
CONG. YETEV
LEV D SATMAR
LOT 16 F.M. 2966

- LEGEND:**
- 670 --- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - X --- EXISTING FENCE
 - ☐ EXISTING ELECTRIC BOX
 - ☼ EXISTING LIGHTING POLE
 - EXISTING SOIL BOUNDARY & LABEL

REV.	BY	DATE	DESCRIPTION

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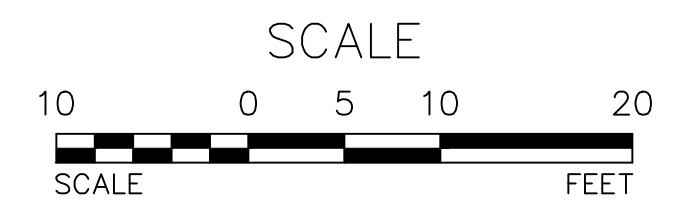
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32 VIRGINIA
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

EXISTING CONDITIONS PLAN

JOB#: 24-032
SCALE: AS NOTED
DATE: 08-14-24
DRAWN: MM
CHECKED: MM
SHEET NO. 02 of 04

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

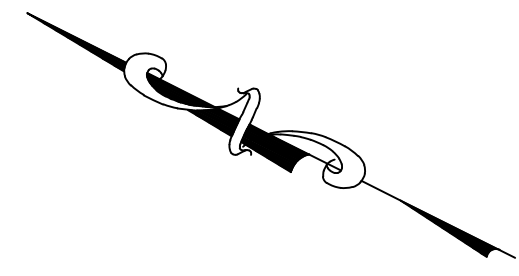
EXISTING CONDITIONS PLAN
SCALE: 1"=10'



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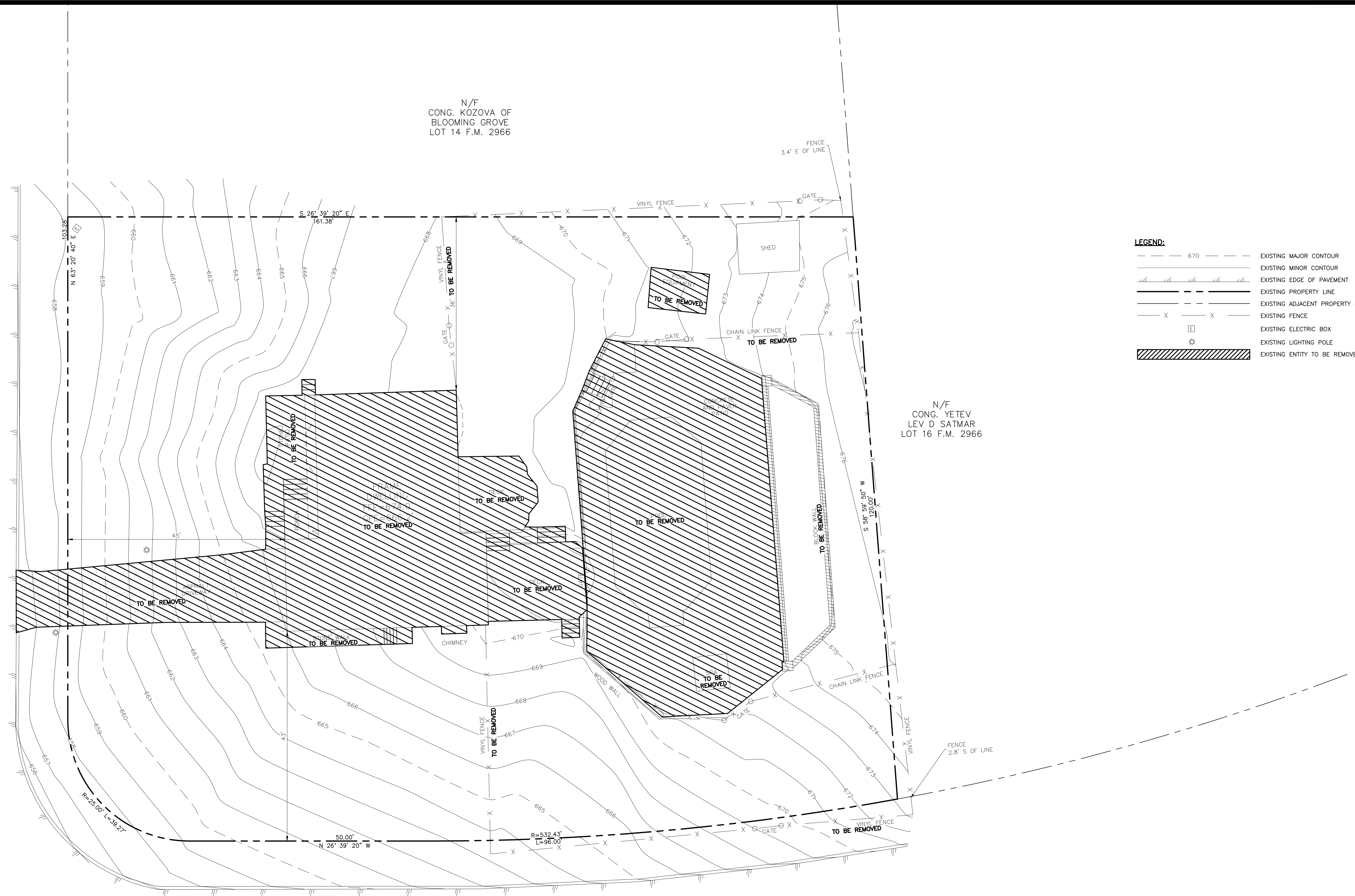




VIRGINIA AVENUE

N/F
CONG. KOZOVA OF
BLOOMING GROVE
LOT 14 F.M. 2966

N/F
CONG. YETEV
LEV D SATMAR
LOT 16 F.M. 2966

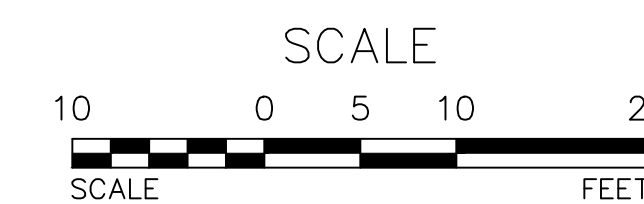


LEGEND:

	670	EXISTING MAJOR CONTOUR
		EXISTING MINOR CONTOUR
		EXISTING EDGE OF PAVEMENT
		EXISTING PROPERTY LINE
		EXISTING ADJACENT PROPERTY LINE
		EXISTING FENCE
		EXISTING ELECTRIC BOX
		EXISTING LIGHTING POLE
		EXISTING ENTITY TO BE REMOVED

ROANOKE DRIVE

DEMOLITION PLAN
SCALE: 1"=10'



REV.	BY	DATE	DESCRIPTION

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ORANGE COUNTY, NEW YORK

DEMOLITION PLAN

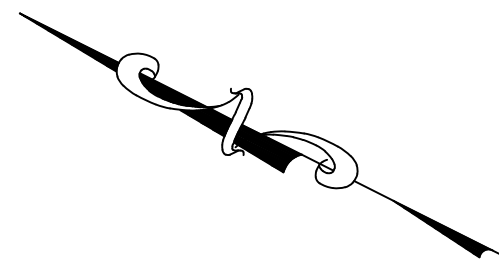
JOB#: 24-032
SCALE: AS NOTED
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DRAWN: MM
CHECKED: MM
SHEET NO. 03 of 04

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

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LEGEND:

- 670 --- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- X - X - EXISTING FENCE
- ⊠ EXISTING ELECTRIC BOX
- ⊙ EXISTING LIGHTING POLE
- PROPOSED SETBACK
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CURB

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

	REQUIRED	PROVIDED
MIN. LOT AREA (GROSS) (SF)	12,000	20,387.38
MIN. LOT AREA (NET) (SF)	10,000	20,387.38
MINIMUM FRONTAGE (FT.)	60*	125.76
MAXIMUM BUILDING COVERAGE (%)	50	24.74
MIN. FRONT YARD SETBACK (FT.)	40**	40.0
MIN. REAR YARD SETBACK (FT.)	40	40.0
MIN. SIDE YARD SETBACK (FT.)	15	15.0
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.

NOTE:
 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 BE REMOVED FROM APRIL 1st TO OCTOBER 31st TO MITIGATE POTENTIAL HARMFUL IMPACTS TO INDIANA BAT.

N/F
 CONG. YETEV
 LEV D SATMAR
 LOT 16 F.M. 2966

REV.	BY	DATE	DESCRIPTION

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SITE PLAN
 SCALE: 1"=10'

