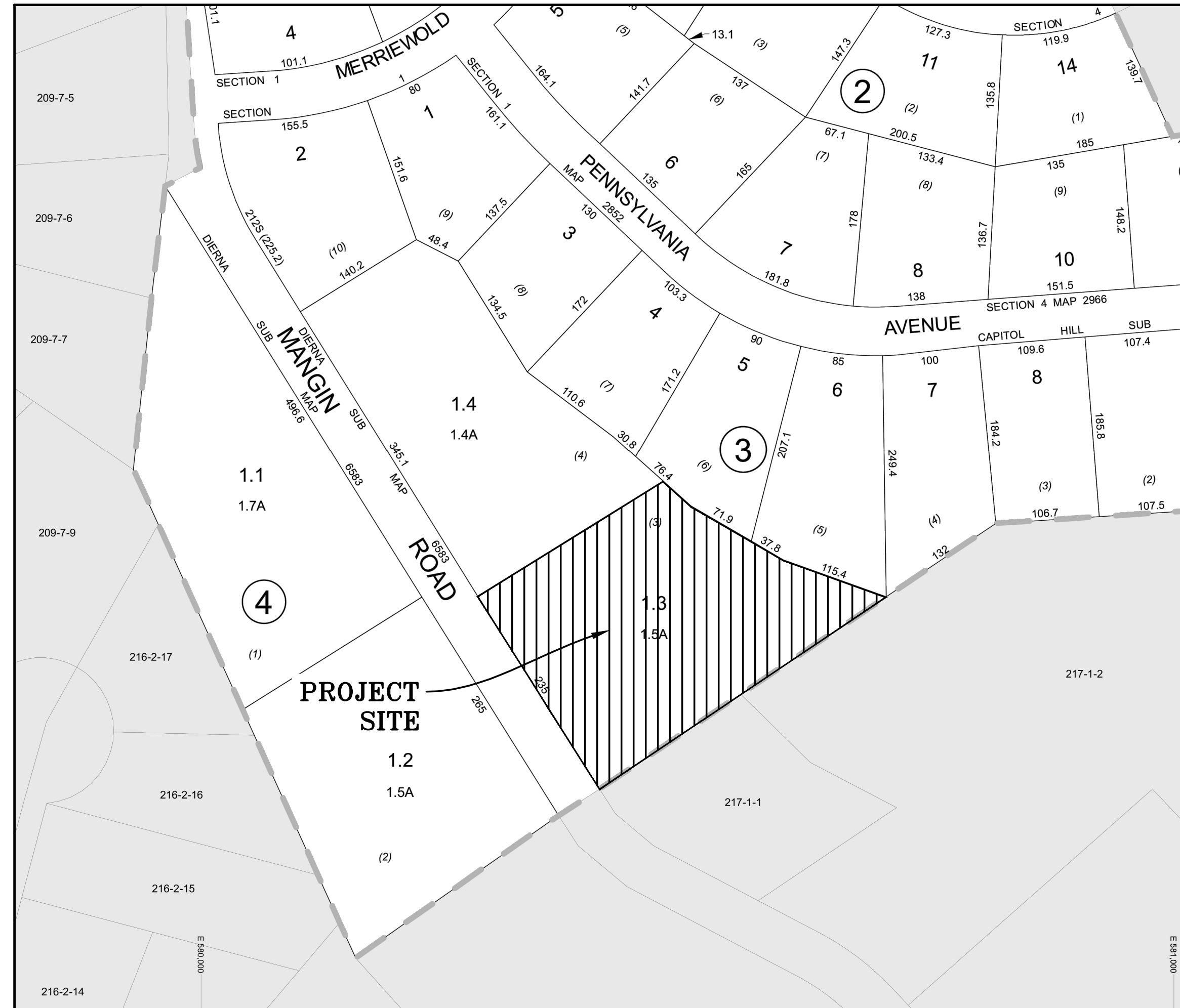


SITE PLAN PREPARED FOR MANGIN VILLAS LLC VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NEW YORK



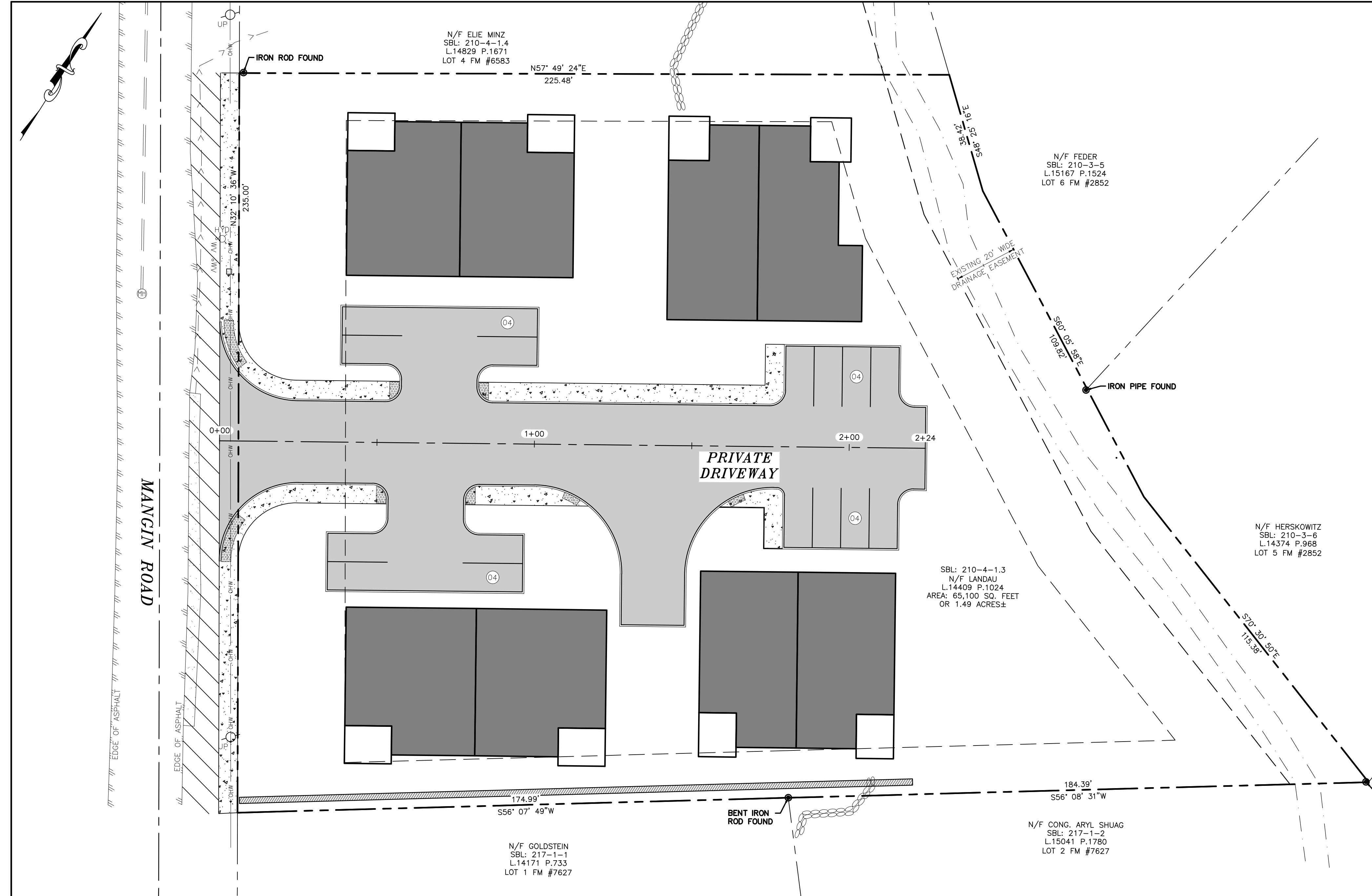
LOCATION MAP
SCALE: 1"=100'

GENERAL NOTES:

1. RECORD OWNER & APPLICANT:
OWNER: LDL ESTATES LLC
29 VIRGINIA AVE
MONROE NY 10950
APPLICANT: MANGIN VILLAS LLC
1170 ROUTE 17M SUITE 1
CHESTER NY 10918
2. PROPERTY ADDRESS:
47 MANGIN ROAD,
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK
3. TAX MAP NUMBER:
SECTION 210, BLOCK 4, LOT 1.3
4. DEED REFERENCE:
LIBER 15496, PAGE 682
5. PARCEL AREA/SIZE: 64,389 SF

DRAWING LIST

SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 06	TITLE SHEET	03-07-24 / 04-23-24
02 OF 06	EXISTING CONDITIONS PLAN	03-07-24 / 04-23-24
03 OF 06	DEMOLITION PLAN	03-07-24 / 04-23-24
04 OF 06	PROPOSED SUBDIVISION PLAN	03-07-24 / 04-23-24
05 OF 06	GRADING & UTILITY PLAN	03-07-24 / 04-23-24
06 OF 06	DRIVEWAY PROFILE	03-07-24 / 04-23-24



TITLE SHEET
SCALE: 1"=20'

REV.	BY	DATE	DESCRIPTION
1	MM	04-23-24	PER PB MTG. & PB ENGINEER COMMENTS

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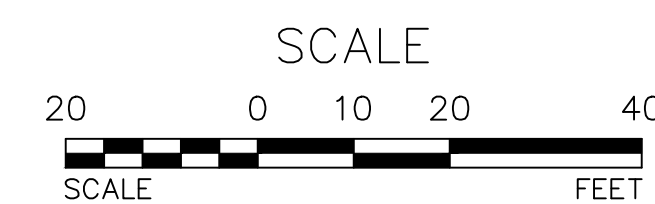
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SITE PLAN PREPARED FOR
MANGIN VILLAS LLC
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

JOB#: 24-013
SCALE: AS NOTED
DATE: 03-07-24
DRAWN: MM
CHECKED: MM
SHEET NO. 01 of 06

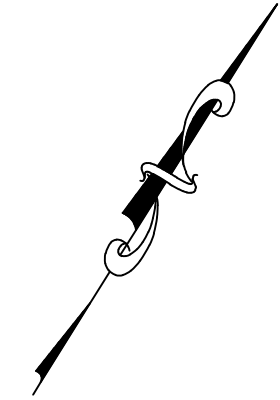
TITLE SHEET



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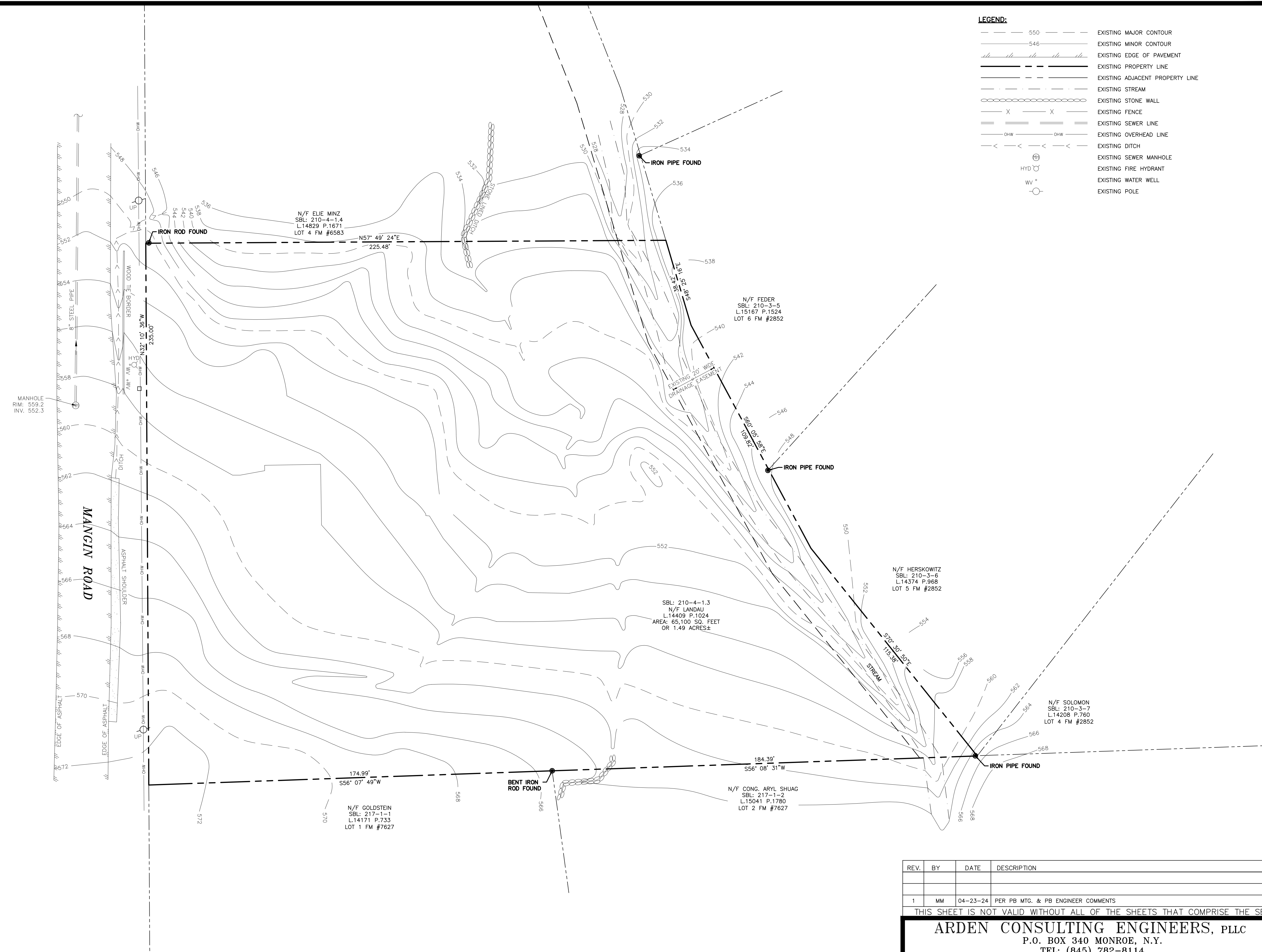


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LEGEND:

	550	EXISTING MAJOR CONTOUR
	546	EXISTING MINOR CONTOUR
		EXISTING EDGE OF PAVEMENT
		EXISTING PROPERTY LINE
		EXISTING ADJACENT PROPERTY LINE
		EXISTING STREAM
		EXISTING STONE WALL
	X X	EXISTING FENCE
		EXISTING SEWER LINE
	OHW OHW	EXISTING OVERHEAD LINE
	< < < <	EXISTING DITCH
		EXISTING SEWER MANHOLE
	HYD	EXISTING FIRE HYDRANT
	WV	EXISTING WATER WELL
		EXISTING POLE

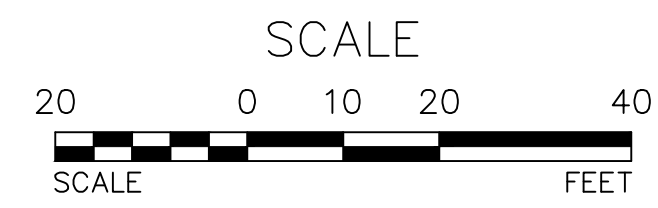


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EXISTING CONDITIONS PLAN
SCALE: 1"=20'



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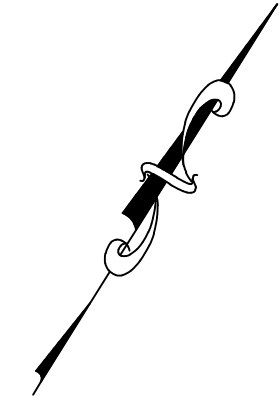
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MANGIN VILLAS LLC
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

EXISTING CONDITIONS PLAN

JOB#: 24-013
SCALE: AS NOTED
DATE: 03-07-24
DRAWN: MM
CHECKED: MM
SHEET NO. 02 of 06

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



LEGEND:

	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING STREAM
	EXISTING STONE WALL
	EXISTING FENCE
	EXISTING SEWER LINE
	EXISTING OVERHEAD LINE
	EXISTING DITCH
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER WELL
	EXISTING POLE
	PROPOSED SETBACK
	PROPOSED SIDEWALK
	PROPOSED RETAINING WALL

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

	REQUIRED	PROVIDED
MIN. LOT AREA (GROSS)	12,000 SF	65,100 SF
MIN. LOT AREA (NET)	10,000 SF	63,366 SF
MINIMUM FRONTAGE	*	235 FT
MAXIMUM BUILDING COVERAGE	*	20.49 %
MIN. FRONT YARD SETBACK	*	40 FT
MIN. REAR YARD SETBACK	*	41.9 FT
MIN. SIDE YARD SETBACK	*	15 FT
MAX. HEIGHT (FEET)	35 FT	35 FT
MAX. HEIGHT (STORIES)	2 STORIES	2 STORIES

* DETERMINED DURING THE SUBDIVISION PROCESS BY THE PLANNING BOARD
ACCESS EASEMENT NOTE: ACCESS EASEMENTS ARE REQUIRED FOR THE PRIVATE ROAD.



PROPOSED SUBDIVISION PLAN
SCALE: 1"=20'



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PROPOSED SUBDIVISION PLAN

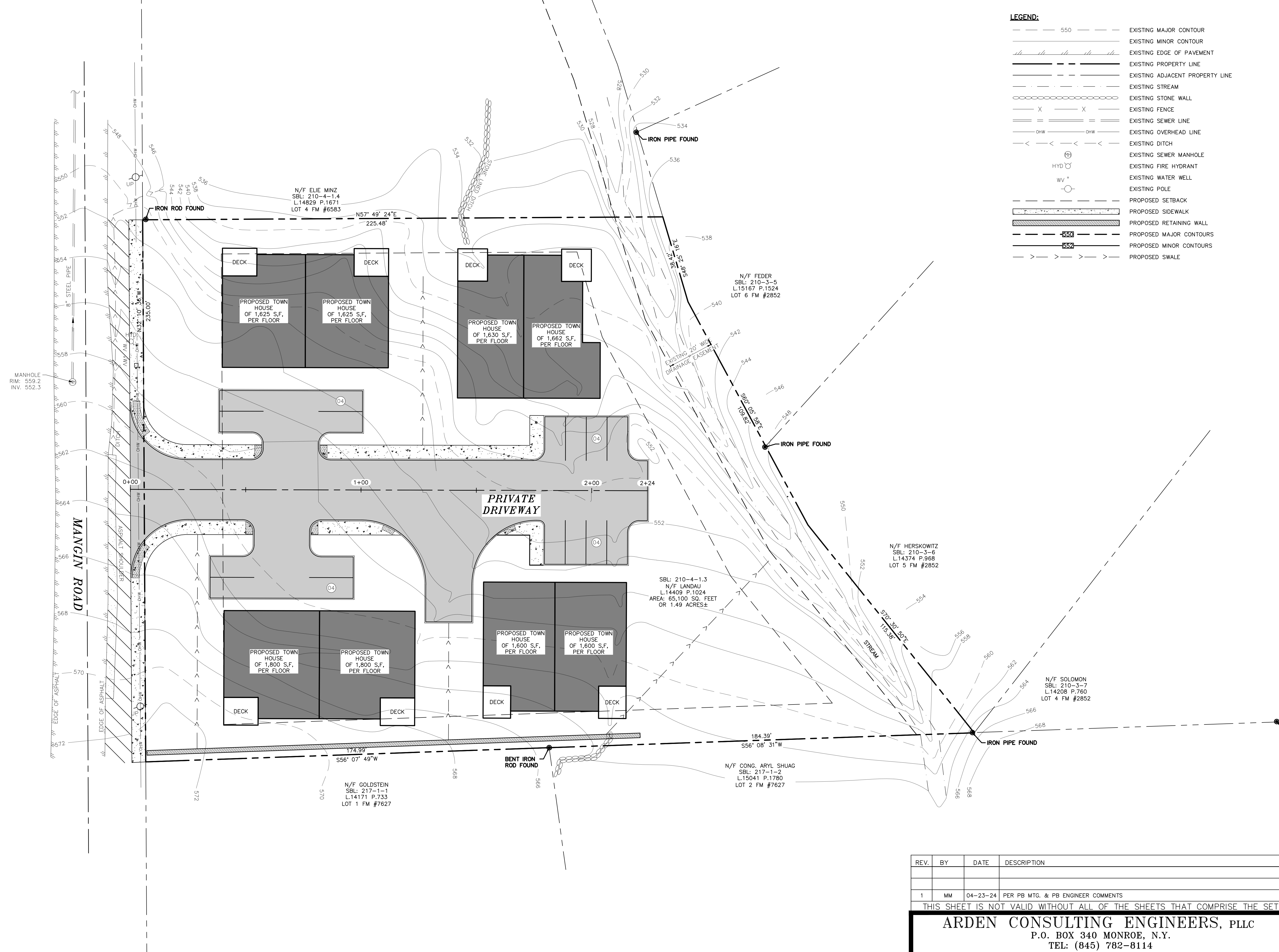
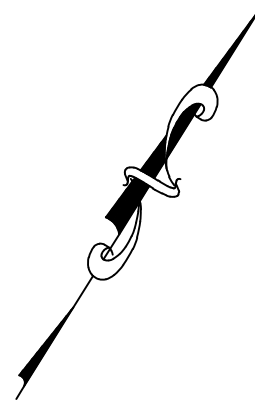
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LEGEND:

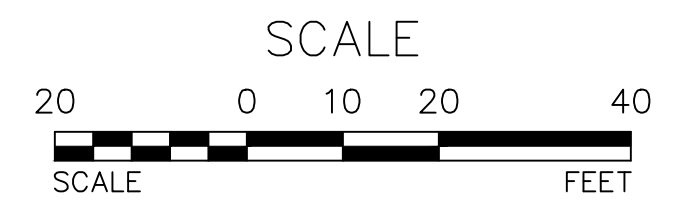
	550	EXISTING MAJOR CONTOUR
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		EXISTING FIRE HYDRANT
		EXISTING WATER WELL
		EXISTING POLE
		PROPOSED SETBACK
		PROPOSED SIDEWALK
		PROPOSED RETAINING WALL
	550	PROPOSED MAJOR CONTOURS
	552	PROPOSED MINOR CONTOURS
		PROPOSED SWALE

MANHOLE
RIM: 559.2
INV: 552.3

MANGIN ROAD

PRIVATE DRIVEWAY

GRADING & UTILITY PLAN
SCALE: 1"=20'



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GRADING & UTILITY PLAN

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