

**TABLE OF ZONING REQUIREMENTS:**

ZONE:	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)	BUILDING HEIGHT (FT.)
REQUIRED	20,000 SF	200 FT.	20%	50	50	50	3	35'
BUILDING 1	79,500 SF	320 FT.	8.3%	172	50	703	4	57'
BUILDING 2	79,500 SF	320 FT.	8.3%	493	50	422	4	57'

OCCUPIED BUILDING AREA = 208,000 SF.  
 TOTAL BUILDING AREA INCLUDING BASEMENT STORAGE = 260,000 SF.  
 \* 25' MAX. HEIGHT w/1 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 = 208,000 SQ. FT.  
 PARKING REQUIRED = 693  
 USING A 25% PARKING REDUCTION, THE REQUIRED PARKING = 520  
 PARKING PROVIDED = 703
- 14 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 ELECTRIC METER
  - --- EXISTING STONE WALL
  - --- EXISTING SOIL LINE
  - --- APPROXIMATE FLOOD PLANE BOUNDARY ZONE X
  - --- APPROXIMATE FLOOD PLANE BOUNDARY ZONE AE
  - --- EXISTING EASEMENT
  - --- EXISTING GUARD DRAIN
  - --- EXISTING HEADWALL
  - --- OVERHEAD TRANS LINE
  - --- EXISTING POLE
  - --- EXISTING UTILITY POLE
  - --- EXISTING LIGHT
  - --- 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
  - --- PROPOSED SETBACK
  - --- PROPOSED BUILDING
  - --- PROPOSED EDGE OF PAVEMENT
  - --- PROPOSED SIDEWALK
  - --- PROPOSED ADA PARKING
  - --- PROPOSED TRAFFIC DIRECTION
  - --- DEEP TEST
  - --- IRON RODS FOUND
  - --- PROPOSED WELL

53-1-16.1  
 NOW OR FORMERLY  
 LUMTCHER  
 LIBER 11263 PAGE 128  
 TAX MAP SECTION 224-1-2

53-1-16.2  
 NOW OR FORMERLY  
 ZUIDEMA A H FAM LTD PARTNERSHIP  
 LIBER 11341 PAGE 816  
 TAX MAP SECTION 224-1-3

NOW OR FORMERLY  
 SOON  
 LIBER 1729 PAGE 53  
 TAX MAP SECTION 224-1-4  
 53-1-17

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

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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

**ARDEN CONSULTING ENGINEERS, PLLC**  
 P.O. BOX 340 MONROE, N.Y.  
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SITE PLAN AND LOT LINE CHANGE FOR  
**SBG BUSINESS PARK**  
 MUSEUM VILLAGE ROAD - VILLAGE OF SOUTH BLOOMING GROVE  
 ORANGE COUNTY, N.Y.

**STATE OF NEW YORK**  
 MICHAEL A. MORGANTE, P.E.  
 LICENSED PROFESSIONAL ENGINEER  
 07857

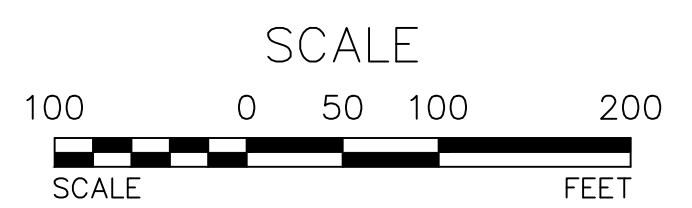
JOB#: 17-010  
 SCALE: AS NOTED  
 DATE: 11/5/20  
 DRAWN: MM  
 CHECKED: MM  
 SHEET NO. 04 of 57

**NOTES:**

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

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**SITE PLAN-SCALE 100-2 LANE**  
 SCALE: 1"=100'



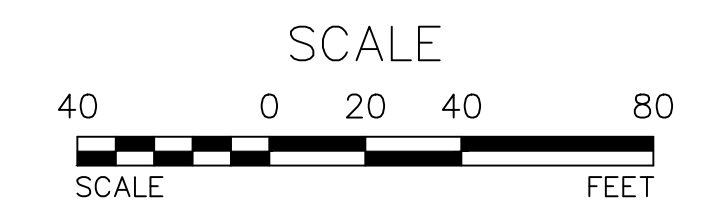
NOW OR FORMERLY  
ZUIDEMA A H FAM LTD PARTNERSHIP  
LIBER 11341 PAGE 816  
TAX MAP SECTION 224-1-3

VILLAGE OF  
SOUTH BLOOMING GROVE  
(SECTION 224)

NOW OR FORMERLY  
LIBER 1729 PAGE 53  
TAX MAP SECTION 224-1-4

**LEGEND:**

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- --- EXISTING PROPERTY LINE
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- ELE ELE EXISTING ELECTRIC METER
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- --- 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
- --- PROPOSED SETBACK
- --- PROPOSED BUILDING
- --- PROPOSED EDGE OF PAVEMENT
- --- PROPOSED SIDEWALK
- --- PROPOSED FENCE
- --- PROPOSED 6" C900 WATERMAIN
- --- PROPOSED ADA PARKING
- --- PROPOSED TRAFFIC DIRECTION
- --- IRON RODS FOUND
- --- PROPOSED SIDEWALK



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SITE PLAN AND LOT LINE CHANGE FOR  
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MUSEUM VILLAGE ROAD - VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, N.Y.

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

JOB#: 17-010  
SCALE: AS NOTED  
DATE: 11/5/20  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 05 of 57

SITE PLAN 01-2 LANE



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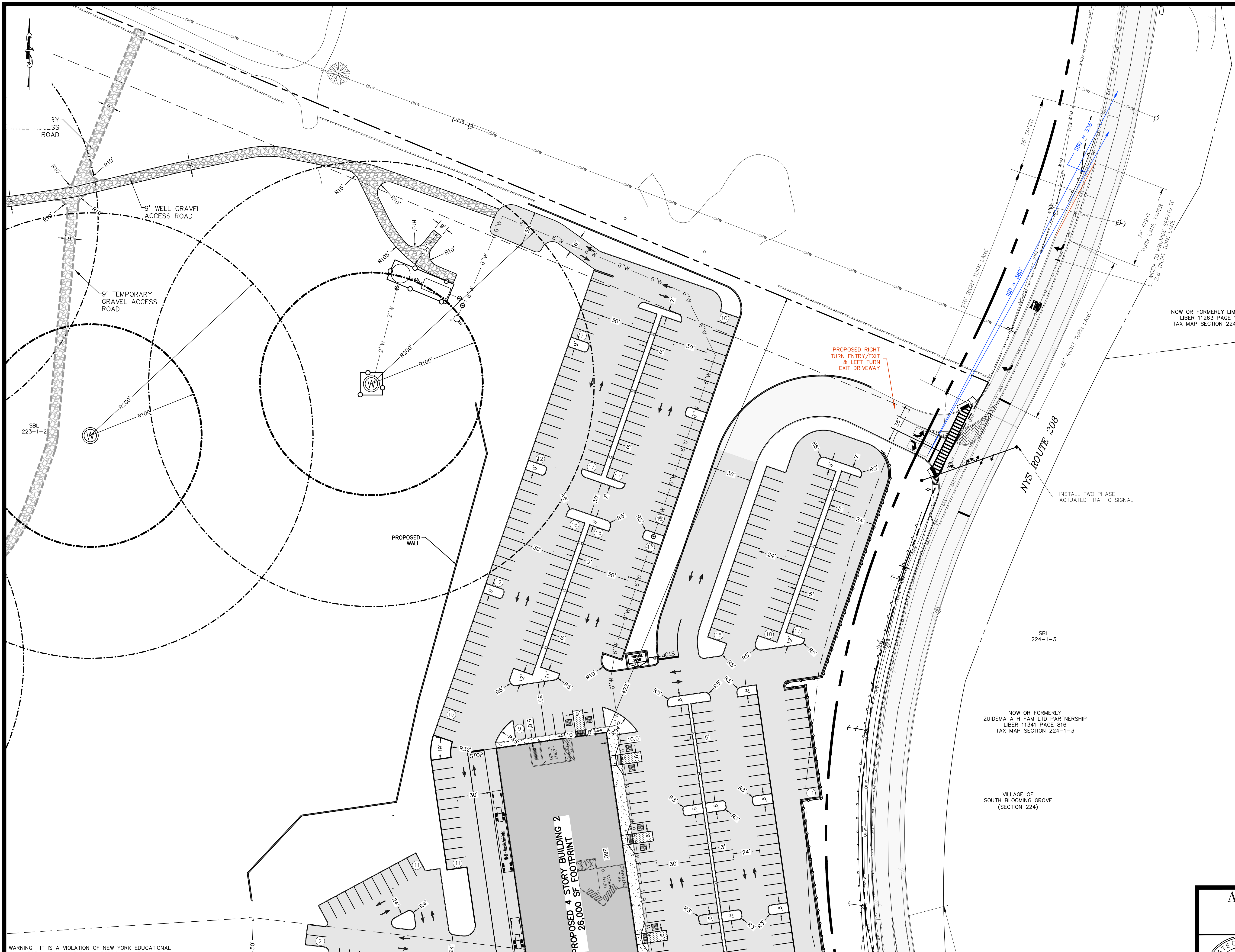
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SBL 54-1-8.22  
N/F ORANGE AND  
ROCKLAND UTILITIES INC.  
LIBER 2212 PAGE 31

SBL 54-1-8.22  
TOWN OF

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SBL 224-1-2

**LEGEND:**

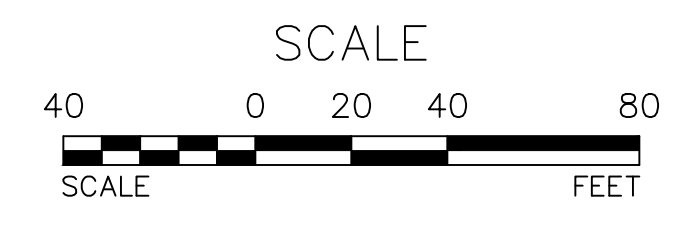
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**SITE PLAN 02-2 LANE**  
SCALE: 1"=40'

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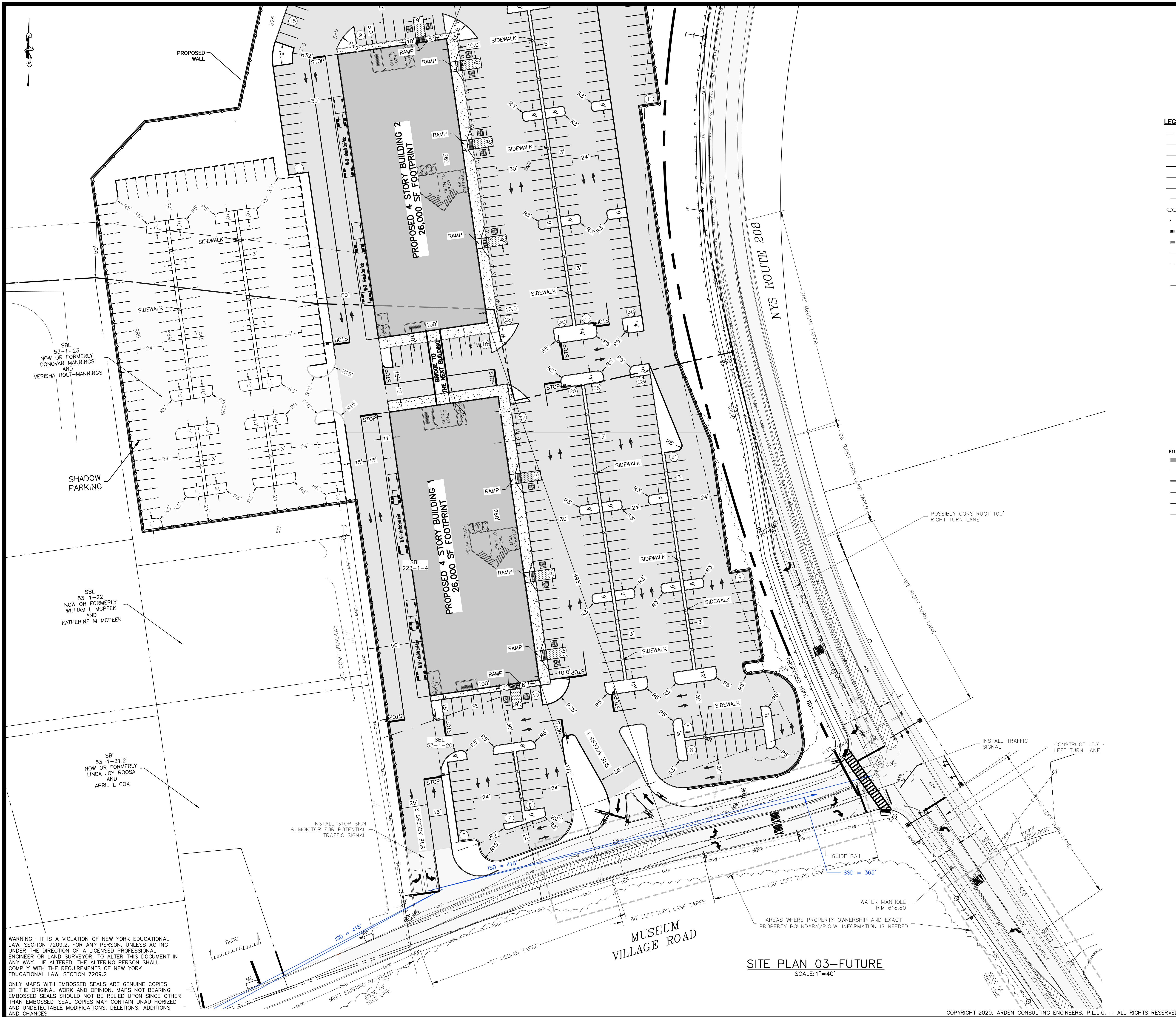
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SHEET NO. 06 of 57

**SITE PLAN 02-2 LANE**

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





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**SITE PLAN 03-FUTURE**

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