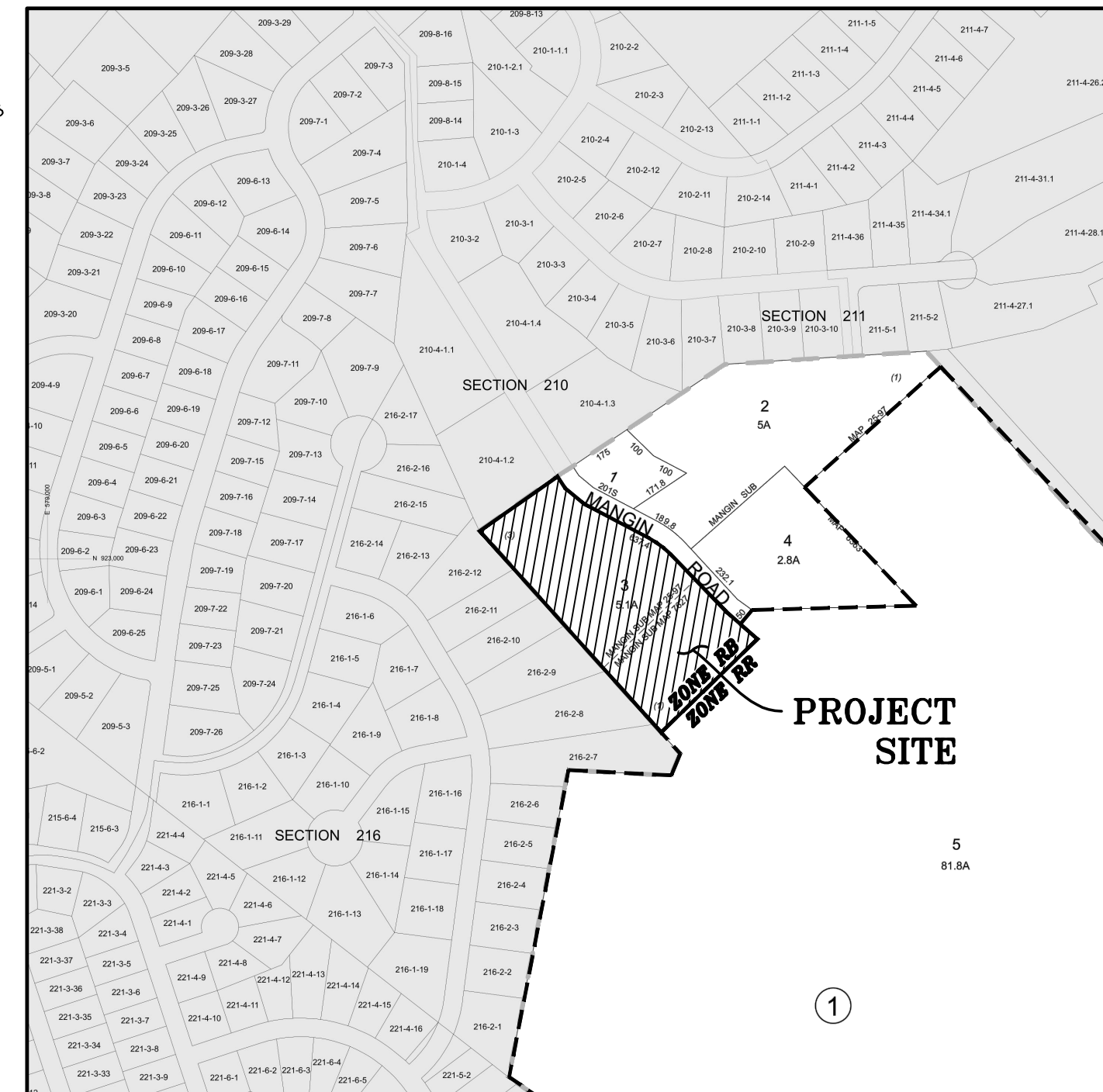


# SUBDIVISION PLAN FOR 46-66 MANGIN ROAD VILLAGE SOUTH OF BLOOMING GROVE, ORANGE COUNTY, NY.



LOCATION MAP  
SCALE: 1"=400'  
SOURCE: TAX MAPS

**TAX MAP NUMBER**

SECTION: 217  
BLOCK: 1  
LOT: 3

**DEED REFERENCE**

LIBER: 15178  
PAGE: 49

**TOTAL TRACT AREA**

285,652± S.F.  
=6.56 ACRES

**OWNER & APPLICANT**

MANGIN ESTATE LLC  
412 N MAIN ST #201  
MONROE, NY 10950

**DRAWING LIST**

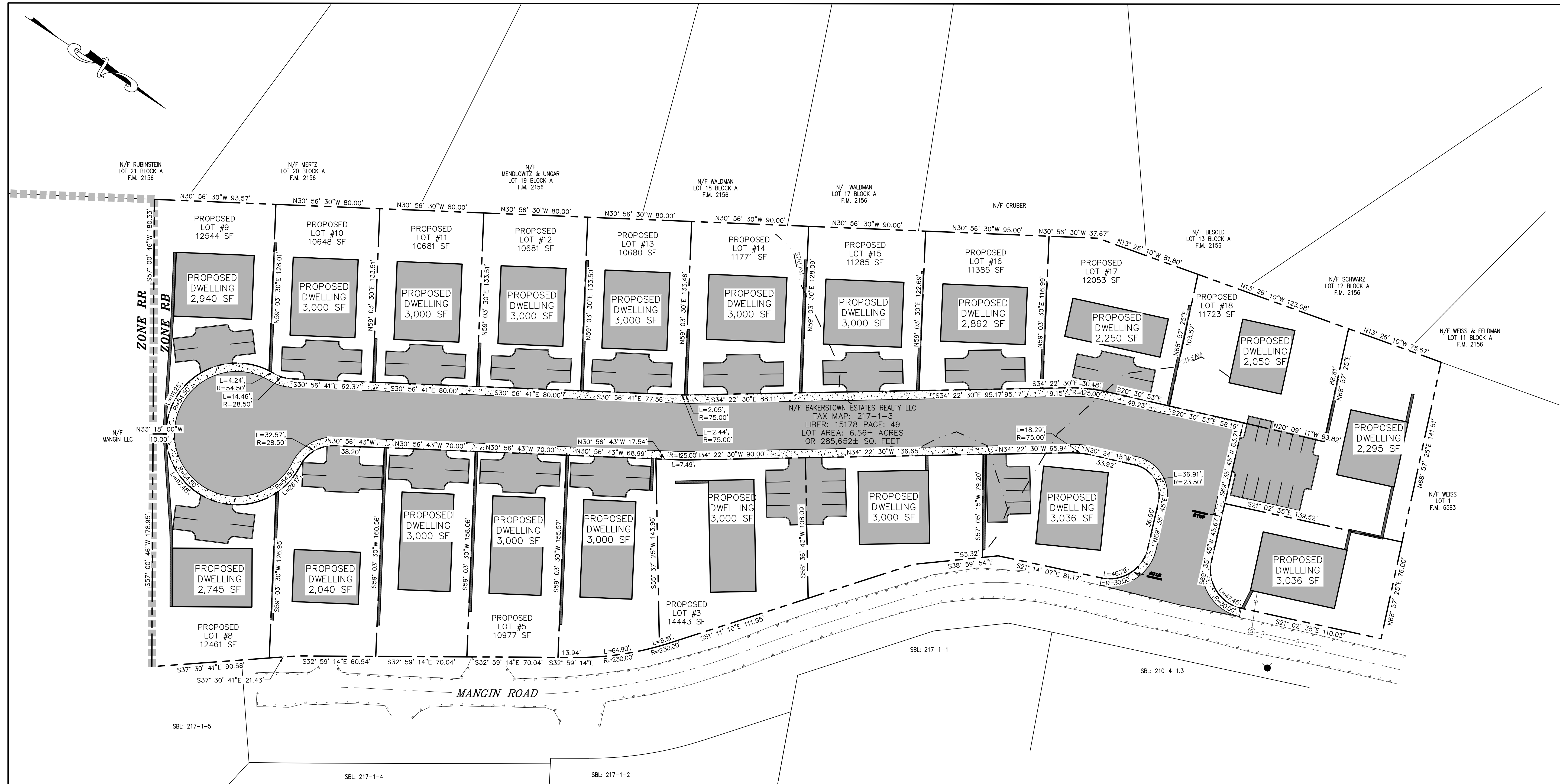
SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 05	TITLE SHEET	11-8-23 /
02 OF 05	EXISTING CONDITIONS MAP	11-8-23 /
03 OF 05	DEMOLITION PLAN	11-8-23 /
04 OF 05	SITE PLAN	11-8-23 /
05 OF 05	TURNING DIAGRAMS	11-8-23 /

**REFERENCES:**

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREIN, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON
- PROPERTY BOUNDARY INFORMATION TAKEN FROM A MAP ENTITLED "SURVEY MAP PREPARED FOR SUJAN KAPOUR, LLC", LAST REVISED MARCH 5, 2007, PREPARED BY ZIMMERMAN ENGINEERING & SURVEYING, P.C.
- TOPOGRAPHIC INFORMATION TAKEN FROM ORANGE COUNTY WATER AUTHORITY GEOGRAPHIC INFORMATION SYSTEMS (OCWAGIS).

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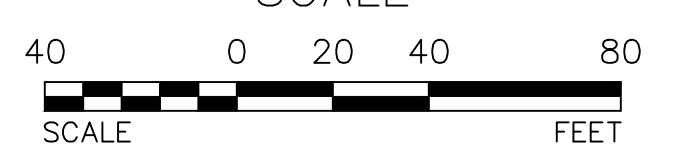
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**TITLE SHEET**

SCALE: 1"=40'

**SCALE**



**OWNER'S CONSENT NOTE:**

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

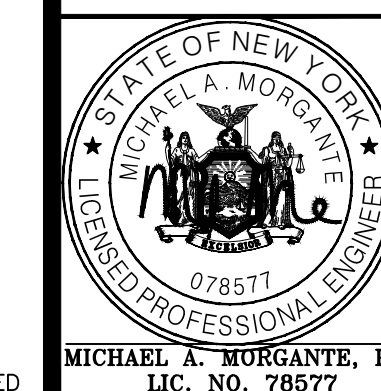
SIGNATURE OF OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

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REVISION	BY	DATE	DESCRIPTION

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

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T: 845-782-8114 E: MAM@ARDENCONSULTING.NET

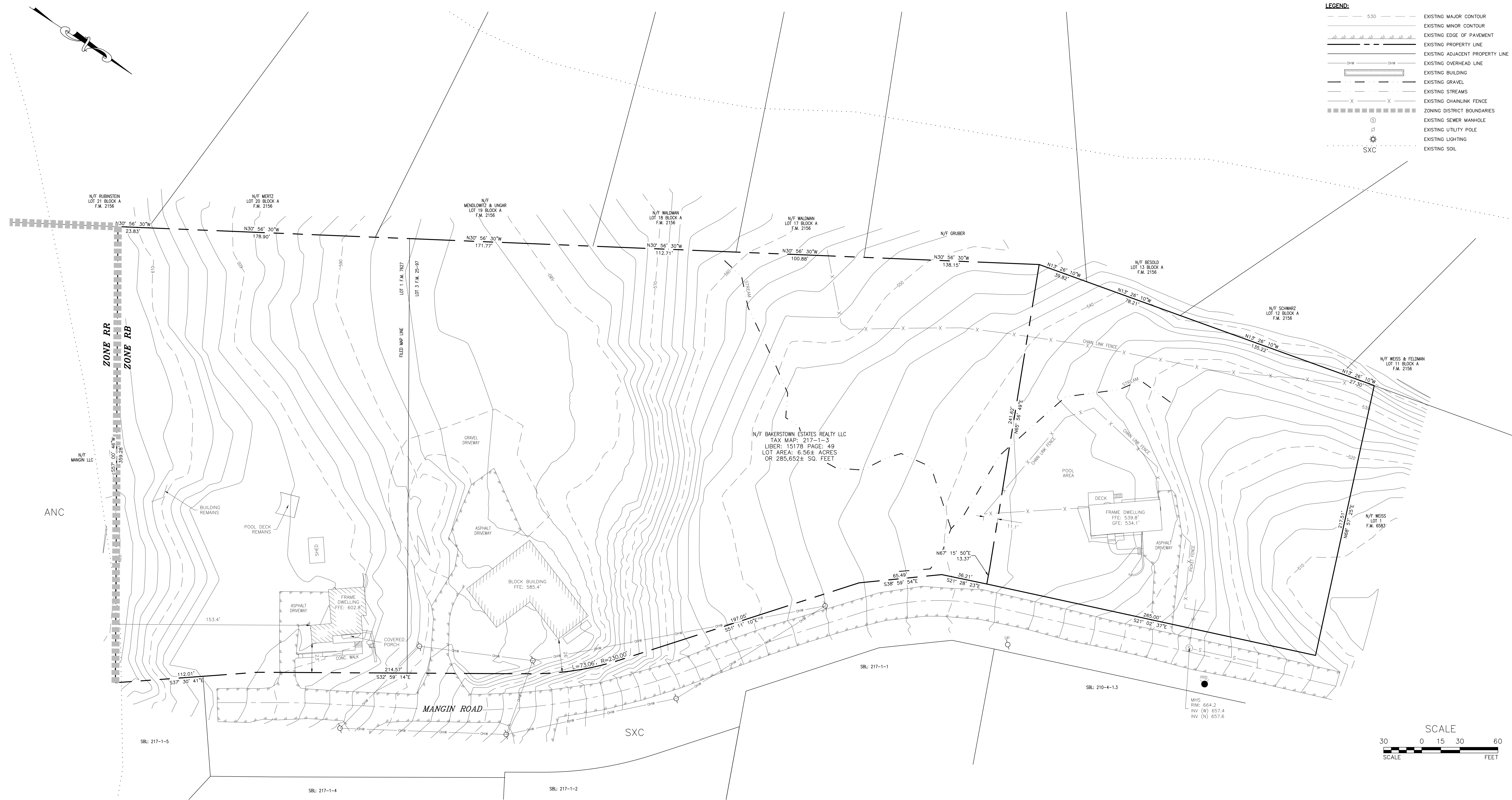


SUBDIVISION PLAN FOR  
**46-66 MANGIN ROAD**  
VILLAGE OF SOUTH BLOOMING GROVE,  
ORANGE COUNTY, NY

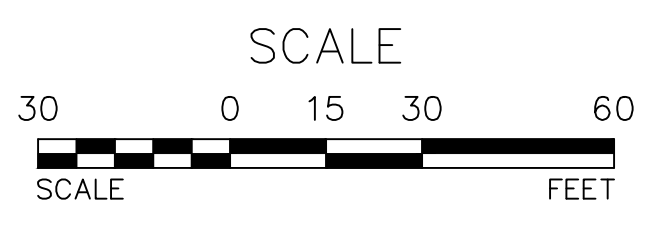
**TITLE SHEET**

JOB#: 23-030  
SCALE:  
AS NOTED  
DATE: 11/08/23  
DRAWN:  
MM  
CHECKED:  
MM  
SHEET NO.  
01 OF 05

- LEGEND:**
- 5.30 --- EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - CHW --- CHW EXISTING OVERHEAD LINE
  - EXISTING BUILDING
  - EXISTING GRAVEL
  - EXISTING STREAMS
  - EXISTING CHAINLINK FENCE
  - ZONING DISTRICT BOUNDARIES
  - ⊙ EXISTING SEWER MANHOLE
  - ⊙ EXISTING UTILITY POLE
  - ⊙ EXISTING LIGHTING
  - SXC EXISTING SOIL



EXISTING CONDITIONS MAP  
SCALE: 1"=30'



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SUBDIVISION PLAN FOR  
46-66 MANGIN ROAD  
VILLAGE OF SOUTH BLOOMING GROVE,  
ORANGE COUNTY, NY

**EXISTING CONDITIONS MAP**

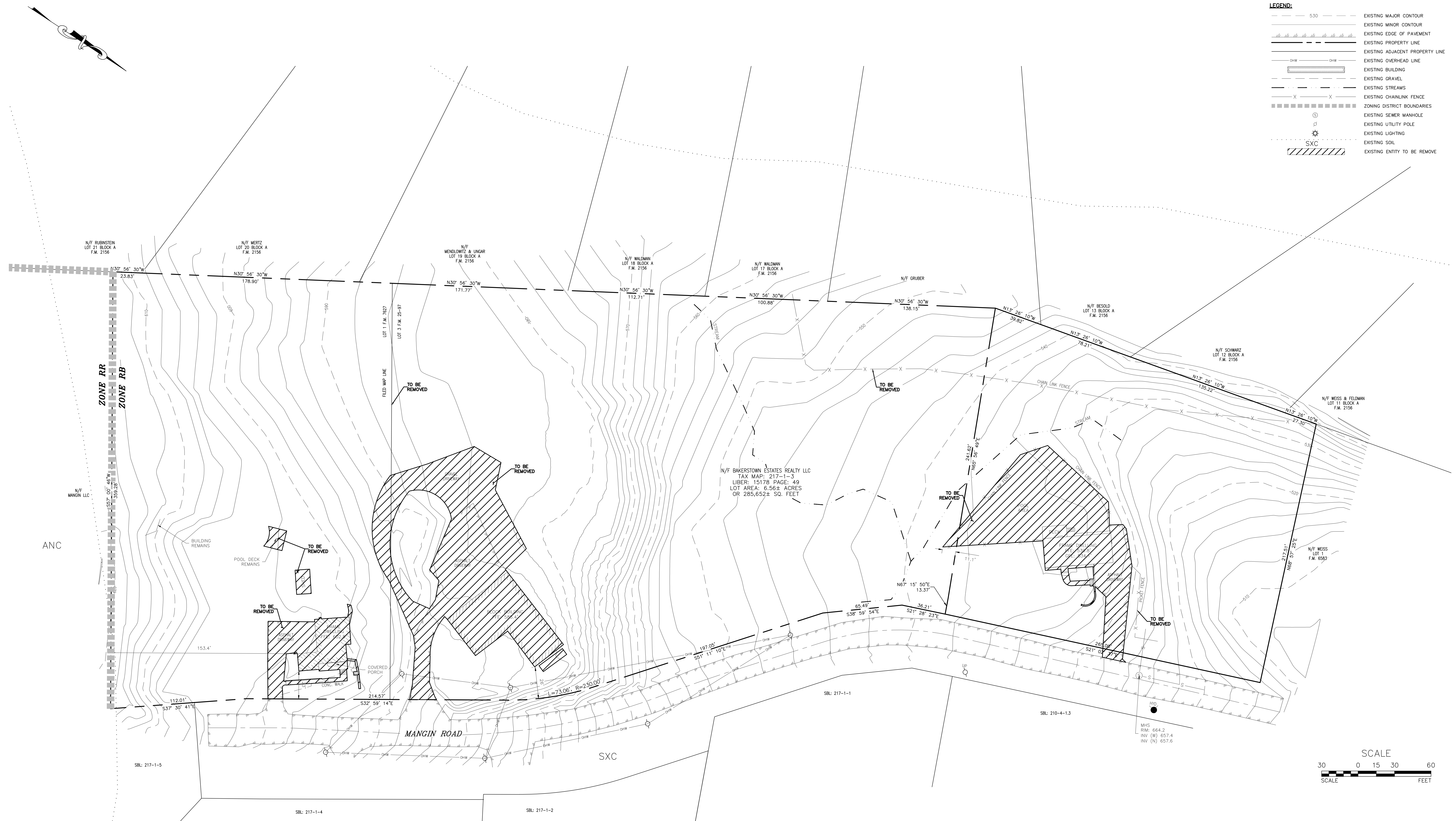
JOB#: 23-030  
SCALE: AS NOTED  
DATE: 11/09/23  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 02 OF 05

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

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- LEGEND:**
- 5.30 --- EXISTING MAJOR CONTOUR
  - 10.60 --- EXISTING MINOR CONTOUR
  - EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING OVERHEAD LINE
  - EXISTING BUILDING
  - EXISTING GRAVEL
  - EXISTING STREAMS
  - EXISTING CHAINLINK FENCE
  - EXISTING SEWER MANHOLE
  - EXISTING LIGHTING
  - EXISTING SOIL
  - EXISTING ENTITY TO BE REMOVE



**DEMOLITION PLAN**  
SCALE: 1"=30'



REVISION	BY	DATE	DESCRIPTION

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SUBDIVISION PLAN FOR  
46-66 MANGIN ROAD  
VILLAGE OF SOUTH BLOOMING GROVE,  
ORANGE COUNTY, NY

**DEMOLITION PLAN**

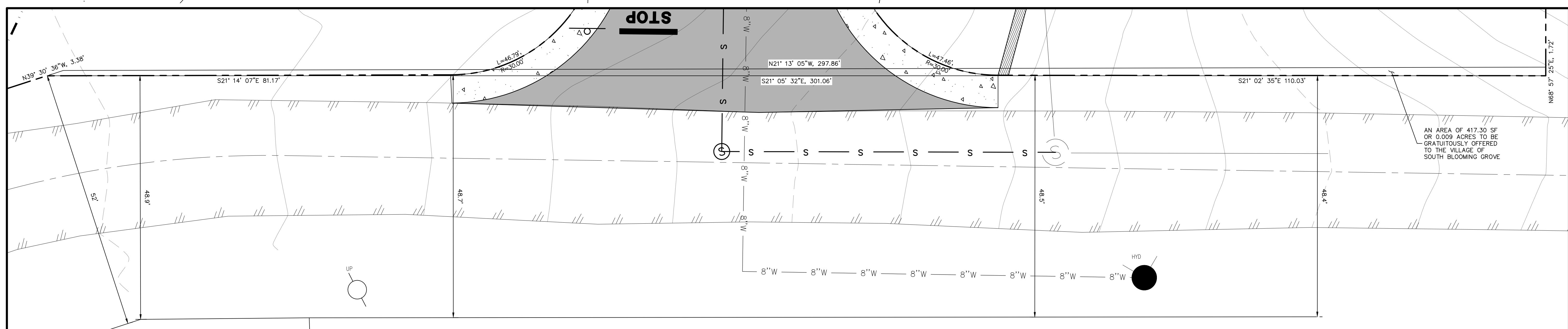
JOB#: 123-030  
SCALE: AS NOTED  
DATE: 11/09/23  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 03 OF 05

STATE OF NEW YORK  
MICHAEL A. MORRIS  
LICENSED PROFESSIONAL ENGINEER  
MICHAEL A. RUBGANTE, P.E.  
LIC. NO. 78577

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- LEGEND:**
- 5.50 --- EXISTING MAJOR CONTOUR
  - 10.00 --- EXISTING MINOR CONTOUR
  - EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING OVERHEAD LINE
  - EXISTING BUILDING
  - EXISTING GRAVEL
  - EXISTING STREAMS
  - EXISTING CHAINLINK FENCE
  - EXISTING SEWER MANHOLE
  - EXISTING UTILITY POLE
  - EXISTING LIGHTING
  - EXISTING SOIL
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED SETBACK
  - PROPOSED RETAINING WALL
  - PROPOSED SIDEWALK
  - PROPOSED SIGN



**DETAIL**  
SCALE: 1"=20'

**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	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20
MIN. LOT AREA (GROSS) (SF)	12,000	11,144	12,205	14,443	11,156	10,977	11,152	12,629	12,461	12,544	10,648	10,680	10,680	10,680	11,771	11,285	11,385	12,055	11,723	15,045	10,438
MIN. LOT AREA (NET) (SF)	10,000	11,144	12,205	14,443	11,156	10,977	11,152	12,629	12,461	12,544	10,648	10,680	10,680	10,680	11,771	11,285	11,385	12,055	11,723	15,045	10,438
MINIMUM FRONTAGE (FT)	*	79.20	108.09	108.09	68.99	70	70	98.94	117.48	111.25	81.07	80	80	80	90.16	95.17	98.86	103.69	63.71	93.13	
MAXIMUM BUILDING COVERAGE (%)	*	27.24	24.58	20.77	26.89	27.33	26.90	16.15	22.03	23.44	28.17	28.09	28.09	28.09	25.49	26.58	25.14	18.66	17.50	15.25	28.09
MIN. FRONT YARD SETBACK (FT)	40	41	40.2	40	40	40	40	51.2	40.9	40.9	40	40	40	40	45.4	40	40.3	40	41	40	40.5
MIN. REAR YARD SETBACK (FT)	40	42.6	40.7	40	40.2	47.6	50.1	40	40	40	40	40	40	40	40	40	40	41.6	40	52.1	40
MIN. SIDE YARD SETBACK (FT)	15	15	15	17.4	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15.3	15	15
MAX. HEIGHT (FT)	35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35
MAX. HEIGHT (STORIES)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

**TABLE OF ZONING REQUIREMENTS:** (RB-ZONE)

MINIMUM LOT AREA, NET (S.F.)	10,000
MINIMUM LOT AREA, GROSS (S.F.)	12,000
MINIMUM FRONTAGE (FT)	60*
MINIMUM FRONT YARD (FT)	40**
MINIMUM REAR YARD (FT)	40
MINIMUM SIDE YARD (FT)	15
MAXIMUM BUILDING COVERAGE (%)	50
MAXIMUM BUILDING HEIGHT (STORIES)	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.

REVISION	BY	DATE	DESCRIPTION

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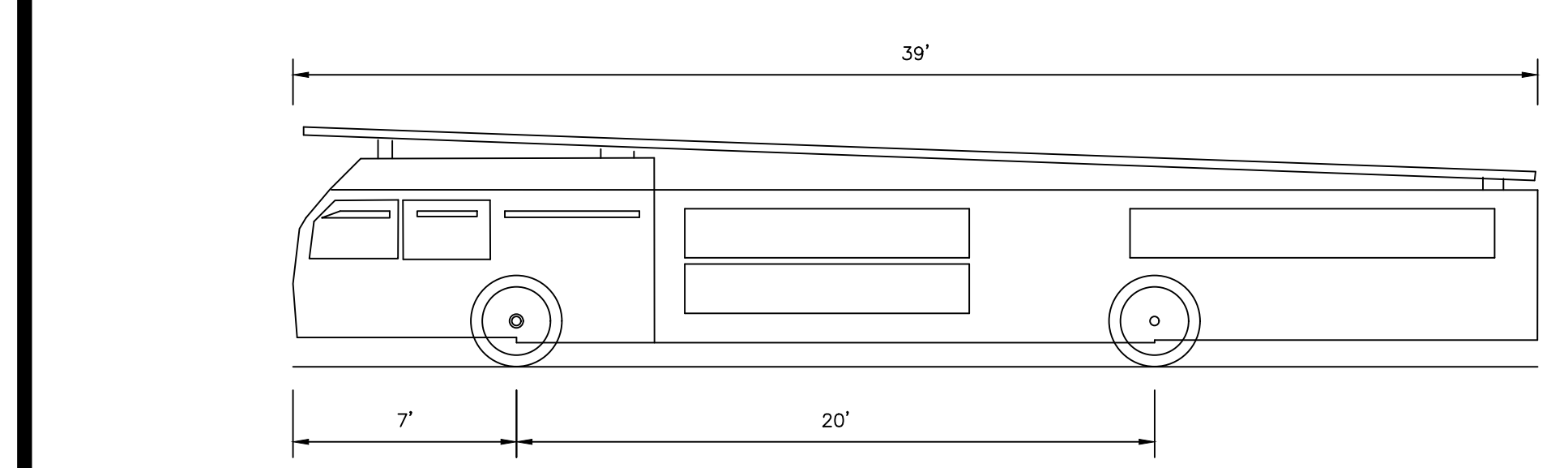
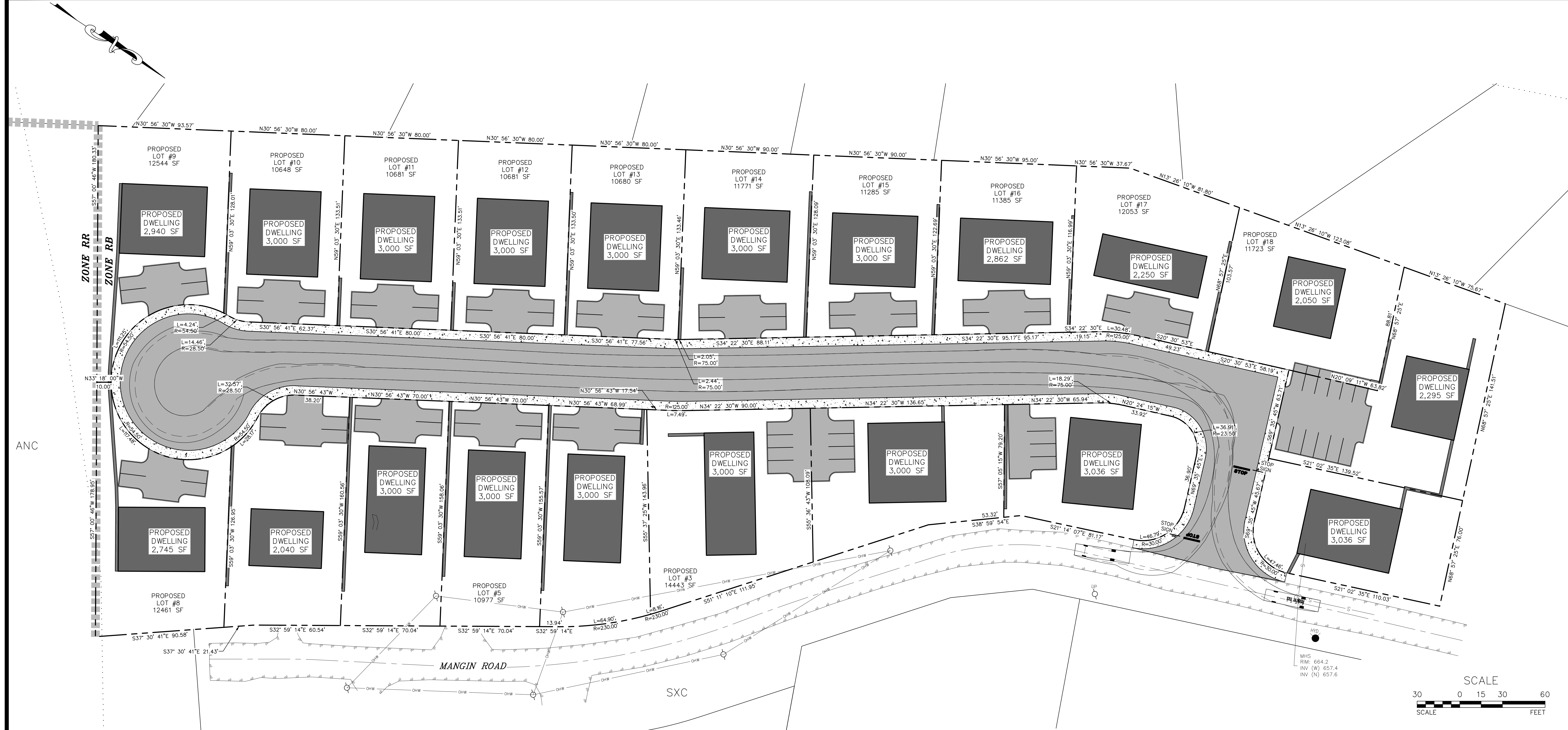
SUBDIVISION PLAN FOR  
46-66 MANGIN ROAD  
VILLAGE OF SOUTH BLOOMING GROVE,  
ORANGE COUNTY, NY

SUBDIVISION PLAN

JOB#: 23-030  
SCALE: AS NOTED  
DATE: 11/09/23  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 04 OF 05

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AERIAL FIRE TRUCK

OVERALL LENGTH	39.000	FT
OVERALL WIDTH	8.167	FT
OVERALL BODY HEIGHT	7.500	FT
MIN BODY GROUND CLEARANCE	0.750	FT
TRACK WIDTH	8.167	FT
LOCK-TO-LOCK TIME	5.000	S
MAX WHEEL ANGLE	45.00°	

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TURNING DIAGRAMS  
SCALE: 1"=30'

REVISION	BY	DATE	DESCRIPTION

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	SUBDIVISION PLAN FOR 46-66 MANGIN ROAD VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NY	JOB#: 23-030 SCALE: AS NOTED DATE: 11/09/23 DRAWN: MM CHECKED: MM SHEET NO. 05 OF 05
	<b>TURNING DIAGRAMS</b>	
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	MICHAEL A. RUGGANTE, P.E. LIC. NO. 78577	
	TURNING DIAGRAMS	