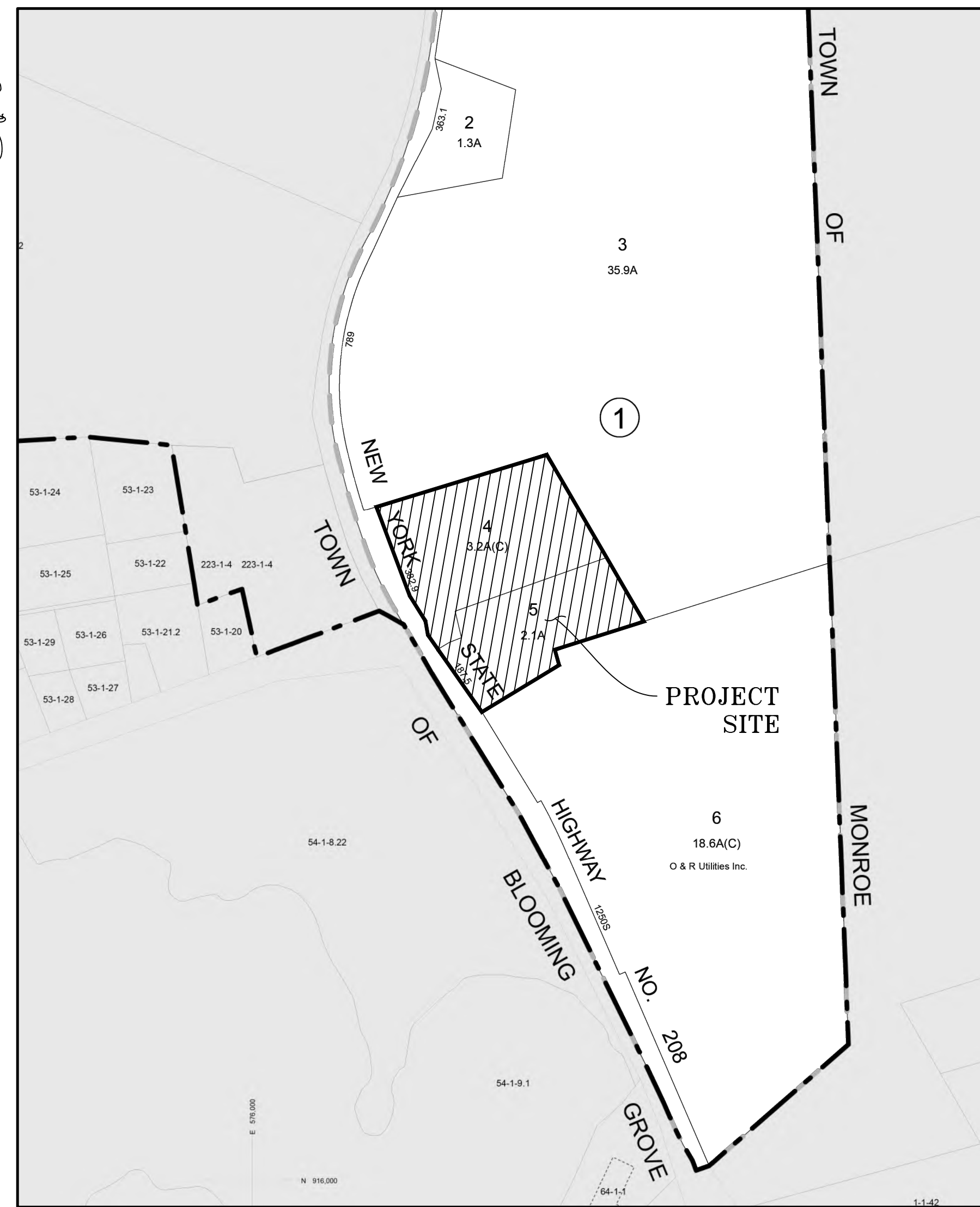
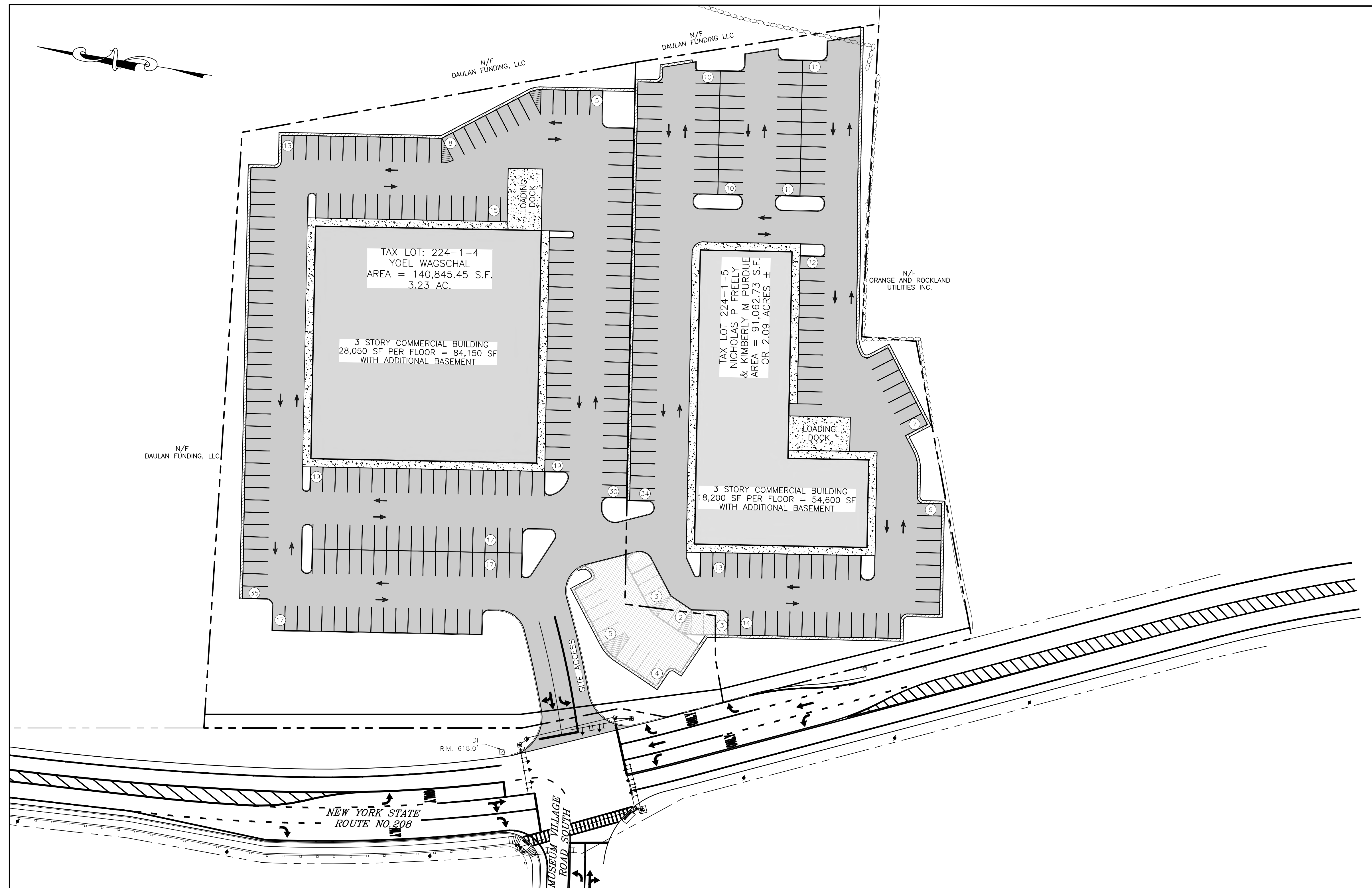


SITE PLAN FOR 520 - 530 ROUTE 208 VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NY.



LOCATION MAP
SCALE: 1"=400'
SOURCE: ORANGE COUNTY GIS



TITLE SHEET
SCALE: 1"=40'

TAX MAP NUMBER

SECTION: 224
BLOCK: 1
LOT: 4, 5

DEED REFERENCE

S.B.L: 224-1-4 S.B.L: 224-1-5
LIBER: 13217 LIBER: 15428
PAGE: 555 PAGE: 827

TOTAL TRACT AREA

S.B.L: 224-1-4 S.B.L: 224-1-5
140,845.45± S.F. 91,062.73± S.F.
=3.23± ACRES =2.09± ACRES

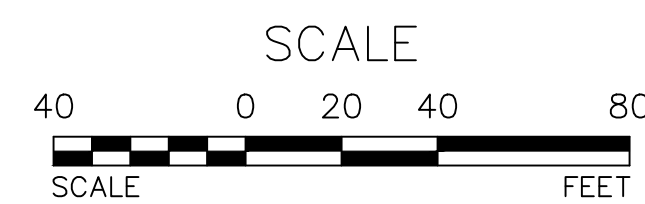
OWNER & APPLICANT

S.B.L: 224-1-4 S.B.L: 224-1-5
YOEL WAGSCHAL NICHOLAS P. FREELY
& KIMBERLY M. PURDUE
9 KINGSVILLE DR 520 ROUTE 208
MONROE NY 10950 MONROE, NY 10950

DRAWING LIST

SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 08	TITLE SHEET	12-14-23 / 1-9-24
02 OF 08	EXISTING CONDITIONS MAP	12-14-23 / 1-9-24
03 OF 08	DEMOLITION PLAN	12-14-23 / 1-9-24
04 OF 08	SITE PLAN	12-14-23 / 1-9-24
05 OF 08	GRADING PLAN	12-14-23 / 1-9-24
06 OF 08	DRIVEWAY PROFILE	12-14-23 / 1-9-24
07 OF 08	TRUCK (SU-40) TURNING DIAGRAMS 01	12-14-23 / 1-9-24
08 OF 08	TRUCK (SU-40) TURNING DIAGRAMS 01	12-14-23 / 1-9-24

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OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS 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 _____

REVISION	BY	DATE	DESCRIPTION
1	MM	1-9-24	PER CDCR & PB MTGS

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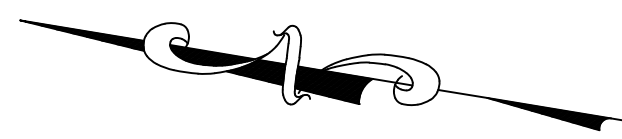
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MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN FOR
520 - 530 ROUTE 208
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, N.Y.

JOB#: 23-010
SCALE: AS NOTED
DATE: 12-14-23
DRAWN: MM
CHECKED: MM
SHEET NO. 01 of 08

TITLE SHEET



LEGEND:

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CONCRETE
	EXISTING CHAINLINK FENCE
	EXISTING STONE WALL
	EXISTING ROCK WALL
	EXISTING UTILITY POLE
	EXISTING BUILDING
	EXISTING WELL
	EXISTING GAS MANHOLE
	EXISTING SOIL



NOTE:
 CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS NOT ON EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SUBDIVISION 2. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE INKED OR IMPRESSED SEAL OF THE SURVEYOR WHOSE ORIGINAL SIGNATURE APPEARS HEREON.

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NEW YORK STATE
 ROUTE NO. 208

MUSEUM VILLAGE
 ROAD SOUTH

EXISTING CONDITIONS MAP
 SCALE: 1"=30'



REVISION	BY	DATE	DESCRIPTION
1	MM	1-9-24	PER CDRC & PB MTGS

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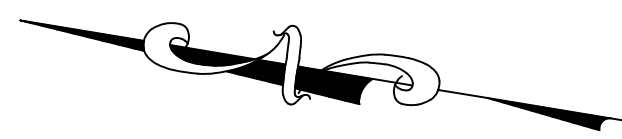
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SITE PLAN FOR
 520 - 530 ROUTE 208
 VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, N.Y.

EXISTING CONDITIONS MAP

JOB#: 23-010
 SCALE: AS NOTED
 DATE: 12-14-23
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 02 OF 08

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



LEGEND:

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CONCRETE
	EXISTING CHAINLINK FENCE
	EXISTING STONE WALL
	EXISTING ROCK WALL
	EXISTING UTILITY POLE
	EXISTING BUILDING
	EXISTING WELL
	EXISTING GAS MANHOLE
	EXISTING ENTITY TO BE REMOVE



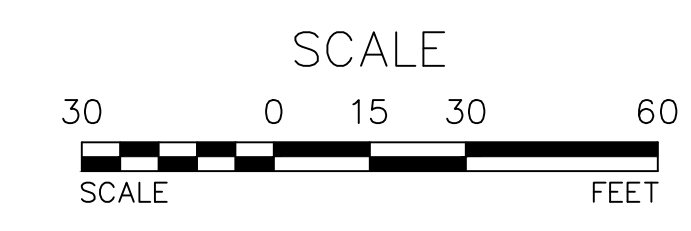
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DEMOLITION PLAN
 SCALE: 1"=30'



REVISION	BY	DATE	DESCRIPTION
1	MM	1-9-24	PER CDRC & PB MTGS

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SITE PLAN FOR
 520 - 530 ROUTE 208
 VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, N.Y.

DEMOLITION PLAN

JOB#: 23-010
 SCALE: AS NOTED
 DATE: 12-14-23
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 03 of 08

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

LEGEND:

	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CONCRETE
	EXISTING CHAINLINK FENCE
	EXISTING STONE WALL
	EXISTING ROCK WALL
	EXISTING UTILITY POLE
	EXISTING BUILDING
	EXISTING WELL
	EXISTING GAS MANHOLE
	PROPOSED EDGE OF PAVEMENT & CURB
	PROPOSED BUILDING
	PROPOSED SETBACK
	PROPOSED SIDEWALK

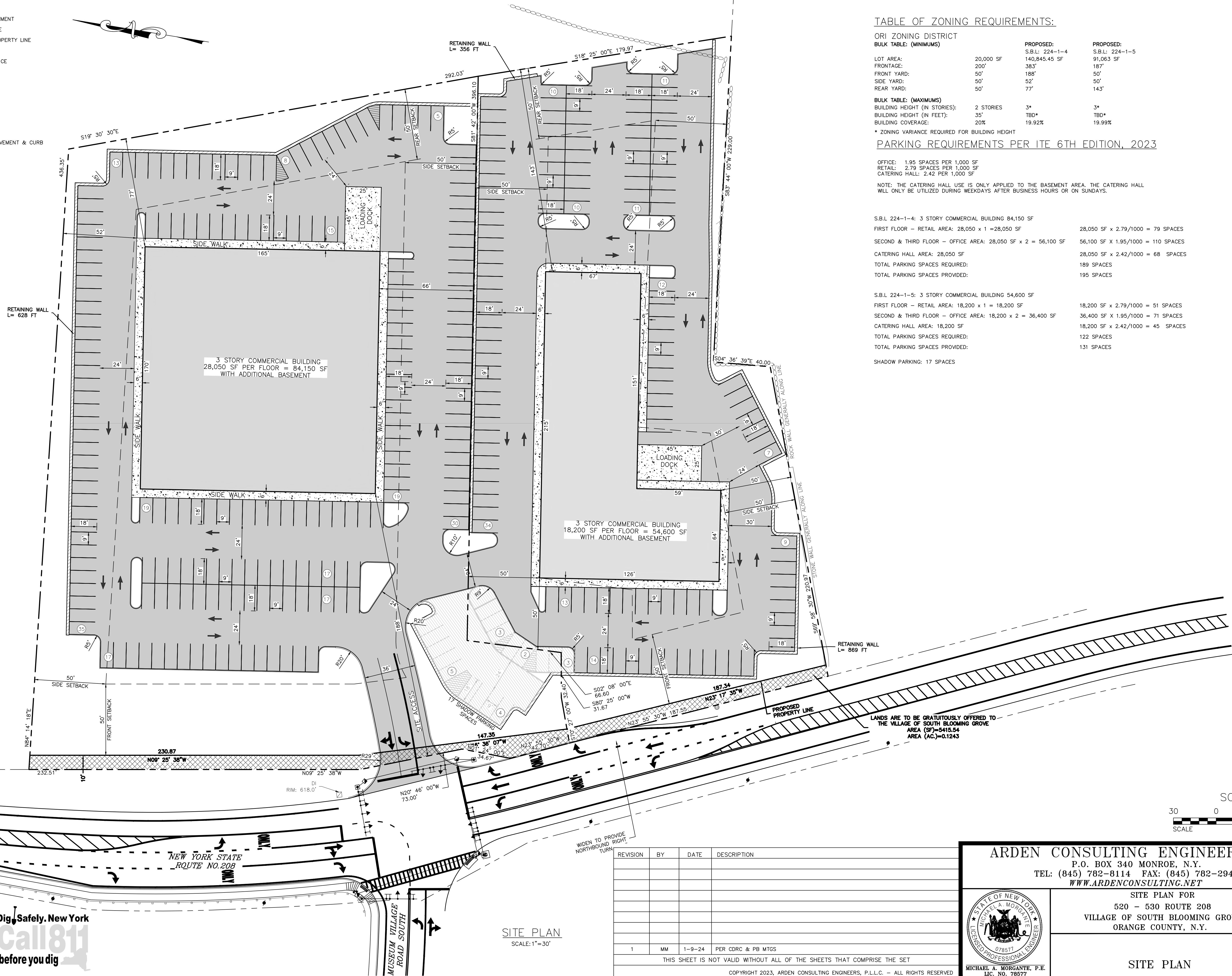


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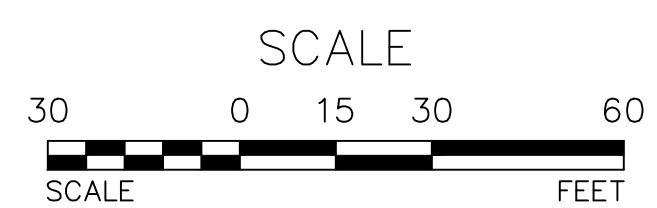
ORI ZONING DISTRICT	PROPOSED:	PROPOSED:
BULK TABLE: (MINIMUMS)	S.B.L: 224-1-4	S.B.L: 224-1-5
LOT AREA:	20,000 SF	140,845.45 SF
FRONTAGE:	200'	383'
FRONT YARD:	50'	50'
SIDE YARD:	50'	52'
REAR YARD:	50'	77'
BULK TABLE: (MAXIMUMS)		
BUILDING HEIGHT (IN STORIES):	2 STORIES	3*
BUILDING HEIGHT (IN FEET):	35'	TBD*
BUILDING COVERAGE:	20%	19.92%
		19.99%

PARKING REQUIREMENTS PER ITE 6TH EDITION, 2023

OFFICE: 1.95 SPACES PER 1,000 SF
 RETAIL: 2.79 SPACES PER 1,000 SF
 CATERING HALL: 2.42 PER 1,000 SF

NOTE: THE CATERING HALL USE IS ONLY APPLIED TO THE BASEMENT AREA. THE CATERING HALL WILL ONLY BE UTILIZED DURING WEEKDAYS AFTER BUSINESS HOURS OR ON SUNDAYS.

S.B.L 224-1-4: 3 STORY COMMERCIAL BUILDING 84,150 SF	28,050 SF x 2.79/1000 = 79 SPACES
FIRST FLOOR - RETAIL AREA: 28,050 x 1 = 28,050 SF	28,050 SF x 1.95/1000 = 110 SPACES
SECOND & THIRD FLOOR - OFFICE AREA: 28,050 SF x 2 = 56,100 SF	28,050 SF x 2.42/1000 = 68 SPACES
CATERING HALL AREA: 28,050 SF	189 SPACES
TOTAL PARKING SPACES REQUIRED:	195 SPACES
TOTAL PARKING SPACES PROVIDED:	195 SPACES
S.B.L 224-1-5: 3 STORY COMMERCIAL BUILDING 54,600 SF	18,200 SF x 2.79/1000 = 51 SPACES
FIRST FLOOR - RETAIL AREA: 18,200 x 1 = 18,200 SF	18,200 SF x 1.95/1000 = 71 SPACES
SECOND & THIRD FLOOR - OFFICE AREA: 18,200 x 2 = 36,400 SF	18,200 SF x 2.42/1000 = 45 SPACES
CATERING HALL AREA: 18,200 SF	122 SPACES
TOTAL PARKING SPACES REQUIRED:	131 SPACES
TOTAL PARKING SPACES PROVIDED:	131 SPACES
SHADOW PARKING: 17 SPACES	



REVISION	BY	DATE	DESCRIPTION
1	MM	1-9-24	PER CDCR & PB MTGS

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SITE PLAN FOR
 520 - 530 ROUTE 208
 VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, N.Y.

JOB#: 23-010
 SCALE: AS NOTED
 DATE: 12-14-23
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 04 of 08

SITE PLAN

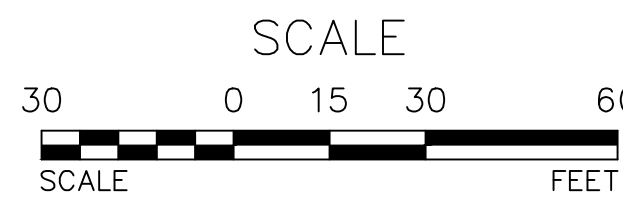
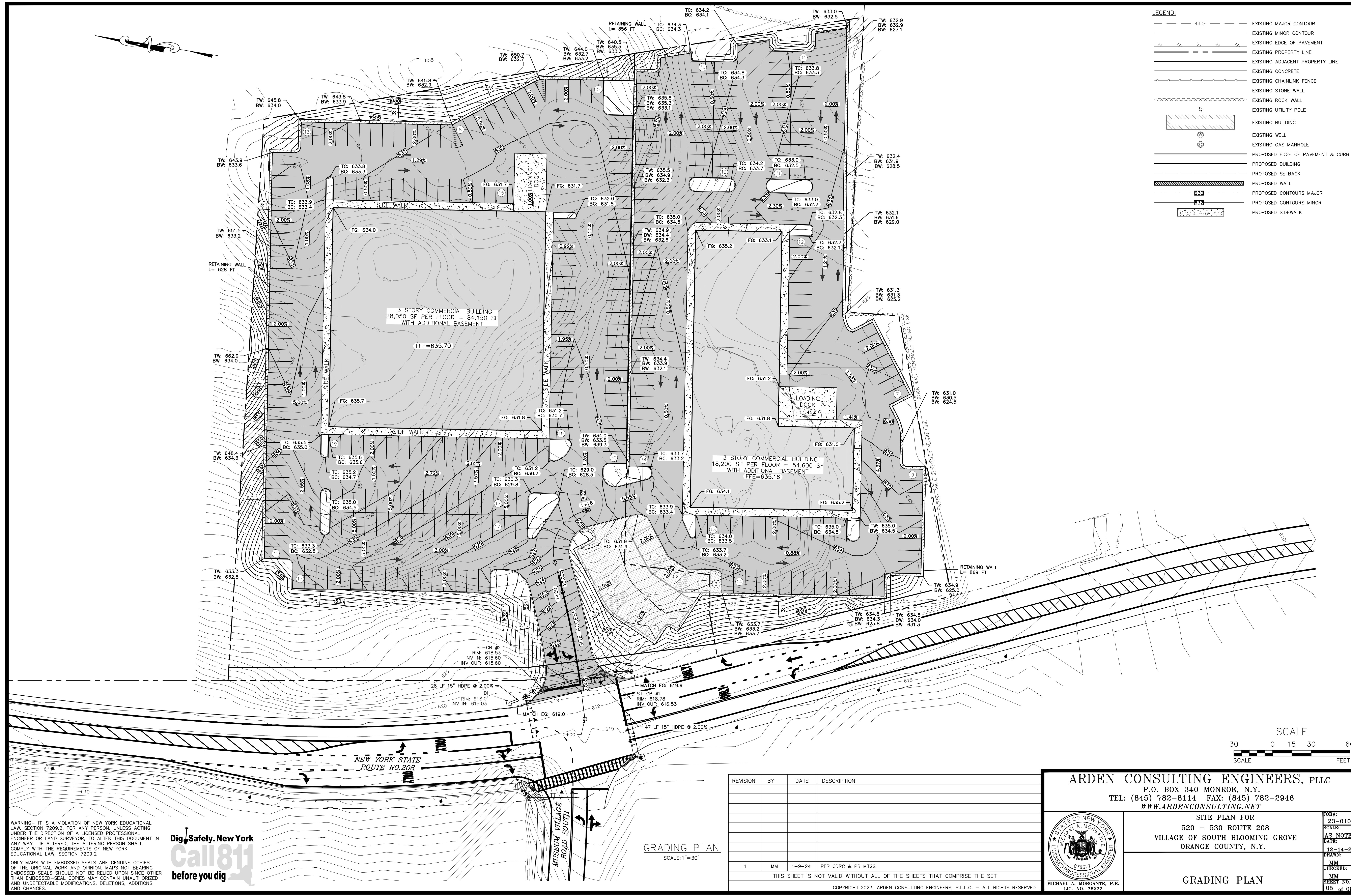
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 LIC. NO. 78577

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- LEGEND:
- 490 --- EXISTING MAJOR CONTOUR
 - --- EXISTING MINOR CONTOUR
 - --- EXISTING EDGE OF PAVEMENT
 - --- EXISTING PROPERTY LINE
 - --- EXISTING ADJACENT PROPERTY LINE
 - --- EXISTING CONCRETE
 - --- EXISTING CHAINLINK FENCE
 - --- EXISTING STONE WALL
 - --- EXISTING ROCK WALL
 - --- EXISTING UTILITY POLE
 - --- EXISTING BUILDING
 - --- EXISTING WELL
 - --- EXISTING GAS MANHOLE
 - --- PROPOSED EDGE OF PAVEMENT & CURB
 - --- PROPOSED BUILDING
 - --- PROPOSED SETBACK
 - --- PROPOSED WALL
 - --- PROPOSED CONTOURS MAJOR
 - --- PROPOSED CONTOURS MINOR
 - --- PROPOSED SIDEWALK



REVISION	BY	DATE	DESCRIPTION
1	MM	1-9-24	PER CDCR & PB MTGS

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SITE PLAN FOR
 520 - 530 ROUTE 208
 VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, N.Y.

JOB#: 23-010
 SCALE: AS NOTED
 DATE: 12-14-23
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 05 of 08

GRADING PLAN

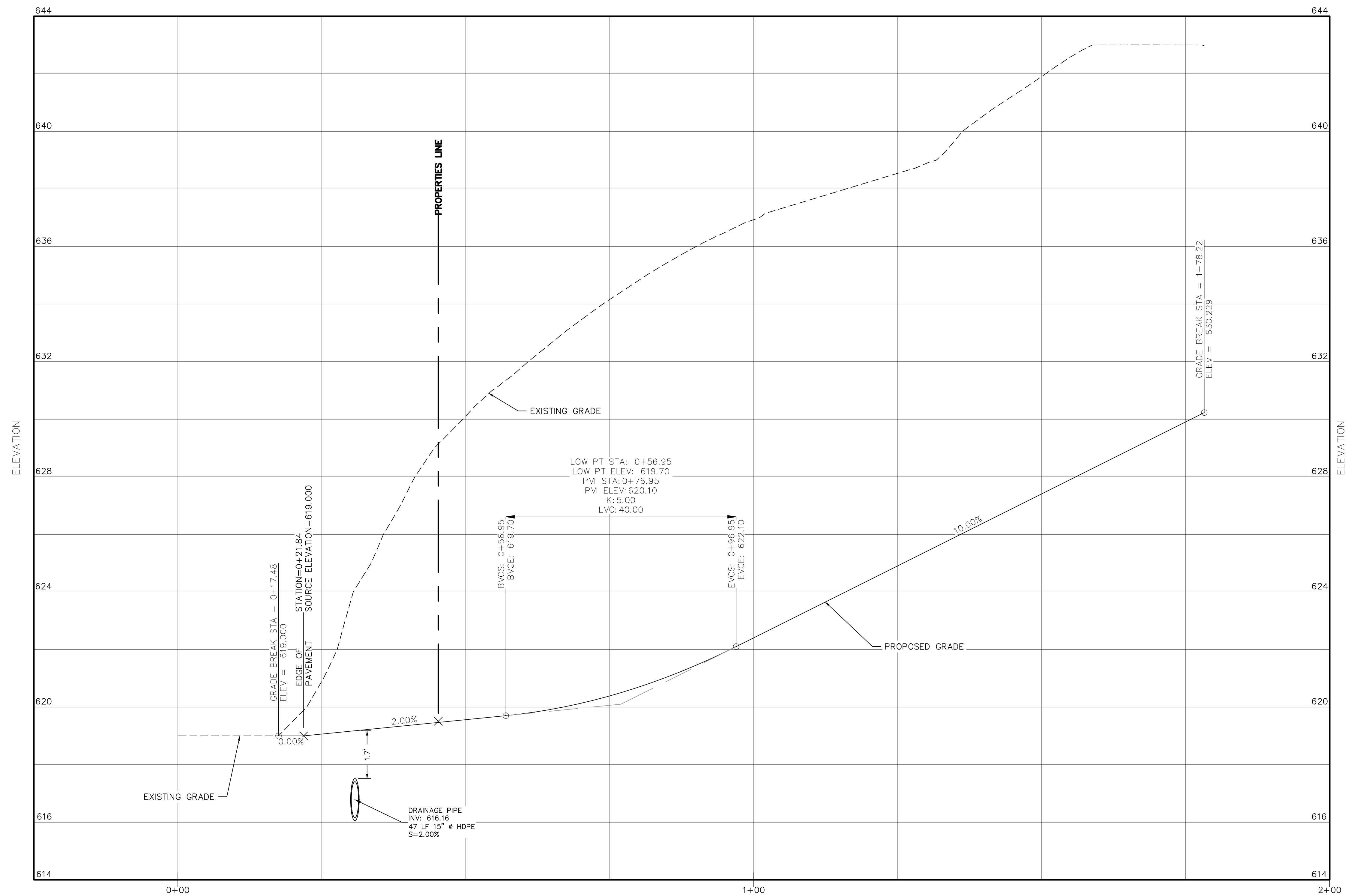
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GRADING PLAN
 SCALE: 1"=30'



DRIVEWAY PROFILE
 HORIZONTAL: 1"=10'
 VERTICAL: 1"=2'

REVISION	BY	DATE	DESCRIPTION
1	MM	1-9-24	PER CDRC & PB MTGS

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STATE OF NEW YORK
 MICHAEL A. MORGANTE
 LICENSED PROFESSIONAL ENGINEER
 078577

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

JOB#: 23-010
 SCALE: AS NOTED
 DATE: 12-14-23
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 06 of 08

SITE PLAN FOR
 520 - 530 ROUTE 208
 VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, N.Y.

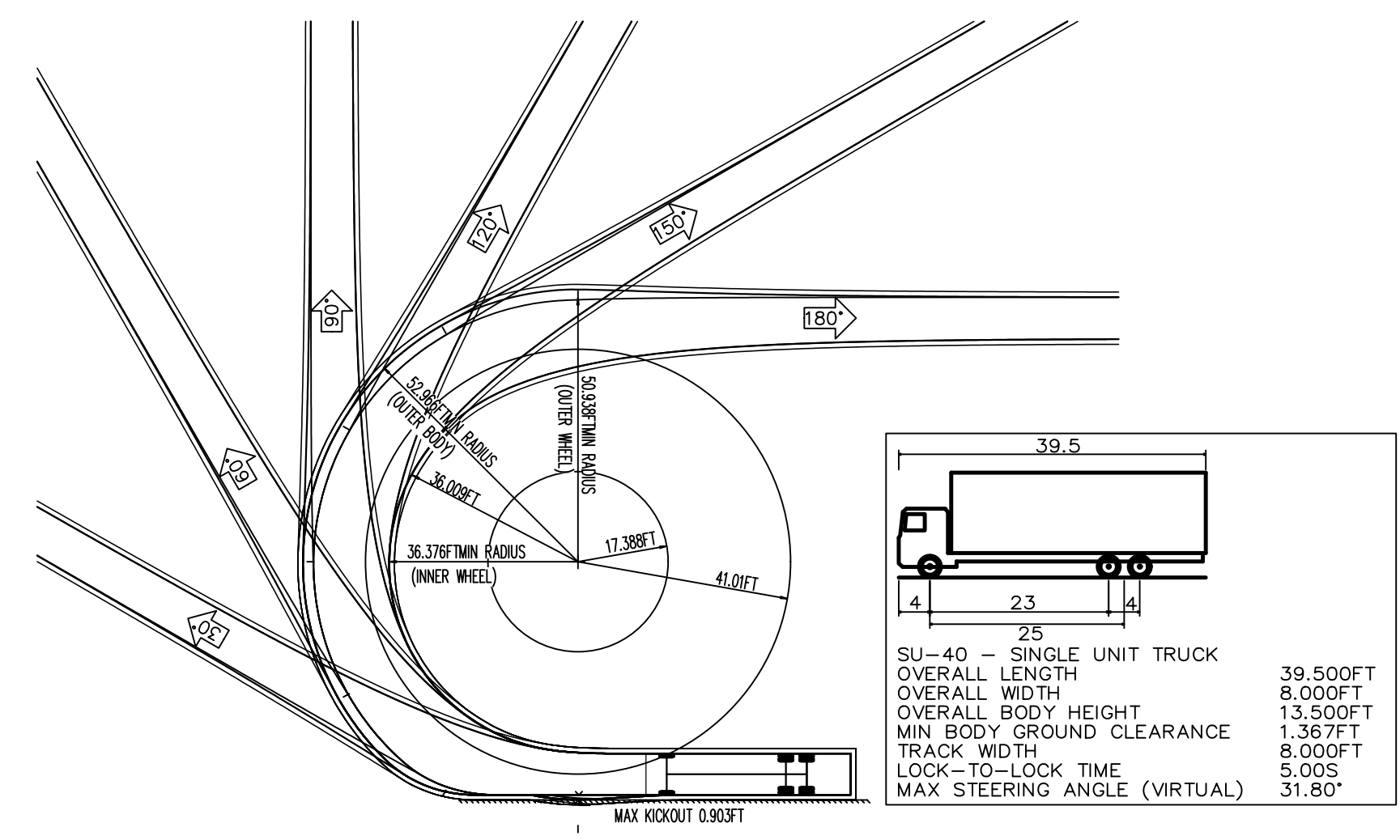
DRIVEWAY PROFILE

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- LEGEND:**
- EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING CONCRETE
 - EXISTING CHAINLINK FENCE
 - EXISTING STONE WALL
 - EXISTING ROCK WALL
 - EXISTING UTILITY POLE
 - EXISTING BUILDING
 - EXISTING WELL
 - EXISTING GAS MANHOLE
 - PROPOSED EDGE OF PAVEMENT & CURB
 - PROPOSED BUILDING
 - PROPOSED SETBACK
 - PROPOSED SIDEWALK

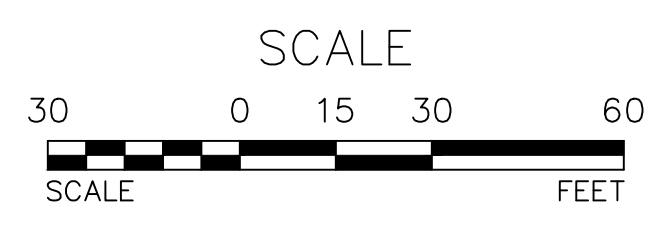


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TRUCK (SU-40) TURNING DIAGRAMS 01
SCALE: 1"=30'



REVISION	BY	DATE	DESCRIPTION
1	MM	1-9-24	PER CDCR & PB MTGS

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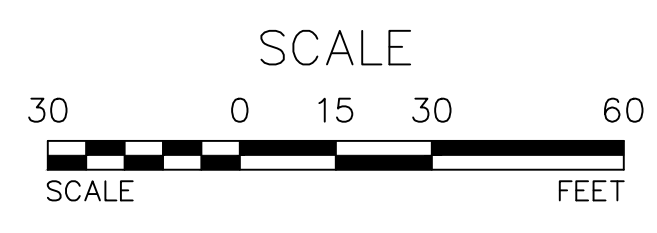
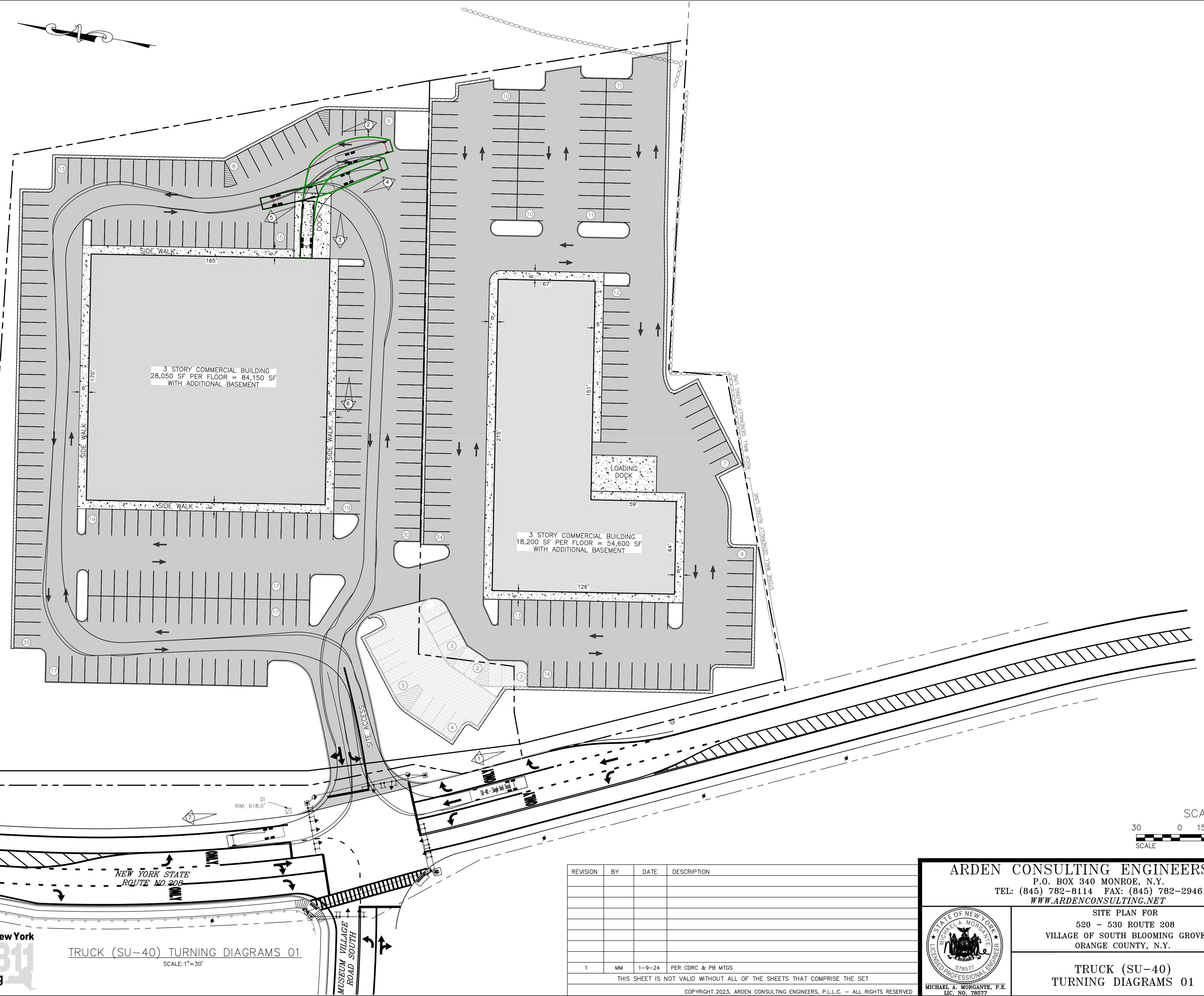
SITE PLAN FOR
 520 - 530 ROUTE 208
 VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, N.Y.

TRUCK (SU-40)
 TURNING DIAGRAMS 01

JOB#: 23-010
 SCALE: AS NOTED
 DATE: 12-14-23
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 07 of 08

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

- LEGEND:**
- EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING CONCRETE
 - EXISTING CHAINLINK FENCE
 - EXISTING STONE WALL
 - EXISTING ROCK WALL
 - EXISTING UTILITY POLE
 - EXISTING BUILDING
 - EXISTING WELL
 - EXISTING GAS MANHOLE
 - PROPOSED EDGE OF PAVEMENT & CURB
 - PROPOSED BUILDING
 - PROPOSED SETBACK
 - PROPOSED SIDEWALK



REVISION	BY	DATE	DESCRIPTION
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SITE PLAN FOR
520 - 530 ROUTE 208
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, N.Y.

**TRUCK (SU-40)
TURNING DIAGRAMS 01**

JOB#: 23-010
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DRAWN: MM
CHECKED: MM
SHEET NO. 08 of 08

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TRUCK (SU-40) TURNING DIAGRAMS 01
SCALE: 1"=30'