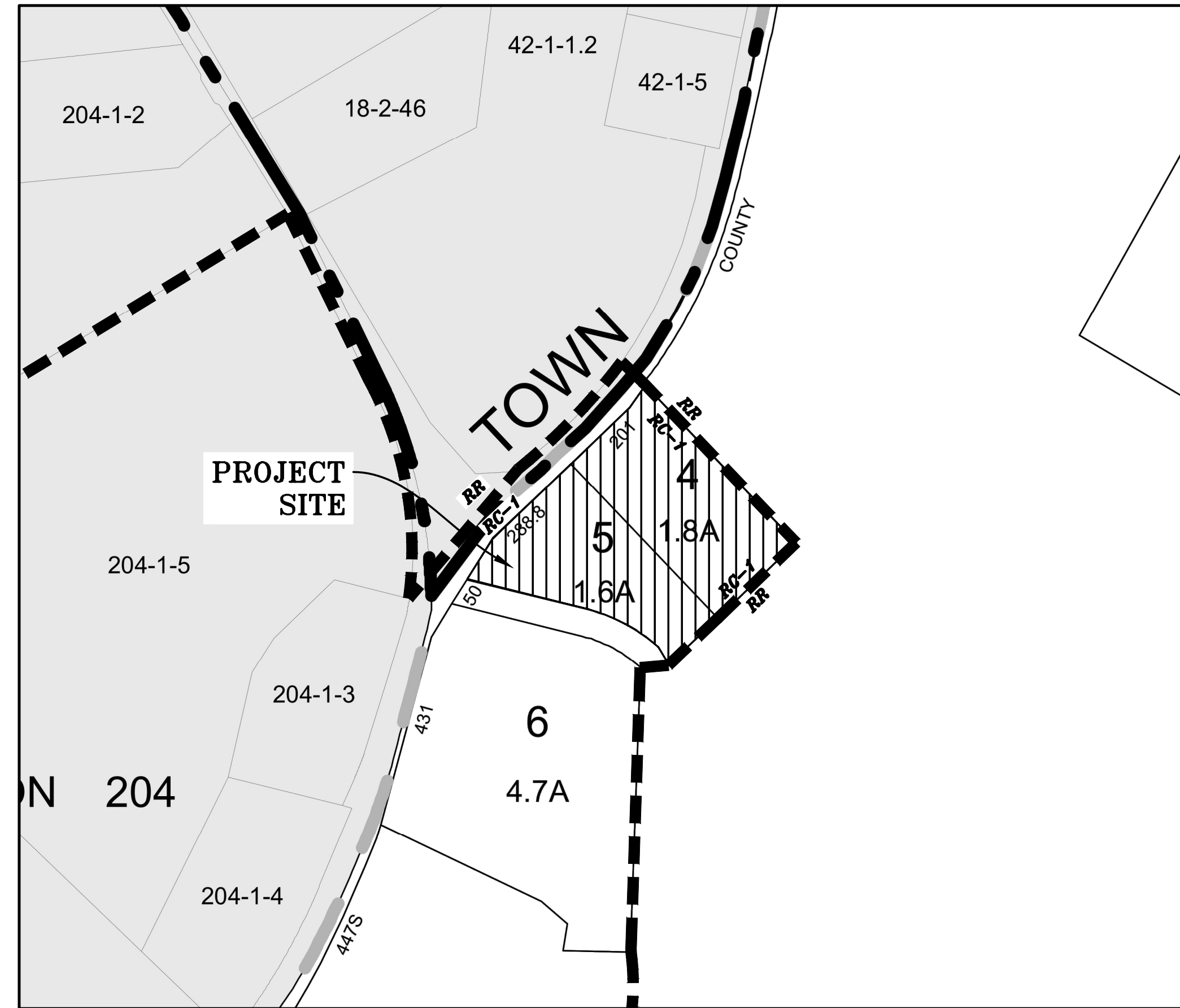


# SITE PLAN FOR 585 CLOVE ROAD VILLAGE OF SOUTH BLOOMING GROVE TOWN OF BLOOMING GROVE - ORANGE COUNTY, NY



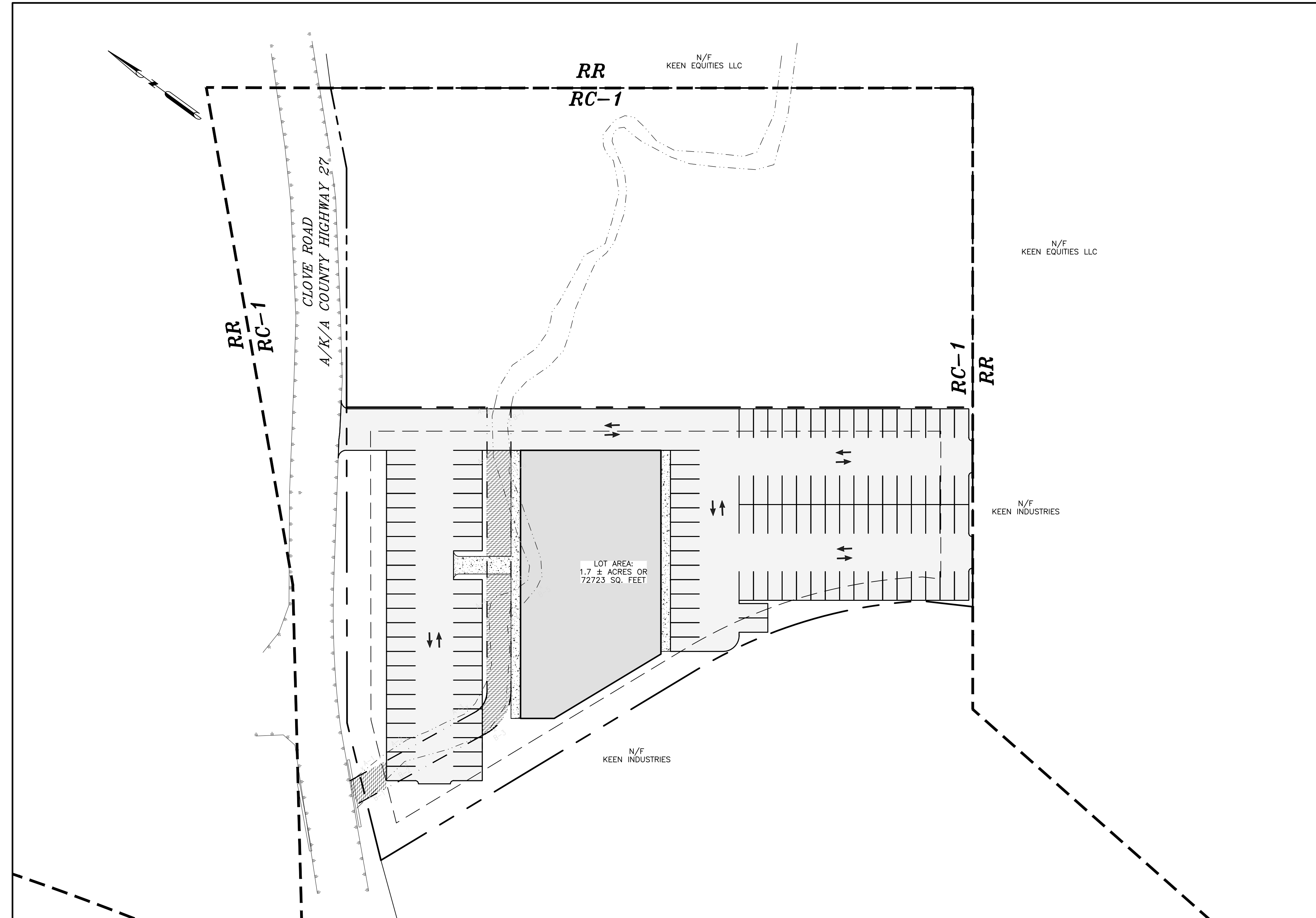
**LOCATION MAP**  
SCALE: 1"=200'

**GENERAL NOTES:**

1. RECORD OWNER & APPLICANT:  
MANGIN RD LLC  
19 MANGIN RD MORSE NY
2. PROPERTY ADDRESS:  
585 CLOVE RD  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK
3. TAX MAP NUMBER:  
SECTION 208, BLOCK 1, LOT 4  
SECTION 208, BLOCK 1, LOT 5
4. DEED REFERENCE: +  
SECTION 208, BLOCK 1, LOT 4:  
LIBER: 15035 PAGE: 1737  
SECTION 208, BLOCK 1, LOT 5:  
LIBER: 13094 PAGE: 1777
5. PARCEL AREA:  
SECTION 208, BLOCK 1, LOT 4:  
1.8 ± ACRES  
SECTION 208, BLOCK 1, LOT 5:  
1.7 ± ACRES OR 72723 SQ. FEET

**DRAWING LIST**

SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 05	TITLE SHEET	01-19-22 / 6-28-22
02 OF 05	EXISTING CONDITIONS PLAN	01-19-22 / 6-28-22
03 OF 05	DEMOLITION PLAN	01-19-22 / 6-28-22
04 OF 05	SITE PLAN	01-19-22 / 6-28-22
05 OF 05	GRADING & UTILITY PLAN	01-19-22 / 6-28-22

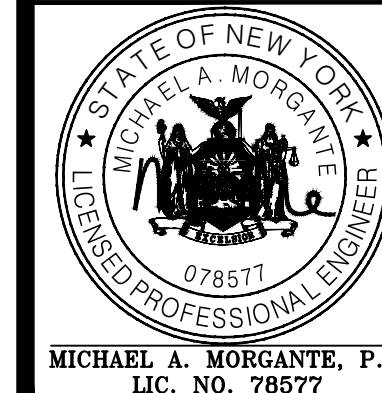


**TITLE SHEET**  
SCALE: 1"=40'

REV.	BY	DATE	DESCRIPTION
1.	MM	6-28-22	SITE PLAN REDESIGN

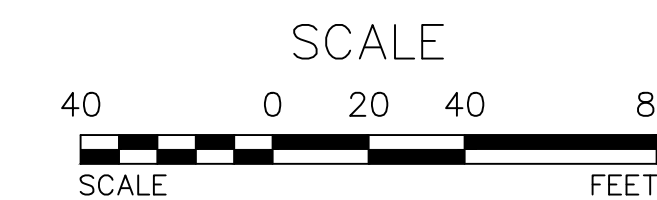
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SITE PLAN PREPARED FOR  
**585 CLOVE ROAD**  
VILLAGE OF SOUTH BLOOMING GROVE  
TOWN OF BLOOMING GROVE - ORANGE COUNTY, NY

JOB#: 21-049  
SCALE: AS NOTED  
DATE: 1-19-22  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 01 of 05



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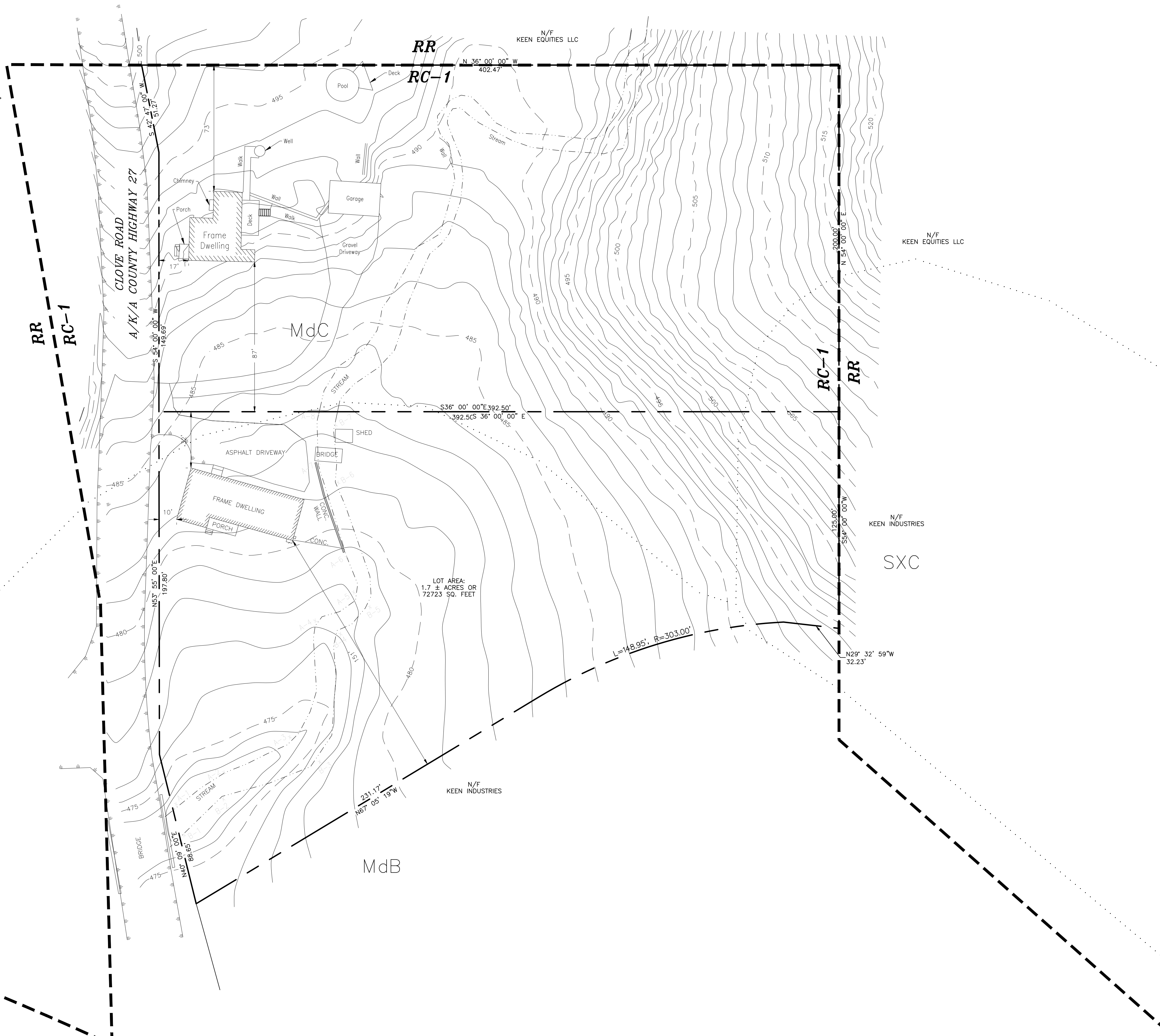


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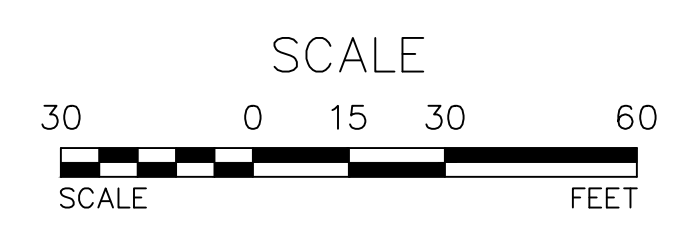
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**LEGEND:**

	480	EXISTING MAJOR CONTOUR
		EXISTING MINOR CONTOUR
		EXISTING STREAM
		EXISTING PROPERTY LINE
		EXISTING ADJACENT PROPERTY LINE
		EXISTING BUILDING LINE
		EXISTING EDGE OF PAVEMENT
		EXISTING CONCRETE WALL
		ZONING DISTRICT BOUNDARIES
		EXISTING SOIL



EXISTING CONDITIONS PLAN  
SCALE: 1"=30'



REV.	BY	DATE	DESCRIPTION
1.	MM	6-28-22	SITE PLAN REDESIGN

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VILLAGE OF SOUTH BLOOMING GROVE  
TOWN OF BLOOMING GROVE - ORANGE COUNTY, NY

**EXISTING CONDITIONS PLAN**

	JOB#: 21-049 SCALE: AS NOTED DATE: 1-19-22 DRAWN: MM CHECKED: MM SHEET NO. 02 of 05
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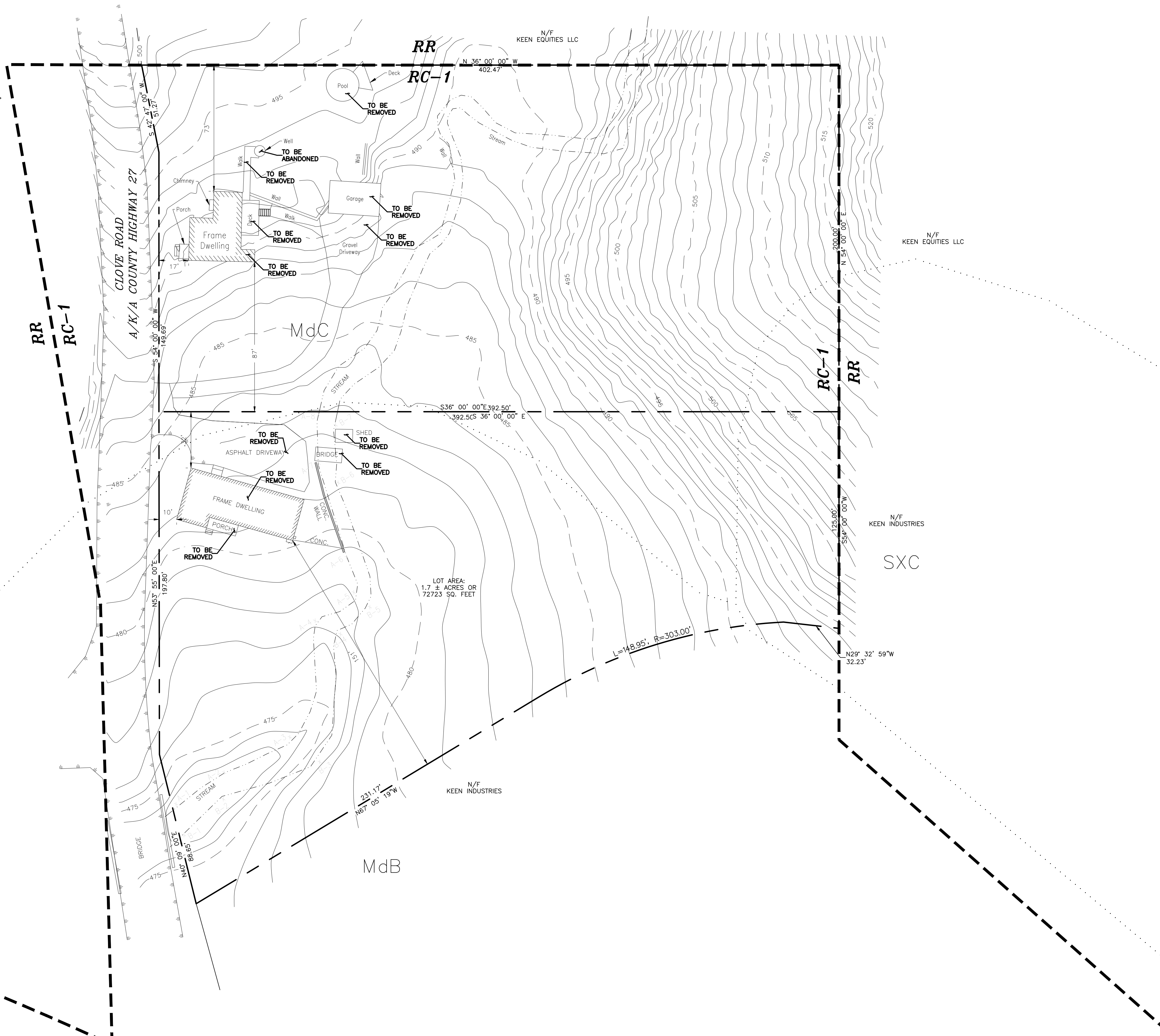
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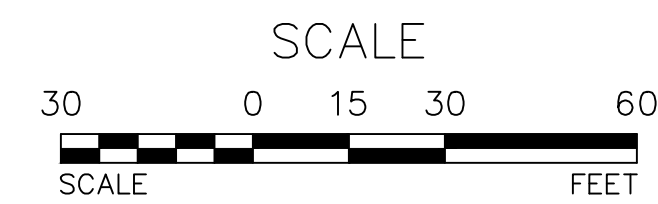
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**DEMOLITION PLAN**  
SCALE: 1"=30'



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1.	MM	6-28-22	SITE PLAN REDESIGN

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TOWN OF BLOOMING GROVE - ORANGE COUNTY, NY

**DEMOLITION PLAN**

JOB#: 21-049  
SCALE: AS NOTED  
DATE: 1-19-22  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 03 of 05

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



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**LEGEND:**

---	480	---	EXISTING MAJOR CONTOUR
---		---	EXISTING MINOR CONTOUR
---		---	EXISTING STREAM
---		---	EXISTING PROPERTY LINE
---		---	EXISTING ADJACENT PROPERTY LINE
---		---	EXISTING BUILDING LINE
---		---	EXISTING EDGE OF PAVEMENT
---		---	EXISTING CONCRETE WALL
---		---	ZONING DISTRICT BOUNDARIES
---		---	PROPOSED SETBACK
---		---	PROPOSED EDGE OF PAVEMENT
---		---	PROPOSED WELL
---		---	PROPOSED ADS STORMTECH CHAMBERS
---		---	PROPOSED SEWAGE DISPOSAL SYSTEM
---		---	EXISTING SOIL

**TABLE OF ZONING REQUIREMENTS:**

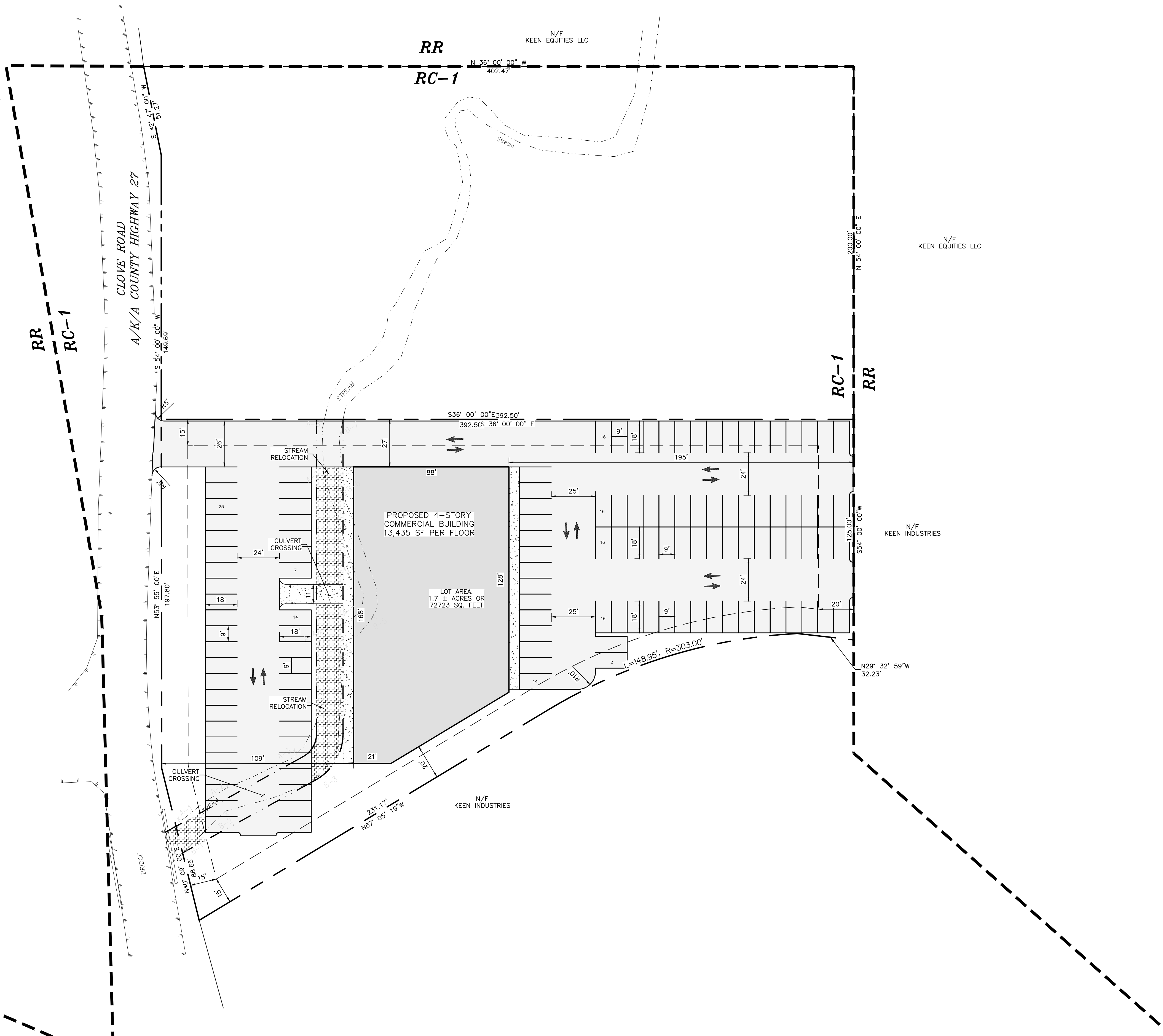
RURAL CROSSROADS I (RC-1)		
LOT DIMENSIONS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	3,000 SF	72,723 SF
MINIMUM FRONTAGE	30 FEET	286.45'
MAXIMUM BUILDING COVERAGE	50%	18.5%
<b>PRIMARY STRUCTURE</b>		
MINIMUM FRONT YARD SETBACK	15 FEET	109 FEET
MINIMUM SIDE YARD	15 FEET	20 FEET
MINIMUM REAR YARD SETBACK	20 FEET	195 FEET
MAXIMUM HEIGHT (IN STORIES)	3 STORIES	3 STORIES
MAXIMUM HEIGHT (IN FEET)	40 FEET	40 FEET
<b>ACCESSORY STRUCTURE</b>		
MINIMUM SIDE YARD	10 FEET	--
MINIMUM REAR YARD SETBACK	10 FEET	--
MAXIMUM HEIGHT (IN STORIES)	2 STORIES	--
MAXIMUM HEIGHT (IN FEET)	20 FEET	--

**PARKING REQUIREMENTS:**

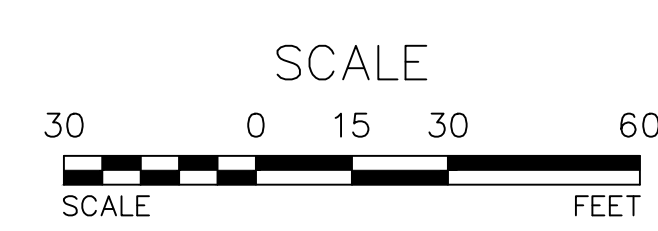
RESIDENTIAL USE: 1 SPACES PER 300 SF OF BUILDING AREA  
 53,740 SF \* 1 SPACES/300 SF = 179 SPACES  
 25% PARKING REDUCTION WAIVER = 134 SPACES  
 TOTAL PARKING PROVIDED: 124 SPACES  
 PARKING VARIANCE REQUESTED FOR 10 SPACES

**ZONING OVERLAYS:**

CLOVE ROAD IS LOCATED WITHIN A SCENIC ROAD OVERLAY



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



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1.	MM	6-28-22	SITE PLAN REDESIGN

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**SITE PLAN**

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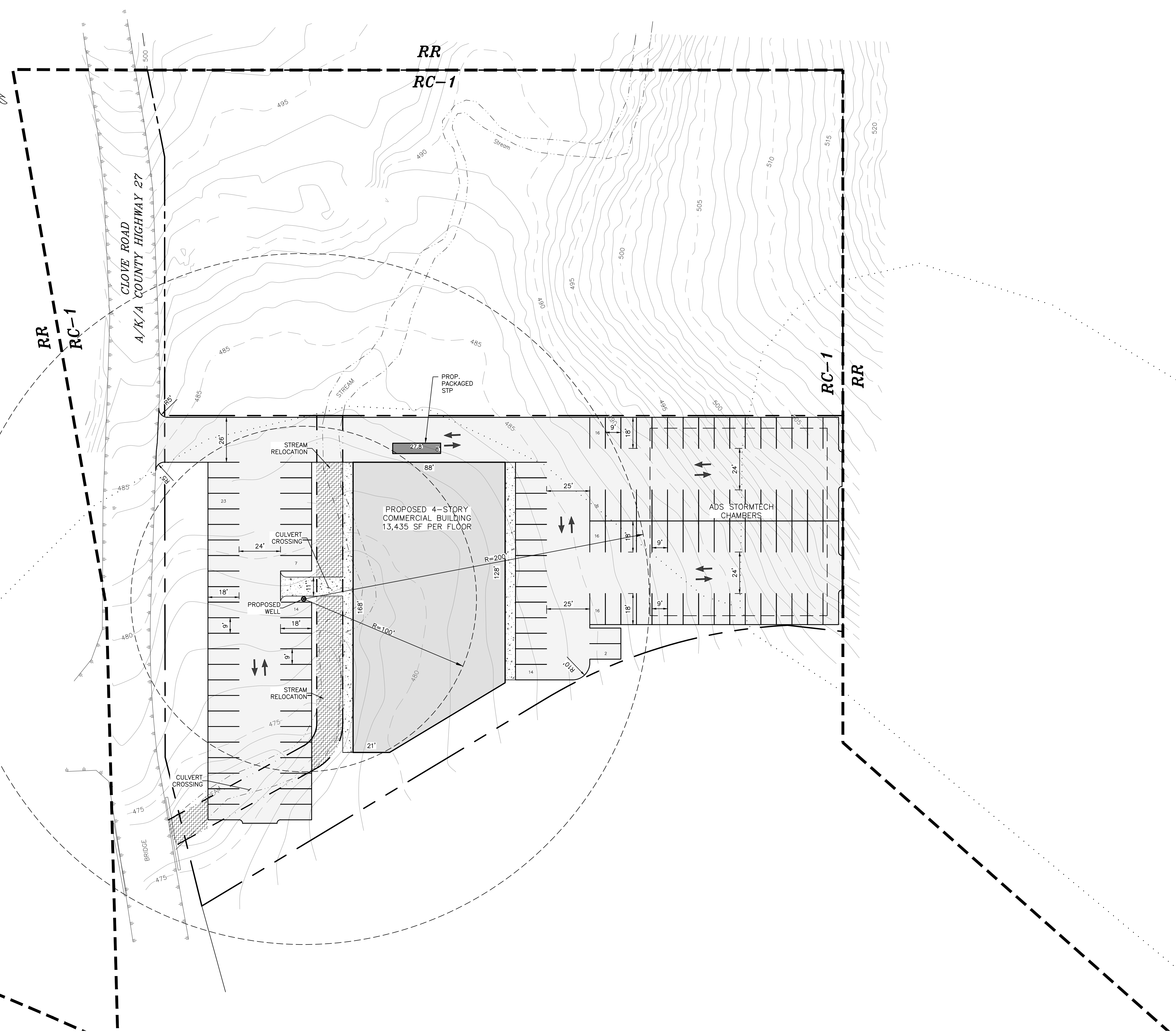
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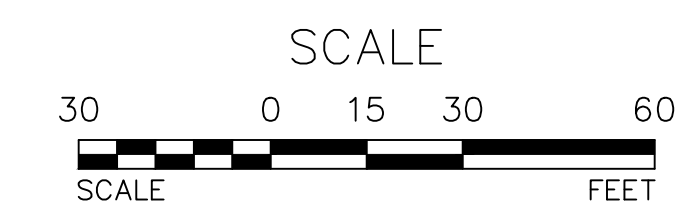
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	PROPOSED SEWAGE DISPOSAL SYSTEM
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING SOIL



GRADING & UTILITY PLAN  
SCALE: 1"=30'



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**GRADING & UTILITY PLAN**

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