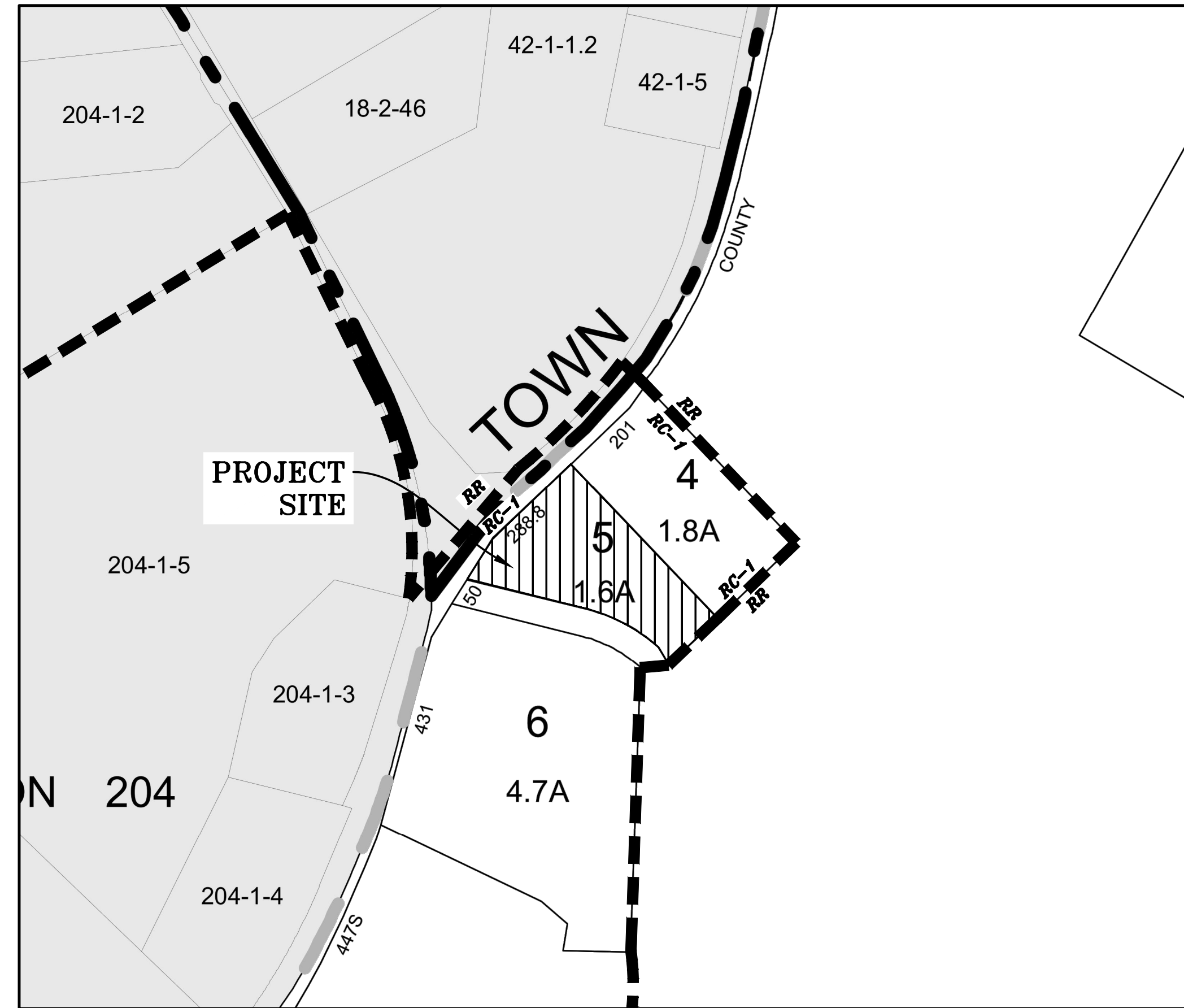


# SITE PLAN FOR 585 CLOVE ROAD

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



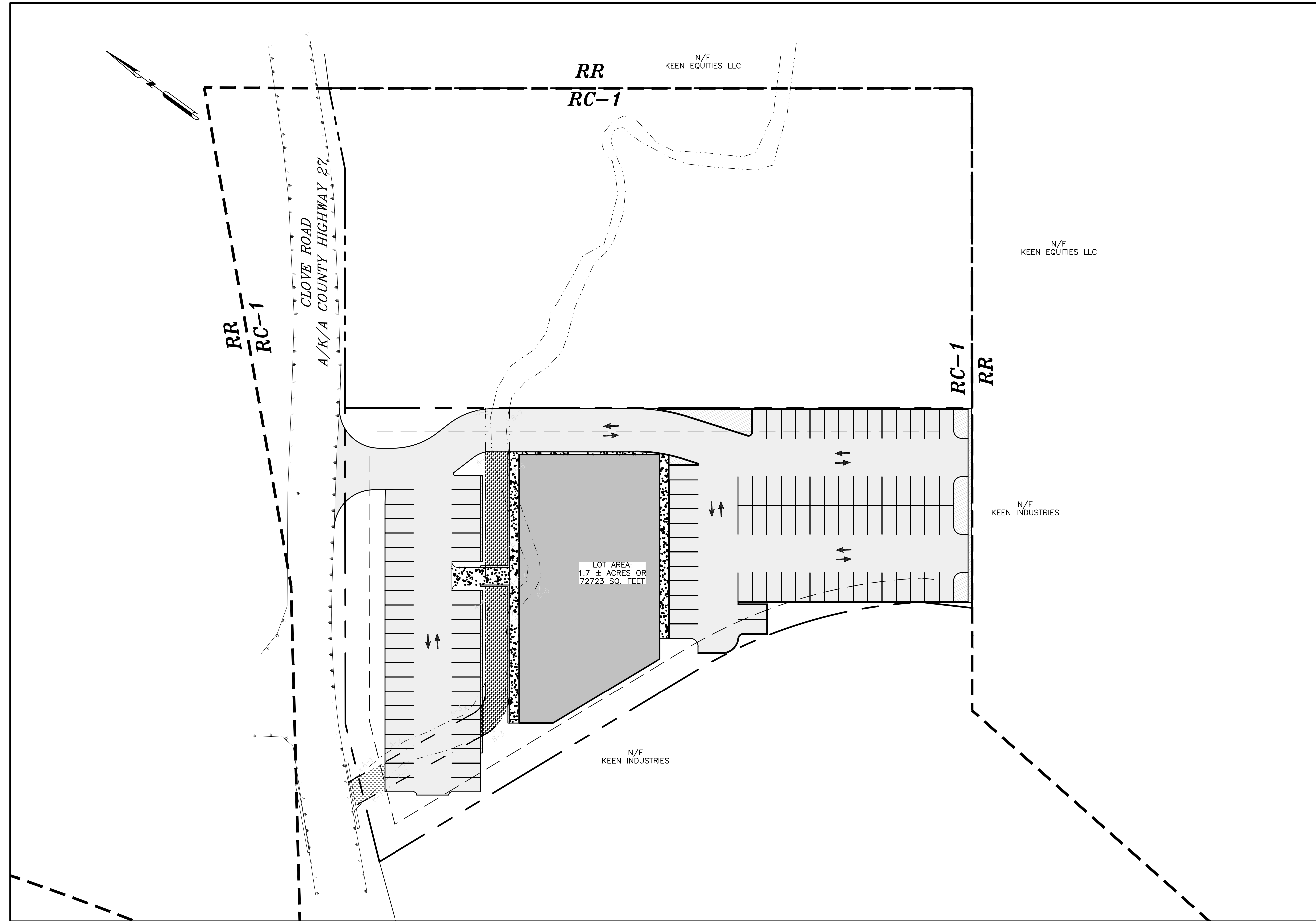
**LOCATION MAP**  
SCALE: 1"=200'

**GENERAL NOTES:**

1. RECORD OWNER & APPLICANT:  
MANGIN RD LLC  
19 MANGIN RD MOROE 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 5
4. DEED REFERENCE:  
SECTION 208, BLOCK 1, LOT 5:  
LIBER: 13094 PAGE: 1777
5. PARCEL AREA:  
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 / 8-11-22
02 OF 05	EXISTING CONDITIONS PLAN	01-19-22 / 8-11-22
03 OF 05	DEMOLITION PLAN	01-19-22 / 8-11-22
04 OF 05	SITE PLAN	01-19-22 / 8-11-22
05 OF 05	GRADING & UTILITY PLAN	01-19-22 / 8-11-22

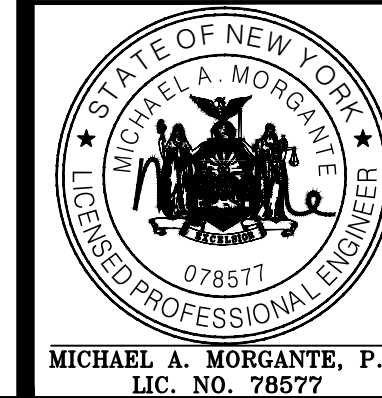


**TITLE SHEET**  
SCALE: 1"=40'

REV.	BY	DATE	DESCRIPTION
2.	MM	8-11-22	PRELIMINARY PLAN PREPARATION
1.	MM	6-28-22	SITE PLAN REDESIGN

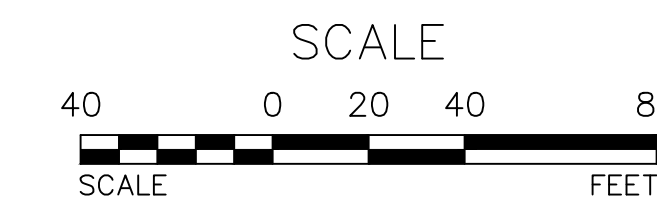
THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

**ARDEN CONSULTING ENGINEERS, PLLC**  
P.O. BOX 340 MONROE, N.Y.  
TEL: (845) 782-8114  
[WWW.ARDENCONSULTING.NET](http://WWW.ARDENCONSULTING.NET)



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



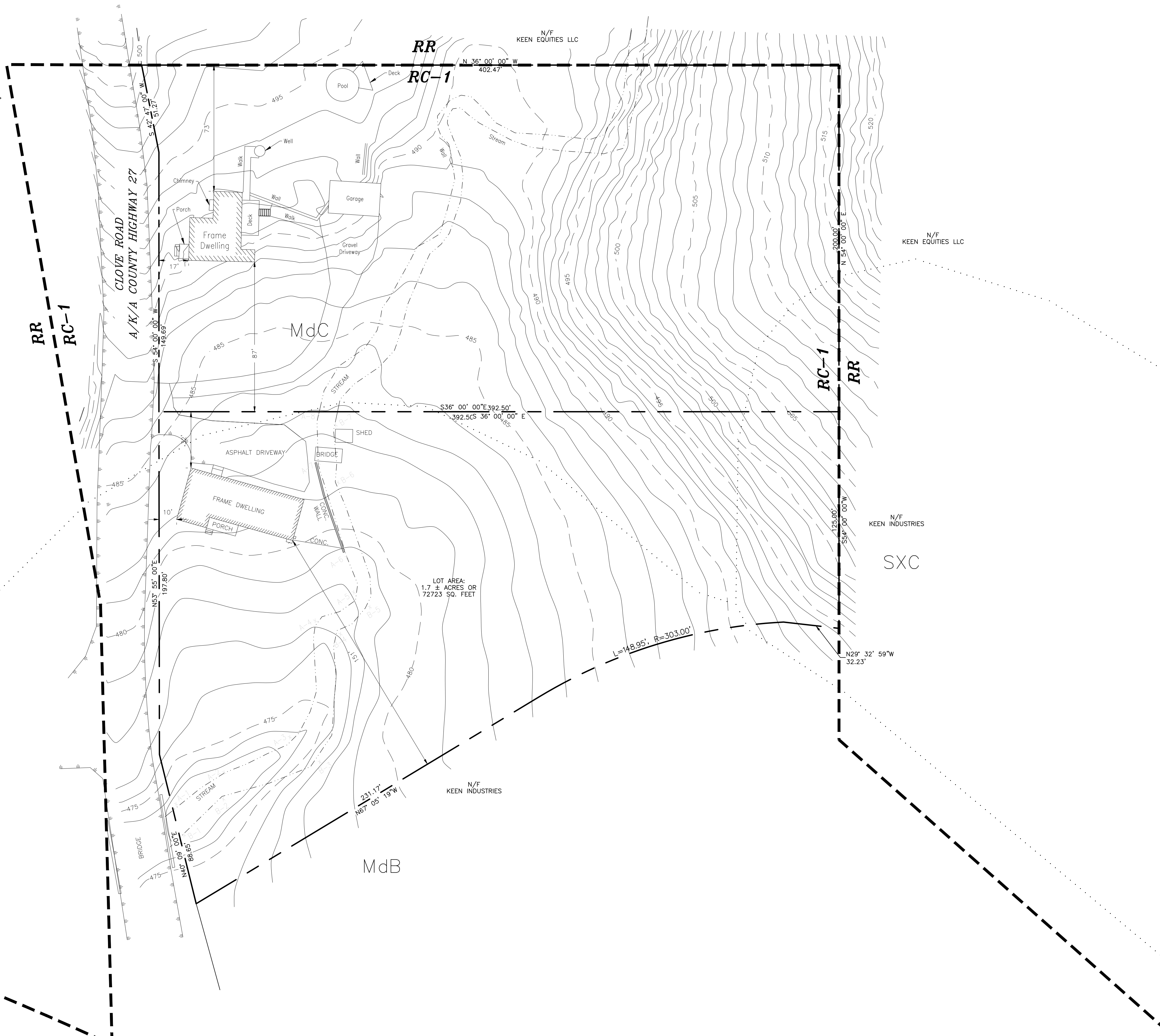
COPYRIGHT 2020, ARDEN CONSULTING ENGINEERS, P.L.L.C. - ALL RIGHTS RESERVED



WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2  
ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

**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



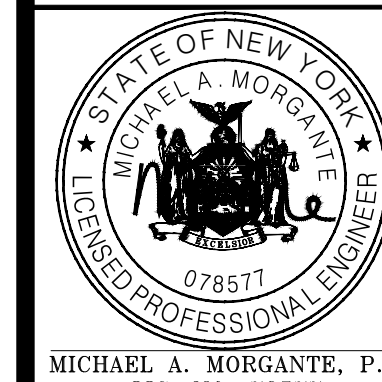
EXISTING CONDITIONS PLAN  
SCALE: 1"=30'



REV.	BY	DATE	DESCRIPTION
2.	MM	8-11-22	PRELIMINARY PLAN PREPARATION
1.	MM	6-28-22	SITE PLAN REDESIGN

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.  
TEL: (845) 782-8114  
WWW.ARDENCONSULTING.NET



SITE PLAN PREPARED FOR  
**585 CLOVE ROAD**  
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

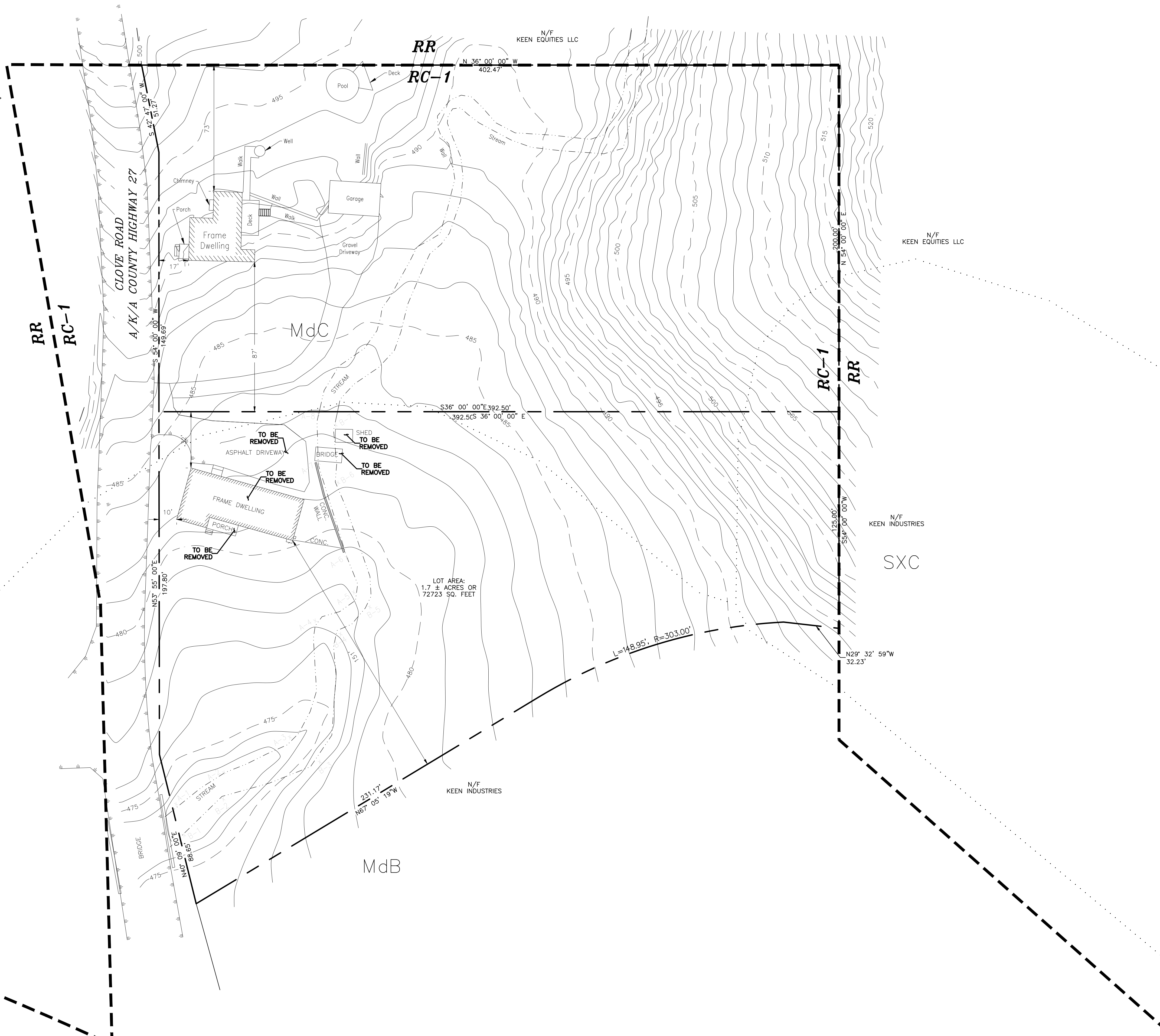


WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

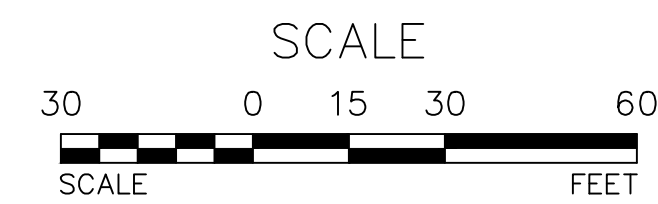
ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

**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



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



REV.	BY	DATE	DESCRIPTION
2.	MM	8-11-22	PRELIMINARY PLAN PREPARATION
1.	MM	6-28-22	SITE PLAN REDESIGN

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.  
TEL: (845) 782-8114  
WWW.ARDENCONSULTING.NET

SITE PLAN PREPARED FOR  
**585 CLOVE ROAD**  
VILLAGE OF SOUTH BLOOMING GROVE  
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

**Dig Safely. New York**  
**Call 811**  
before you dig

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

**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	4 STORIES
MAXIMUM HEIGHT (IN FEET)	40 FEET	54 FEET 6 IN
<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:**

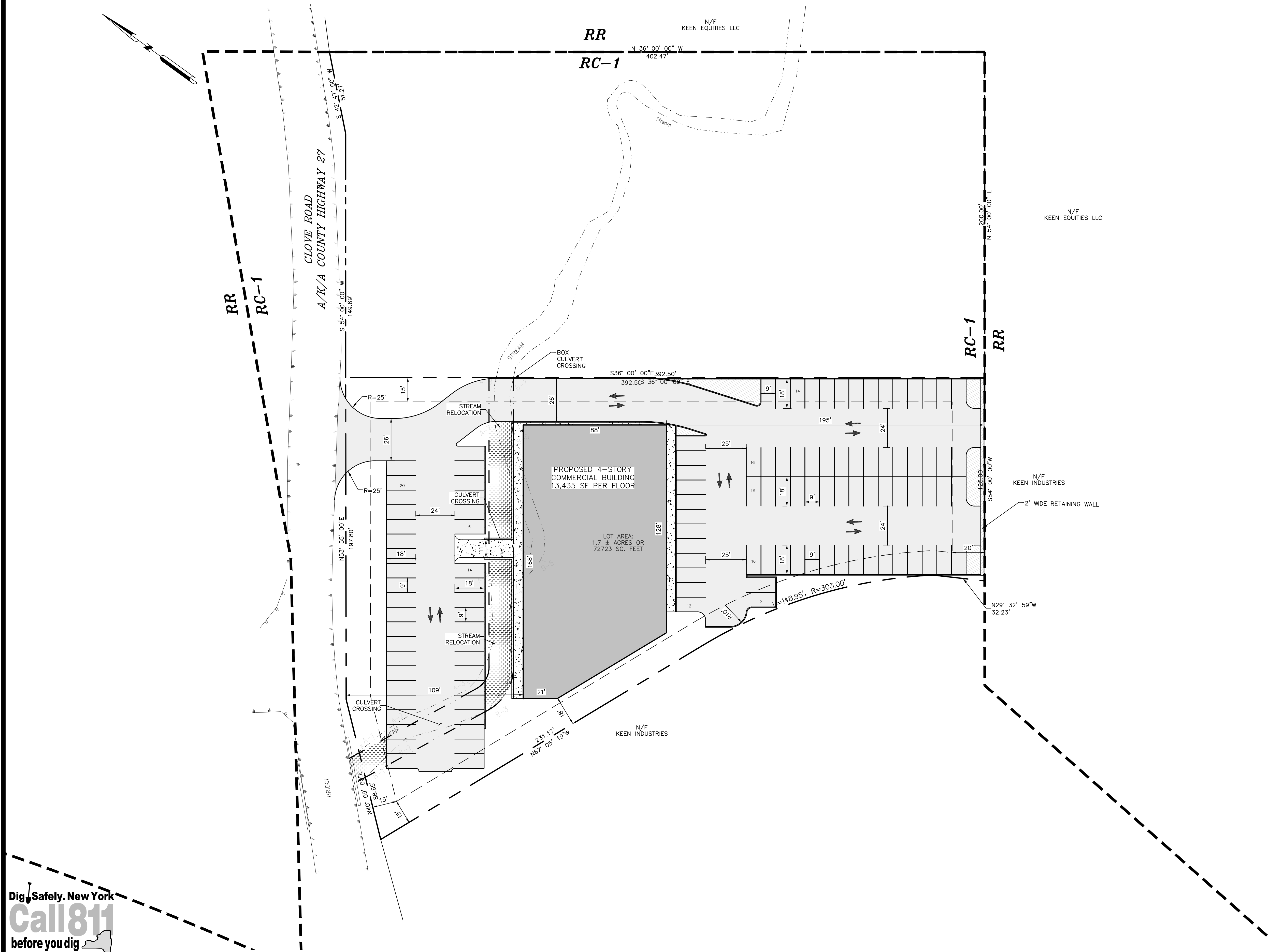
MIXED USE OFFICE & RETAIL RESIDENTIAL USE:  
 1 SPACES PER 300 SF OF BUILDING AREA  
 NET FLOOR AREA = 44,719 SF  
 44,719 SF \* 1 SPACES/300 SF = 149 SPACES  
 30% PARKING REDUCTION WAIVER = 104 SPACES  
 TOTAL PARKING PROVIDED: 114 SPACES

**ZONING OVERLAYS:**

CLOVE ROAD IS LOCATED WITHIN A SCENIC ROAD OVERLAY

**REQUIRED ZONING VARIANCES:**

- BUILDING HEIGHT INCREASE FROM THREE (3) STORIES TO FOUR (4) STORIES.
- BUILDING HEIGHT INCREASE FROM 40' TO 54'-6".



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



REV.	BY	DATE	DESCRIPTION
2.	MM	8-11-22	PRELIMINARY PLAN PREPARATION
1.	MM	6-28-22	SITE PLAN REDESIGN

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.  
 TEL: (845) 782-8114  
 WWW.ARDENCONSULTING.NET

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

**SITE PLAN**

JOB#: 21-049  
 SCALE: AS NOTED  
 DATE: 1-19-22  
 DRAWN: MM  
 CHECKED: MM  
 SHEET NO. 04 of 05

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

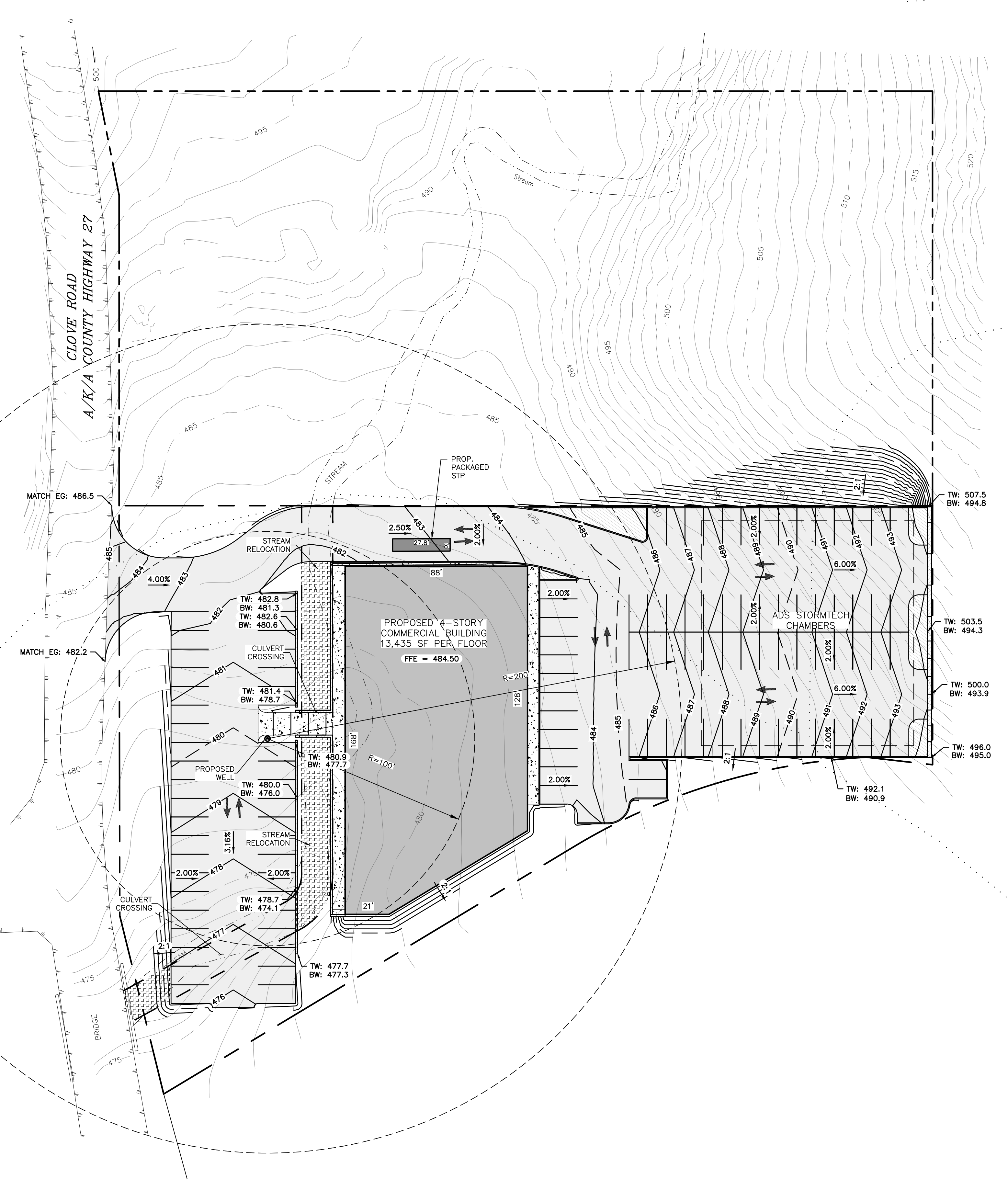
**Dig Safely. New York**  
**Call 811**  
 before you dig

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

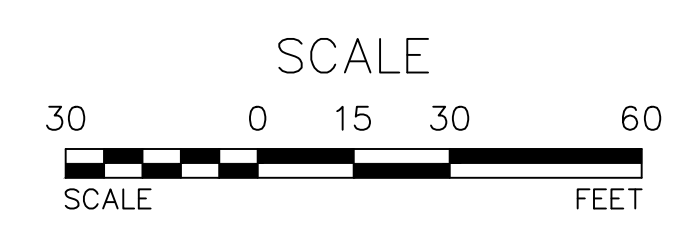
ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

**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
---	480	---	PROPOSED MAJOR CONTOUR
---	482	---	PROPOSED MINOR CONTOUR
---		---	EXISTING SOIL



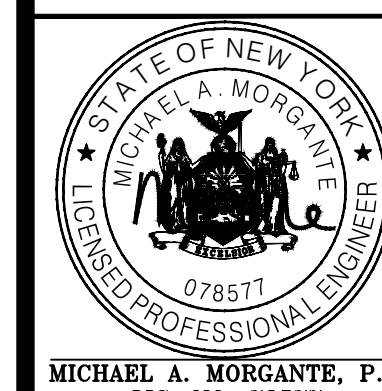
GRADING & UTILITY PLAN  
SCALE: 1"=30'



REV.	BY	DATE	DESCRIPTION
2.	MM	8-11-22	PRELIMINARY PLAN PREPARATION
1.	MM	6-28-22	SITE PLAN REDESIGN

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.  
TEL: (845) 782-8114  
[WWW.ARDENCONSULTING.NET](http://WWW.ARDENCONSULTING.NET)



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

**GRADING & UTILITY PLAN**

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

**Dig Safely. New York**  
**Call 811**  
before you dig

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.