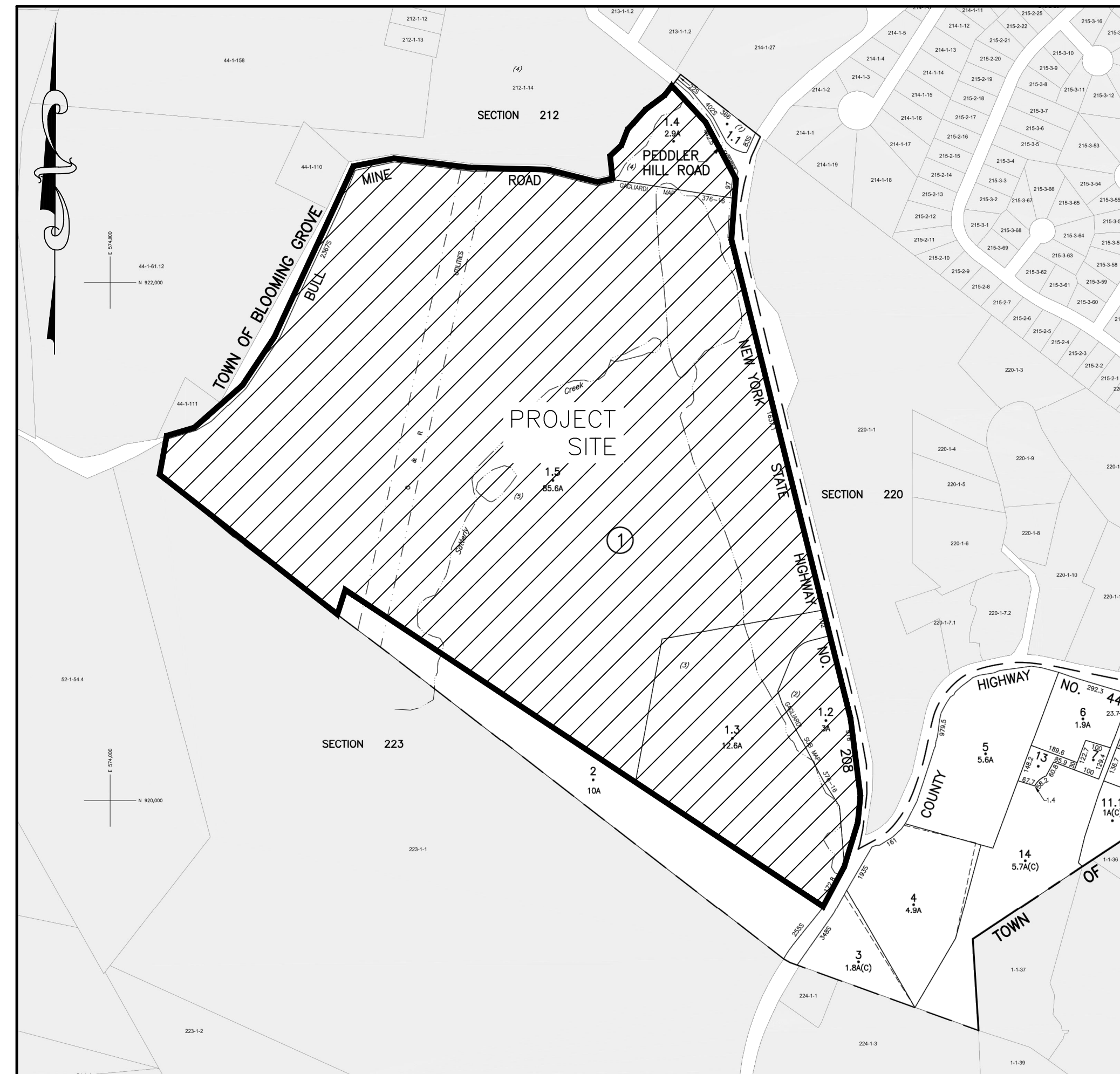


# CONCEPT SITE PLAN PREPARED FOR BAILIE LANE ESTATES LLC VILLAGE OF SOUTH BLOOMING GROVE ORANGE COUNTY, NEW YORK

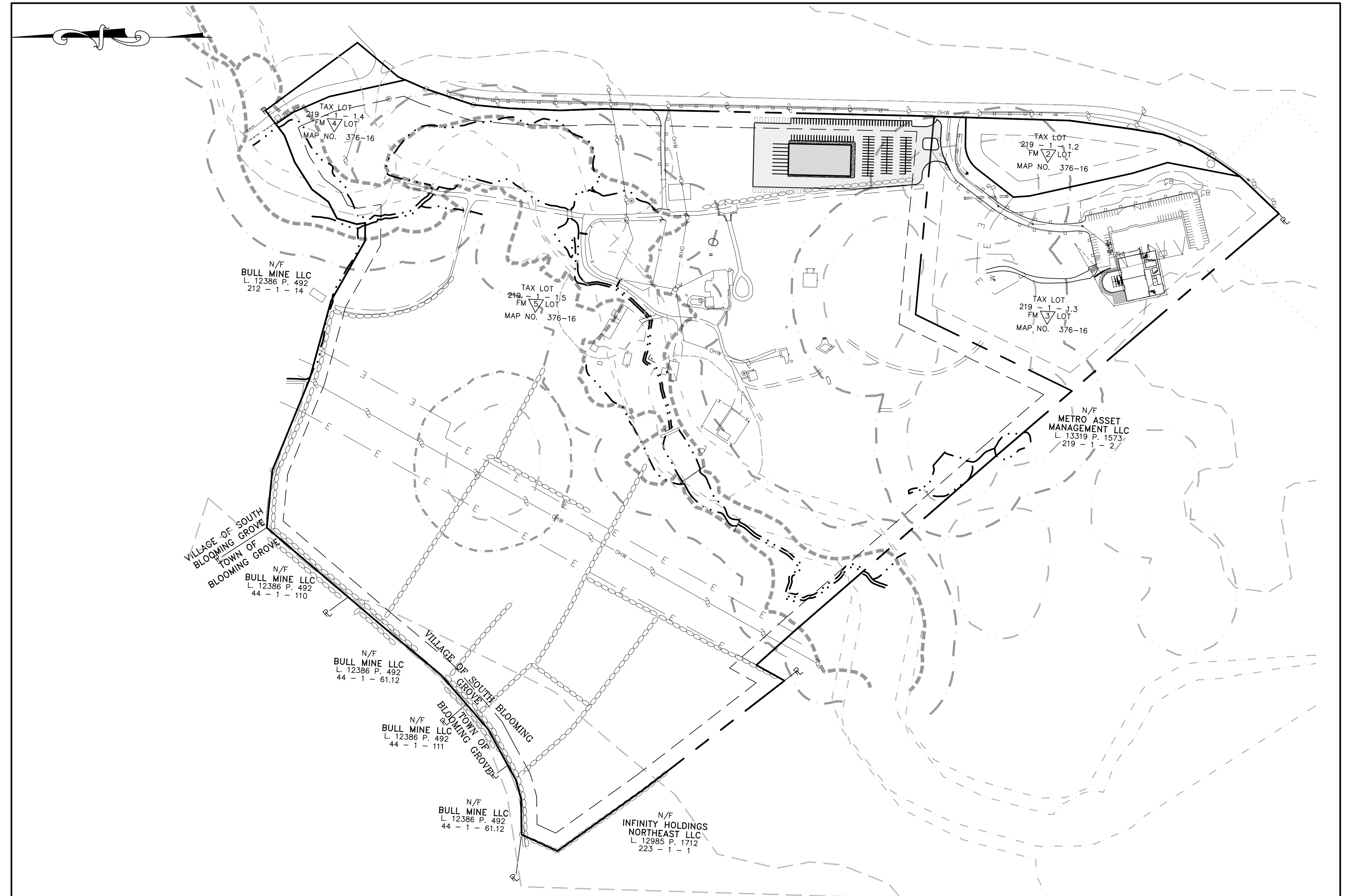


**LOCATION MAP**  
SCALE: 1"=400'  
SOURCE: OCWAGIS TAX MAPS

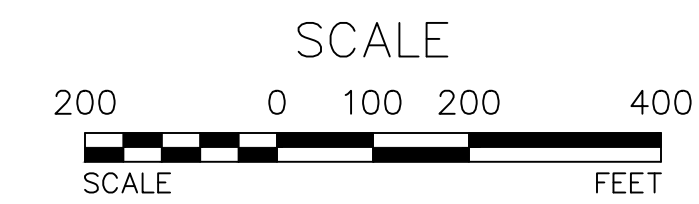
**GENERAL NOTES:**

1. RECORD OWNER & APPLICANT:  
BAILIE LANE ESTATES LLC  
65 STEUBEN ST  
BROOKLYN NY 11205
2. PROPERTY ADDRESS:  
15 BAILIE & 8-16 DEVAN DR  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK
3. TAX MAP NUMBER:  
SECTION 219, BLOCK 1, LOT 1.5
4. DEED 14934 PAGE: 952
5. PARCEL AREA/SIZE:  
85.60 ACRES

DRAWING LIST		
SHEET #	SHEET TITLE	ORIGINAL DATE/ LATE REVISED DATE
01 OF 03	TITLE SHEET	6-28-22/
02 OF 03	EXISTING CONDITIONS PLAN	6-28-22/
03 OF 03	SITE PLAN	6-28-22/



**TITLE SHEET**  
SCALE: 1"=200'



REV.	BY	DATE	DESCRIPTION

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

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CONCEPT SITE PLAN FOR  
**BAILIE LANE ESTATES LLC**  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NEW YORK

TITLE SHEET

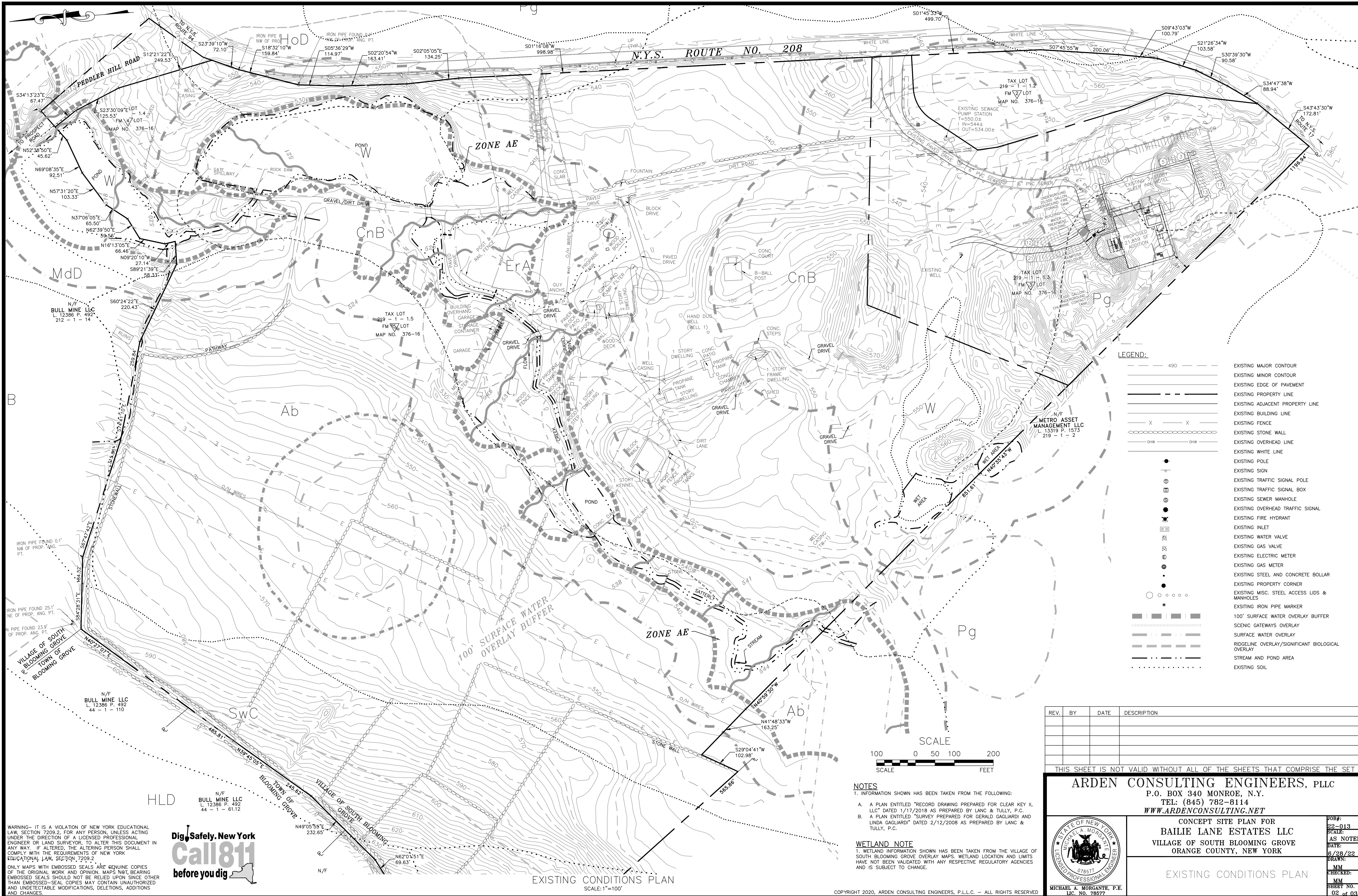
JOB#: 22-013  
SCALE: AS NOTED  
DATE: 6/28/22  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 01 of 03

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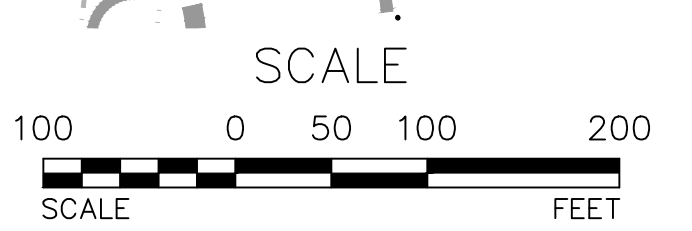






**LEGEND:**

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING BUILDING LINE
	EXISTING FENCE
	EXISTING STONE WALL
	EXISTING OVERHEAD LINE
	EXISTING WHITE LINE
	EXISTING POLE
	EXISTING SIGN
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING TRAFFIC SIGNAL BOX
	EXISTING SEWER MANHOLE
	EXISTING OVERHEAD TRAFFIC SIGNAL
	EXISTING FIRE HYDRANT
	EXISTING INLET
	EXISTING WATER VALVE
	EXISTING GAS VALVE
	EXISTING ELECTRIC METER
	EXISTING GAS METER
	EXISTING STEEL AND CONCRETE BOLLAR
	EXISTING PROPERTY CORNER
	EXISTING MISC. STEEL ACCESS LIDS & MANHOLES
	EXISTING IRON PIPE MARKER
	100' SURFACE WATER OVERLAY BUFFER
	SCENIC GATEWAYS OVERLAY
	SURFACE WATER OVERLAY
	RIDGELINE OVERLAY/SIGNIFICANT BIOLOGICAL OVERLAY
	STREAM AND POND AREA
	EXISTING SOIL



- NOTES**
- INFORMATION SHOWN HAS BEEN TAKEN FROM THE FOLLOWING:
    - A. A PLAN ENTITLED "RECORD DRAWING PREPARED FOR CLEAR KEY II, LLC" DATED 1/17/2018 AS PREPARED BY LANC & TULLY, P.C.
    - B. A PLAN ENTITLED "SURVEY PREPARED FOR GERALD GAGLIARDI AND LINDA GAGLIARDI" DATED 2/12/2008 AS PREPARED BY LANC & TULLY, P.C.

**WETLAND NOTE**

1. WETLAND INFORMATION SHOWN HAS BEEN TAKEN FROM THE VILLAGE OF SOUTH BLOOMING GROVE OVERLAY MAPS. WETLAND LOCATION AND LIMITS HAVE NOT BEEN VALIDATED WITH ANY RESPECTIVE REGULATORY AGENCIES AND IS SUBJECT TO CHANGE.

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**BAILIE LANE ESTATES LLC**  
 VILLAGE OF SOUTH BLOOMING GROVE  
 ORANGE COUNTY, NEW YORK

JOB#: 22-013  
 SCALE: AS NOTED  
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 CHECKED: MM  
 SHEET NO. 02 of 03

MICHAEL A. MORGANTE, P.E.  
 LIC. NO. 078577

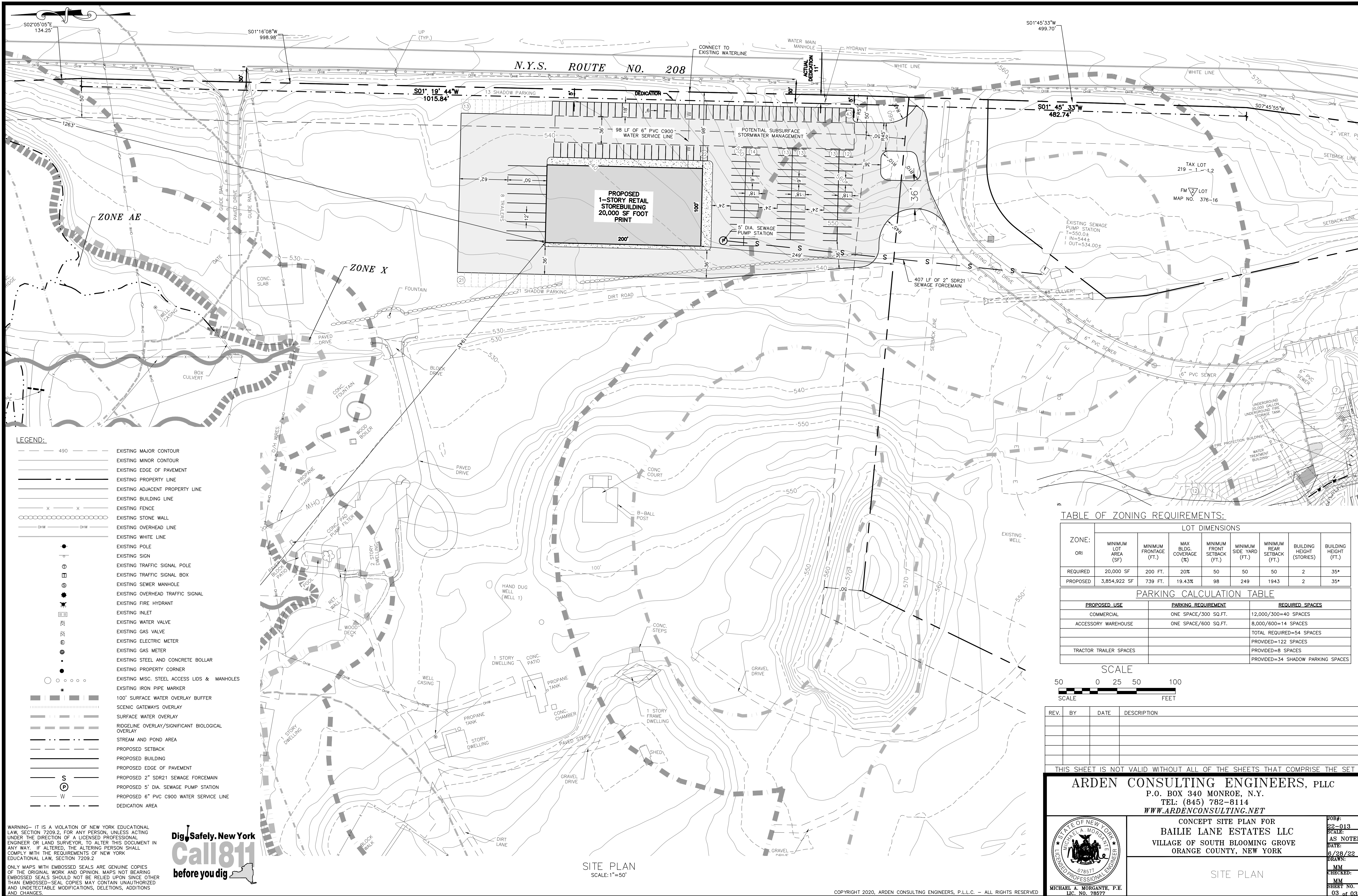
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 before you dig

EXISTING CONDITIONS PLAN  
 SCALE: 1"=100'





- LEGEND:**
- 490 --- EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING BUILDING LINE
  - x x EXISTING FENCE
  - o o o o EXISTING STONE WALL
  - OHW OHW EXISTING OVERHEAD LINE
  - EXISTING WHITE LINE
  - o EXISTING POLE
  - o EXISTING SIGN
  - o EXISTING TRAFFIC SIGNAL POLE
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  - o EXISTING GAS VALVE
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  - o EXISTING GAS METER
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  - o EXISTING PROPERTY CORNER
  - o EXISTING MISC. STEEL ACCESS LIDS & MANHOLES
  - o EXISTING IRON PIPE MARKER
  - o 100' SURFACE WATER OVERLAY BUFFER
  - o SCENIC GATEWAYS OVERLAY
  - o SURFACE WATER OVERLAY
  - o RIDGELINE OVERLAY/SIGNIFICANT BIOLOGICAL OVERLAY
  - o STREAM AND POND AREA
  - o PROPOSED SETBACK
  - o PROPOSED BUILDING
  - o PROPOSED EDGE OF PAVEMENT
  - S PROPOSED 2" SDR21 SEWAGE FORCEMAIN
  - P PROPOSED 5' DIA. SEWAGE PUMP STATION
  - W PROPOSED 6" PVC C900 WATER SERVICE LINE
  - DEDICATION AREA

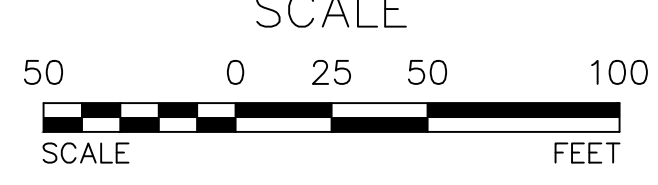
**TABLE OF ZONING REQUIREMENTS:**

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	2	35'
PROPOSED	3,854,922 SF	739 FT.	19.43%	98	249	1943	2	35'

**PARKING CALCULATION TABLE**

PROPOSED USE	PARKING REQUIREMENT	REQUIRED SPACES
COMMERCIAL	ONE SPACE/300 SQ.FT.	12,000/300=40 SPACES
ACCESSORY WAREHOUSE	ONE SPACE/600 SQ.FT.	8,000/600=14 SPACES
		TOTAL REQUIRED=54 SPACES
		PROVIDED=122 SPACES
		PROVIDED=8 SPACES
		PROVIDED=34 SHADOW PARKING SPACES



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**SITE PLAN**  
SCALE: 1"=50'