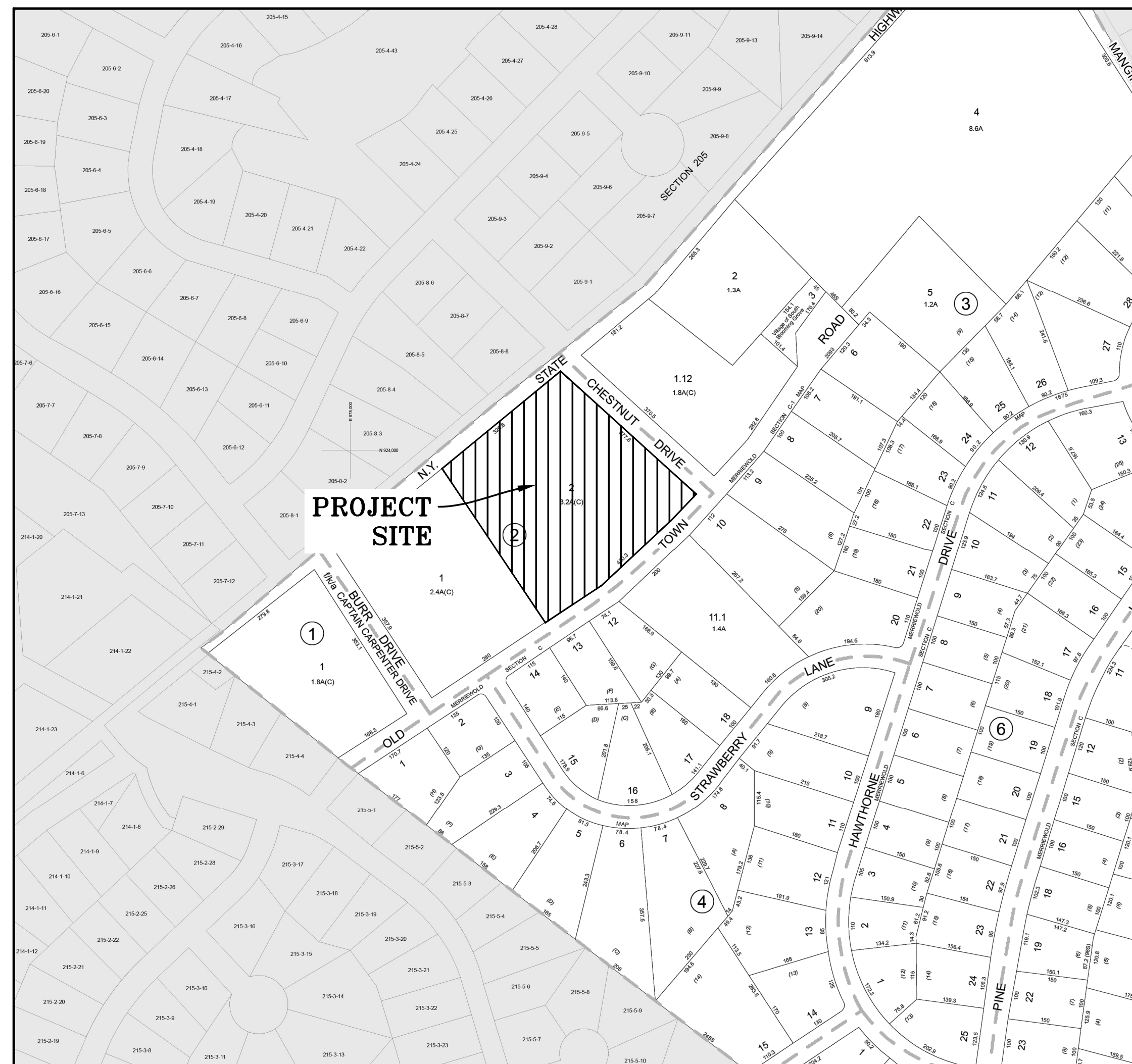


# SITE PLAN & SUBDIVISION FOR ROUTE 208 & CHESTNUT DRIVE VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NEW YORK



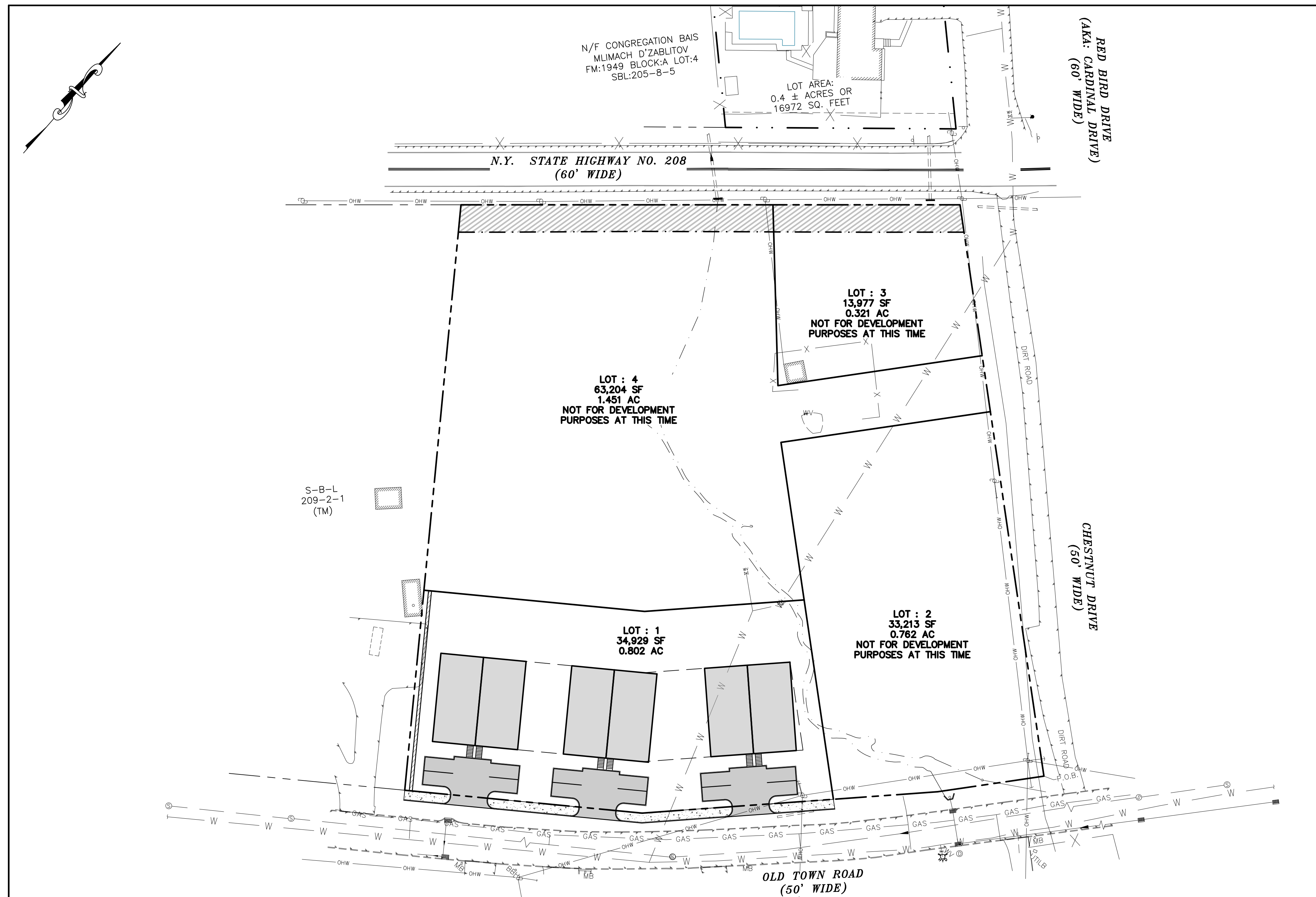
**LOCATION MAP**  
SCALE: 1"=200'

**GENERAL NOTES:**

1. RECORD OWNER & APPLICANT:  
YOEL WAGSCHAL  
14 TARAMAR LN  
WASHINGTONVILLE NY 10992
2. PROPERTY ADDRESS:  
RTE 208 & CHESTNUT DR,  
VILLAGE OF SOUTH BLOOMING GROVE,  
ORANGE COUNTY, NEW YORK
3. TAX MAP NUMBER:  
SECTION 209, BLOCK 2, LOT 2
4. DEED REFERENCE:  
LIBER 13005, PAGE 577
5. PARCEL AREA/SIZE: 3.336 ACRES

**DRAWING LIST**

SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 05	TITLE SHEET	02-23-24 / 3-27-24
02 OF 05	EXISTING CONDITIONS PLAN	02-23-24 / 3-27-24
03 OF 05	PROPOSED SUBDIVISION PLAN	02-23-24 / 3-27-24
04 OF 05	PROPOSED SITEPLAN	02-23-24 / 3-27-24
05 OF 05	GRADING & UTILITY PLAN	02-23-24 / 3-27-24



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



REV.	BY	DATE	DESCRIPTION
1	MM	3-27-24	LAYOUT REVISIONS

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SITE PLAN & SUBDIVISION FOR  
**ROUTE 208 & CHESTNUT DRIVE**  
VILLAGE OF SOUTH BLOOMING GROVE  
COUNTY OF ORANGE, NEW YORK

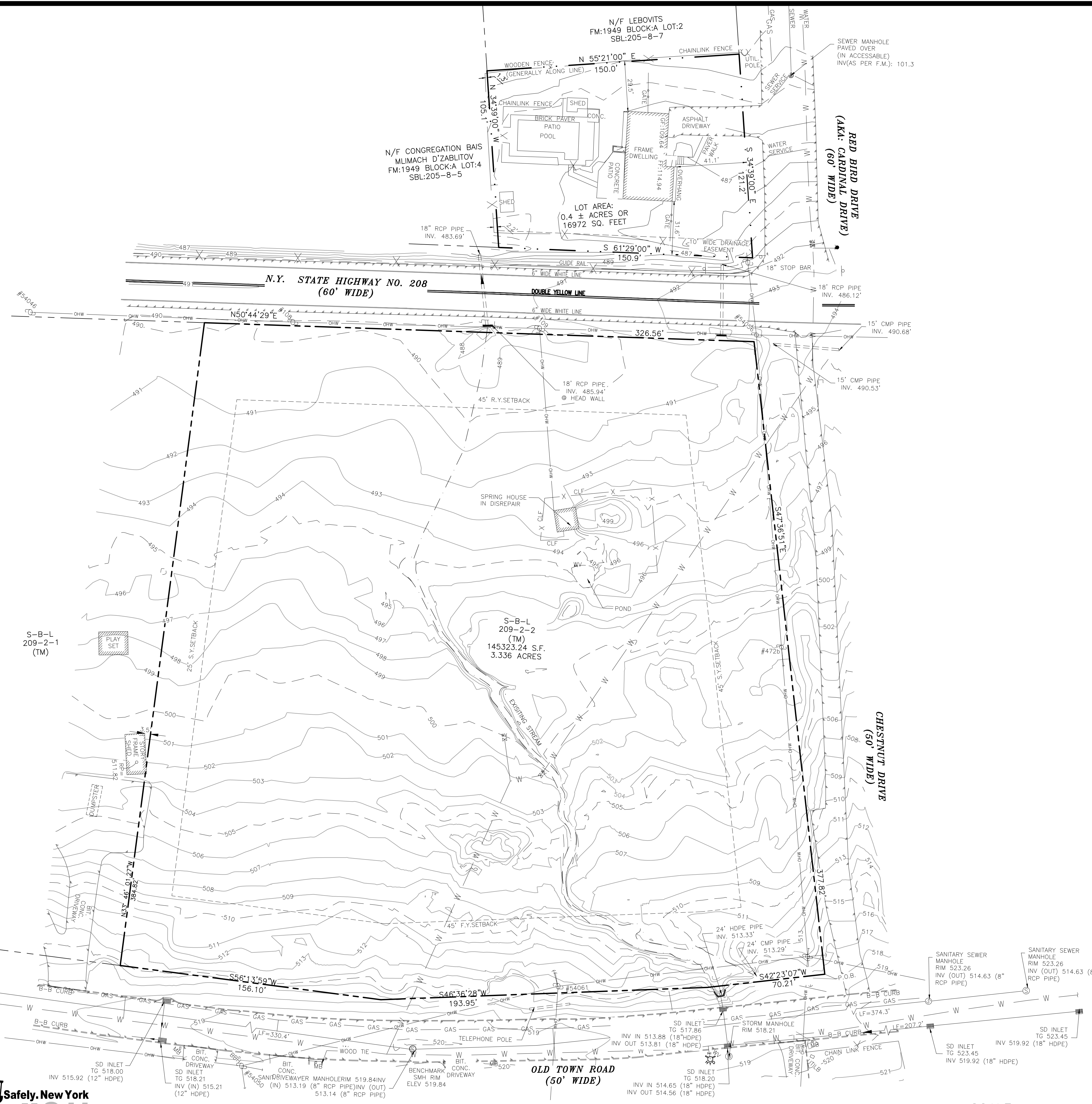
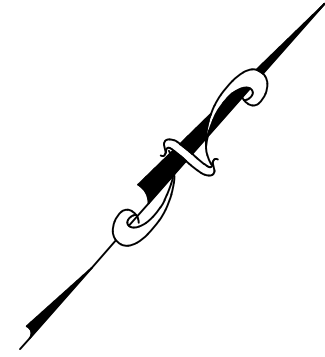
**TITLE SHEET**

JOB#: 24-010  
SCALE: AS NOTED  
DATE: 02-23-24  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 01 of 05



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**LEGEND:**

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CHAIN LINK FENCE
	EXISTING BUILDING
	EXISTING DEPRESSED CURB
	EXISTING OVERHEAD LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING SEWER LINE
	EXISTING PIPE DRAINAGE
	EXISTING STREAM
	EXISTING STORM MANHOLE
	EXISTING POLE
	EXISTING SIGN
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING MAIL BOX
	EXISTING INLET
	EXISTING GUY WIRE
	EXISTING UTILITY BOX
	EXISTING WATER VALVE

REV.	BY	DATE	DESCRIPTION
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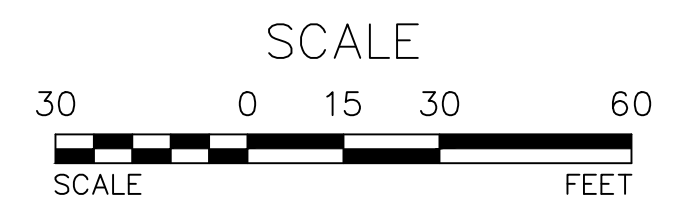
**EXISTING CONDITIONS PLAN**

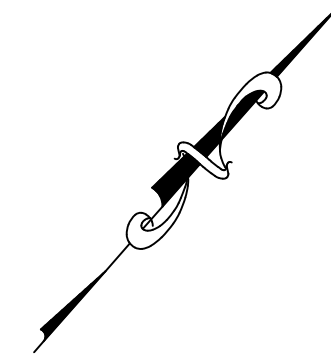
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**EXISTING CONDITIONS PLAN**  
SCALE: 1"=30'





**LEGEND:**

	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CHAIN LINK FENCE
	EXISTING BUILDING
	EXISTING DEPRESSED CURB
	EXISTING OVERHEAD LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING SEWER LINE
	EXISTING PIPE DRAINAGE
	EXISTING STORM MANHOLE
	EXISTING POLE
	EXISTING SIGN
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING MAIL BOX
	EXISTING INLET
	EXISTING GUY WIRE
	EXISTING UTILITY BOX
	EXISTING WATER VALVE
	PROPOSED PROPERTY LINE

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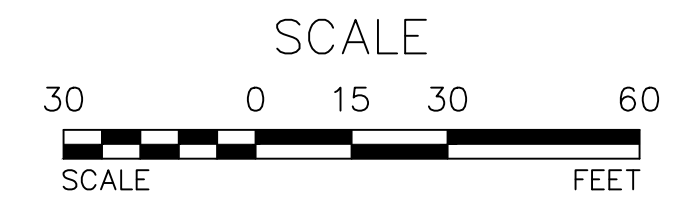
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SITE PLAN & SUBDIVISION FOR  
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COUNTY OF ORANGE, NEW YORK

**PROPOSED SUBDIVISION PLAN**

JOB#: 24-010  
SCALE: AS NOTED  
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CHECKED: MM  
SHEET NO. 03 of 05

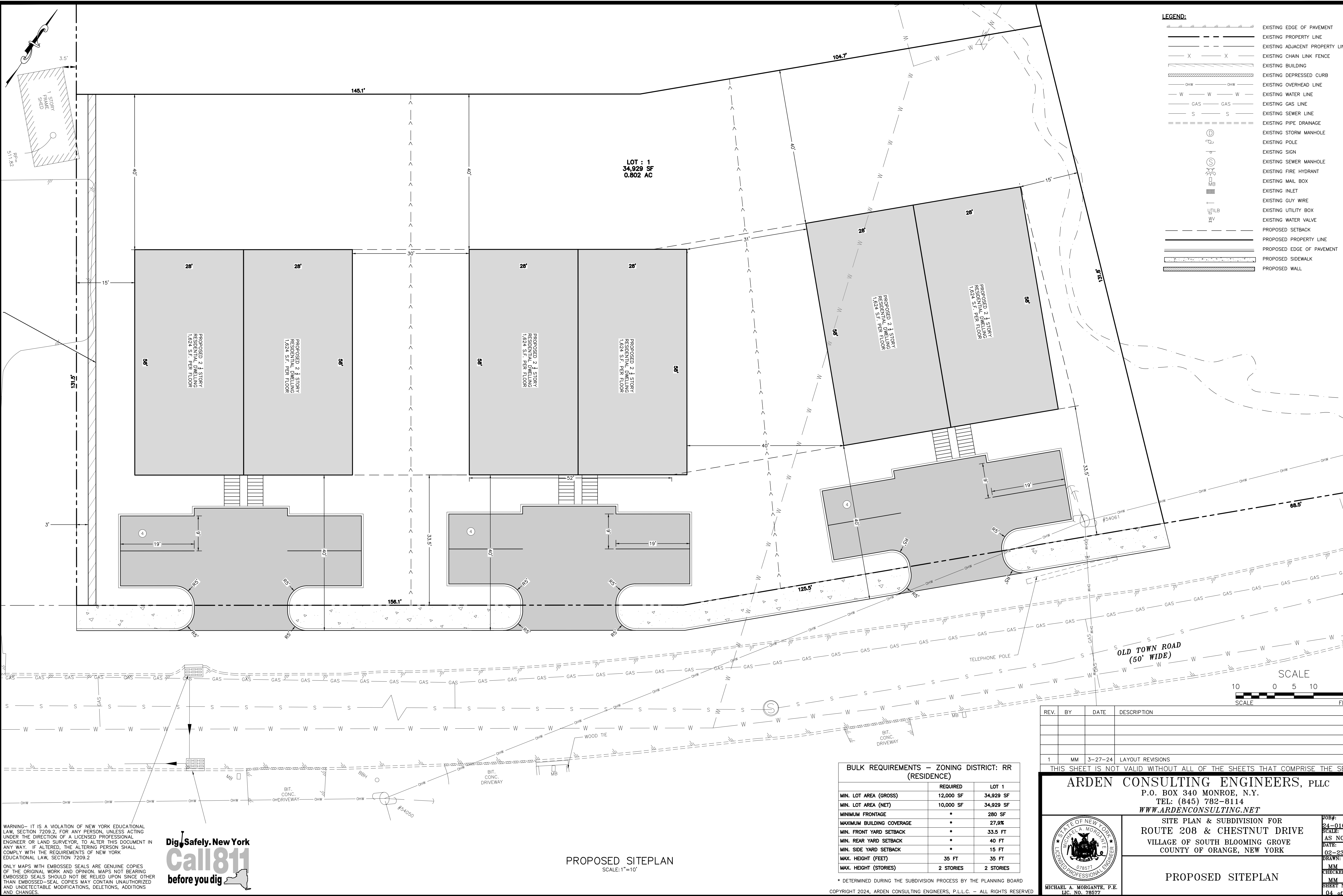


PROPOSED SUBDIVISION PLAN  
SCALE: 1"=30'

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	EXISTING PROPERTY LINE
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	EXISTING FIRE HYDRANT
	EXISTING MAIL BOX
	EXISTING INLET
	EXISTING GUY WIRE
	EXISTING UTILITY BOX
	EXISTING WATER VALVE
	PROPOSED SETBACK
	PROPOSED PROPERTY LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED WALL

LOT : 1  
34,929 SF  
0.802 AC

PROPOSED 2 1/2 STORY  
RESIDENTIAL DWELLING  
1,624 SF PER FLOOR

PROPOSED 2 1/2 STORY  
RESIDENTIAL DWELLING  
1,624 SF PER FLOOR

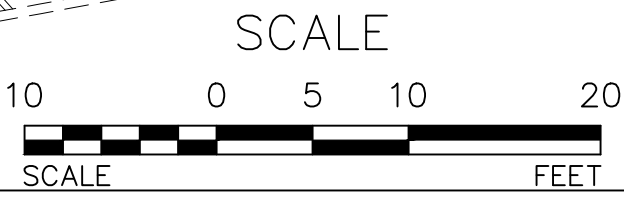
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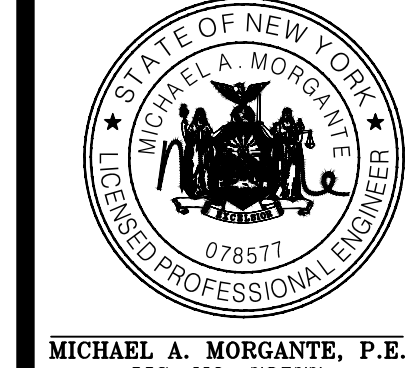
OLD TOWN ROAD  
(50' WIDE)



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SHEET NO. 04 of 05

**BULK REQUIREMENTS — ZONING DISTRICT: RR (RESIDENCE)**

	REQUIRED	LOT 1
MIN. LOT AREA (GROSS)	12,000 SF	34,929 SF
MIN. LOT AREA (NET)	10,000 SF	34,929 SF
MINIMUM FRONTAGE	•	280 SF
MAXIMUM BUILDING COVERAGE	•	27.9%
MIN. FRONT YARD SETBACK	•	33.5 FT
MIN. REAR YARD SETBACK	•	40 FT
MIN. SIDE YARD SETBACK	•	15 FT
MAX. HEIGHT (FEET)	35 FT	35 FT
MAX. HEIGHT (STORIES)	2 STORIES	2 STORIES

\* DETERMINED DURING THE SUBDIVISION PROCESS BY THE PLANNING BOARD  
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PROPOSED SITEPLAN  
SCALE: 1"=10'

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