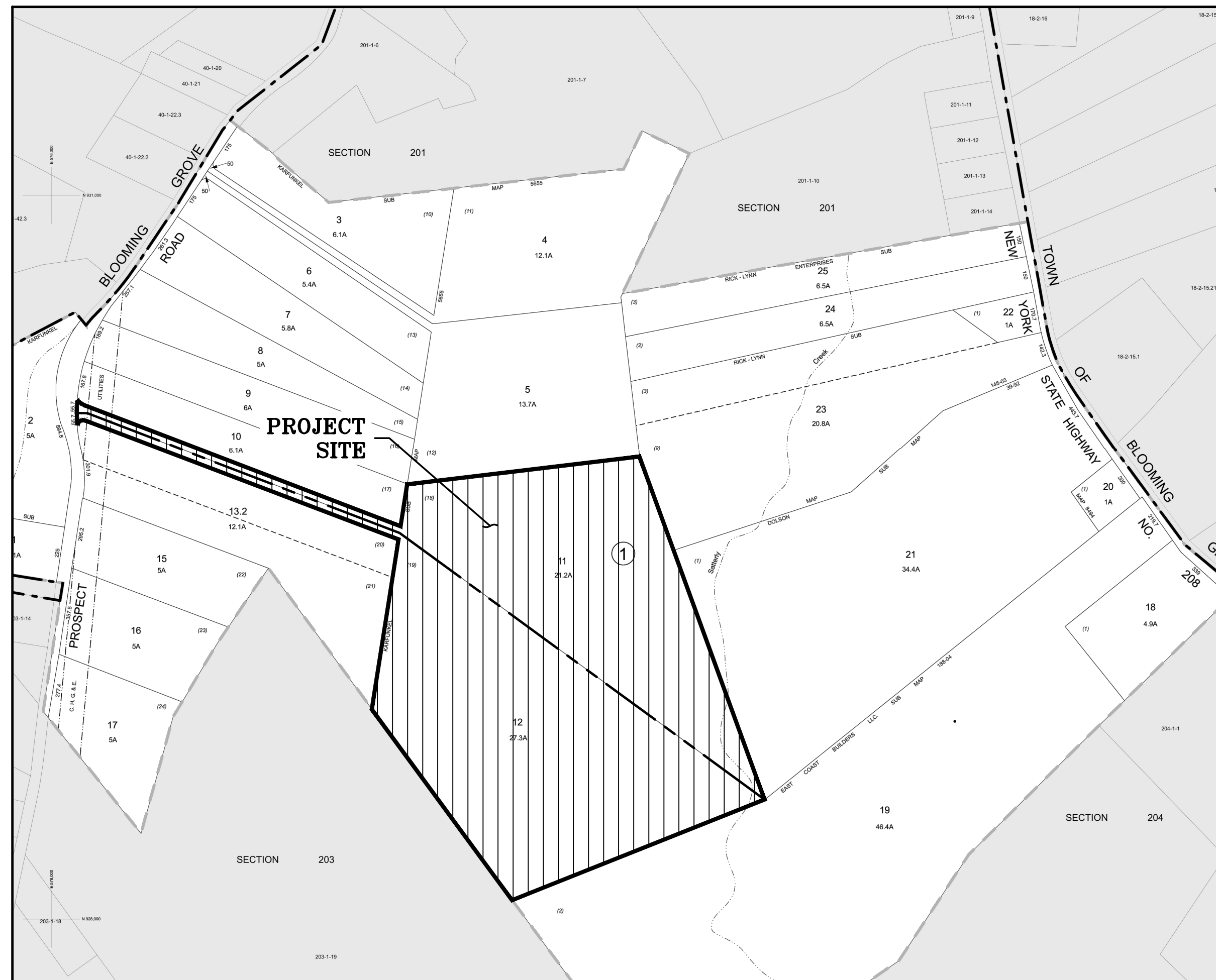
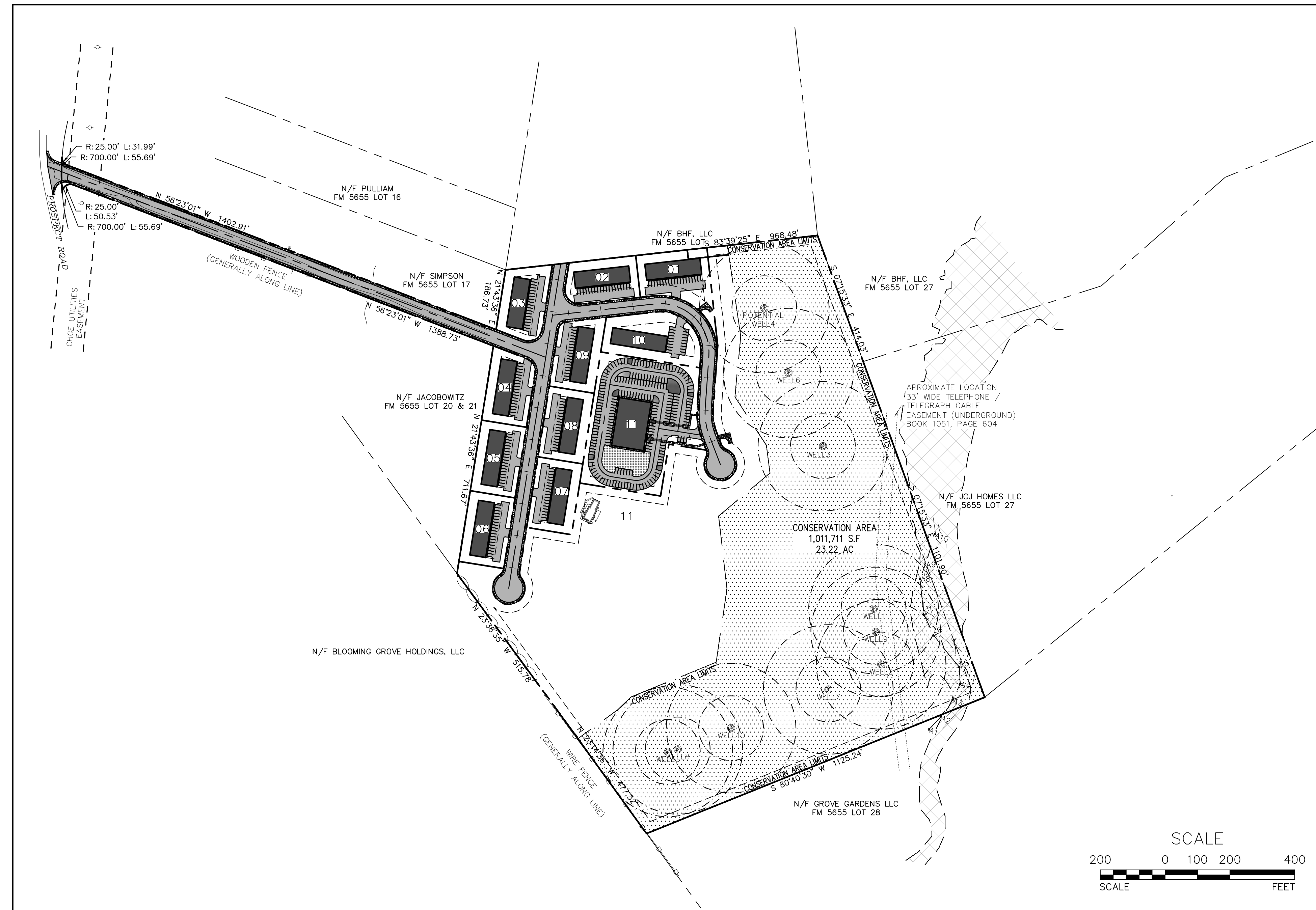


SUBDIVISION PLAN FOR PROSPECT ACRES VILLAGE OF SOUTH BLOOMING GROVE ORANGE COUNTY, NY



LOCATION MAP
SCALE: 1"=400'



TITLE SHEET
SCALE: 1"=200'

DRAWING LIST:		
SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 14	TITLE SHEET	10-20-23 / 05-06-24
02 OF 14	EXISTING CONDITIONS PLAN	10-20-23 / 05-06-24
03 OF 14	SLOPE ANALYSIS	10-20-23 / 05-06-24
04 OF 14	SUBDIVISION PLAN 01 - PHASE I	10-20-23 / 05-06-24
05 OF 14	SUBDIVISION PLAN 02 - PHASE I	10-20-23 / 05-06-24
06 OF 14	SUBDIVISION PLAN 03 - PHASE I	10-20-23 / 05-06-24
07 OF 14	GRADING PLAN 01 - PHASE I	10-20-23 / 05-06-24
08 OF 14	GRADING PLAN 02 - PHASE I	10-20-23 / 05-06-24
09 OF 14	GRADING PLAN 03 - PHASE I	10-20-23 / 05-06-24
10 OF 14	UTILITY PLAN 01 - PHASE I	10-20-23 / 05-06-24
11 OF 14	UTILITY PLAN 02 - PHASE I	10-20-23 / 05-06-24
12 OF 14	UTILITY PLAN 03 - PHASE I	10-20-23 / 05-06-24
13 OF 14	DRIVEWAY PROFILE - PHASE I	10-20-23 / 05-06-24
14 OF 14	DRIVEWAY PROFILE - PHASE I	10-20-23 / 05-06-24

- GENERAL NOTES:**
- RECORD OWNER AND APPLICANT:**
BG HOLDINGS NY 3 LLC
201 PROSPECT ROAD
MONROE, NY 10950
 - TAX MAP NUMBER:**
VILLAGE OF SOUTH BLOOMING GROVE:
SECTION 202 BLOCK 1 LOTS 11, 12
 - DEED REFERENCE:**
LIBER 14971 PAGE 1399
 - AREAS:**
SECTION 202 BLOCK 1 LOTS 11: 21.3 ACRES
SECTION 202 BLOCK 1 LOTS 12: 27.4 ACRES
TOTAL: 48.7 ACRES
 - REFERENCES:**
THE EXISTING CONDITIONS INFORMATION, PROPERTY BOUNDARY & TOPOGRAPHY SHOWN ON THESE PLANS HAS BEEN TAKEN FROM A SURVEY PREPARED BY EDWARD T. GANNON, PLS.

REV.	BY	DATE	DESCRIPTION
4	MM	05-06-24	ALTERNATE PLAN PREPARATION
3	MM	04-02-24	RM ZONE PLAN PREPARED
2	MM	03-06-24	PREPARATION OF EROSION & SEDIMENT CONTROL PLAN
1	MM	11-08-23	PER PB COMMENTS AND PRELIMINARY PLAN PREPARATION

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

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SUBDIVISION PLAN FOR
PROSPECT ACRES
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

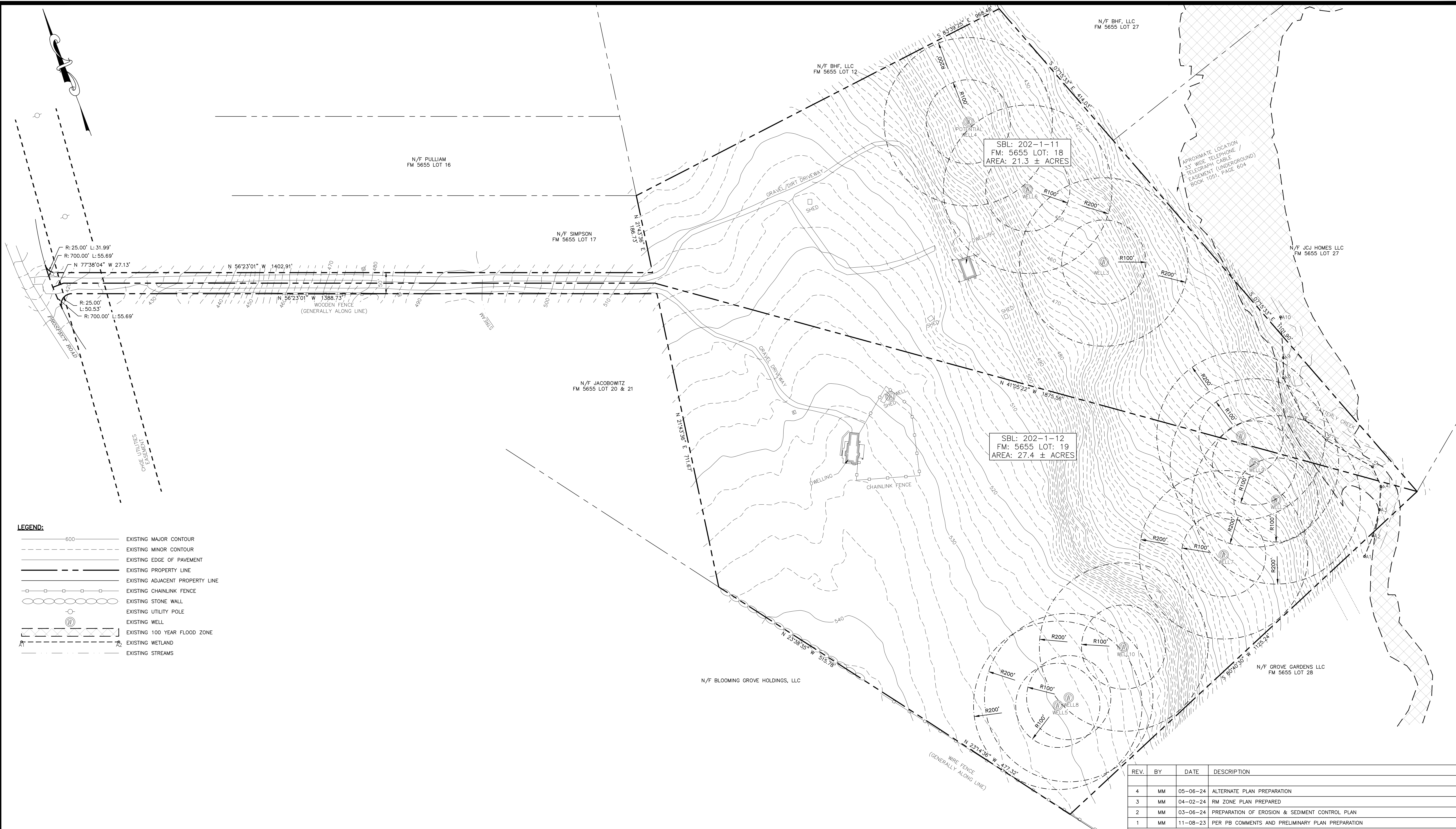
TITLE SHEET

JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO. 01 of 14

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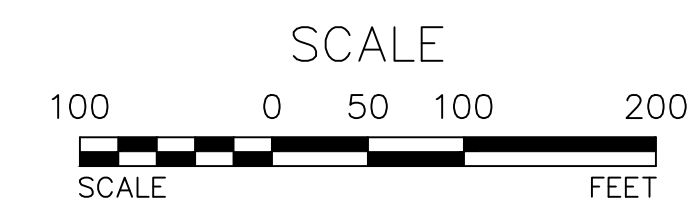
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- LEGEND:**
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING CHAINLINK FENCE
 - EXISTING STONE WALL
 - EXISTING UTILITY POLE
 - EXISTING WELL
 - EXISTING 100 YEAR FLOOD ZONE
 - EXISTING WETLAND
 - EXISTING STREAMS

EXISTING CONDITIONS PLAN
SCALE: 1"=100'



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ORANGE COUNTY, NY

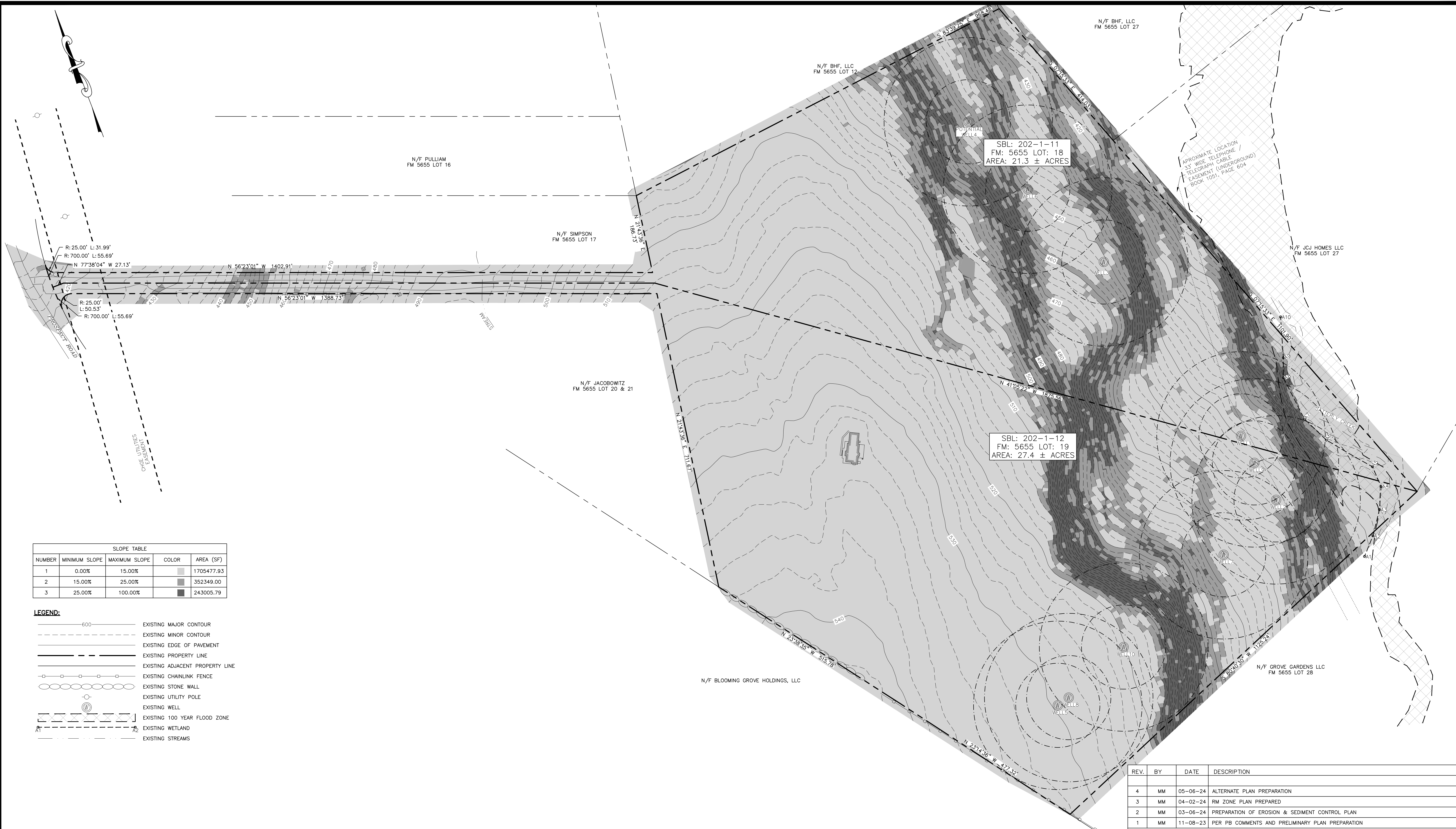
EXISTING CONDITIONS PLAN

<p>MICHAEL A. MORGANTE, P.E. LIC. NO. 78517</p>	<p>JOB#: 22-033 SCALE: AS NOTED DATE: 10-20-23 DRAWN: MM CHECKED: MM SHEET NO. 02 of 14</p>
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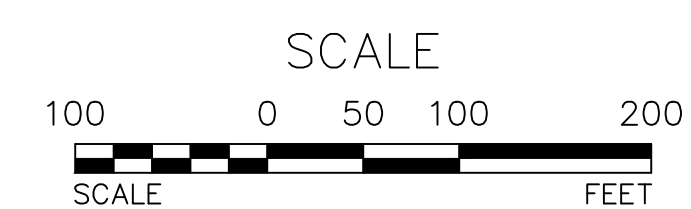




SLOPE TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (SF)
1	0.00%	15.00%	[Light Gray Box]	1705477.93
2	15.00%	25.00%	[Medium Gray Box]	352349.00
3	25.00%	100.00%	[Dark Gray Box]	243005.79

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 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING CHAINLINK FENCE
 - EXISTING STONE WALL
 - EXISTING UTILITY POLE
 - EXISTING WELL
 - EXISTING 100 YEAR FLOOD ZONE
 - EXISTING WETLAND
 - EXISTING STREAMS

SLOPE ANALYSIS
SCALE: 1"=100'



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

SUBDIVISION PLAN FOR
PROSPECT ACRES
 VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, NY

SLOPE ANALYSIS

JOB#: 22-033
 SCALE: AS NOTED
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 CHECKED: MM
 SHEET NO. 03 of 14

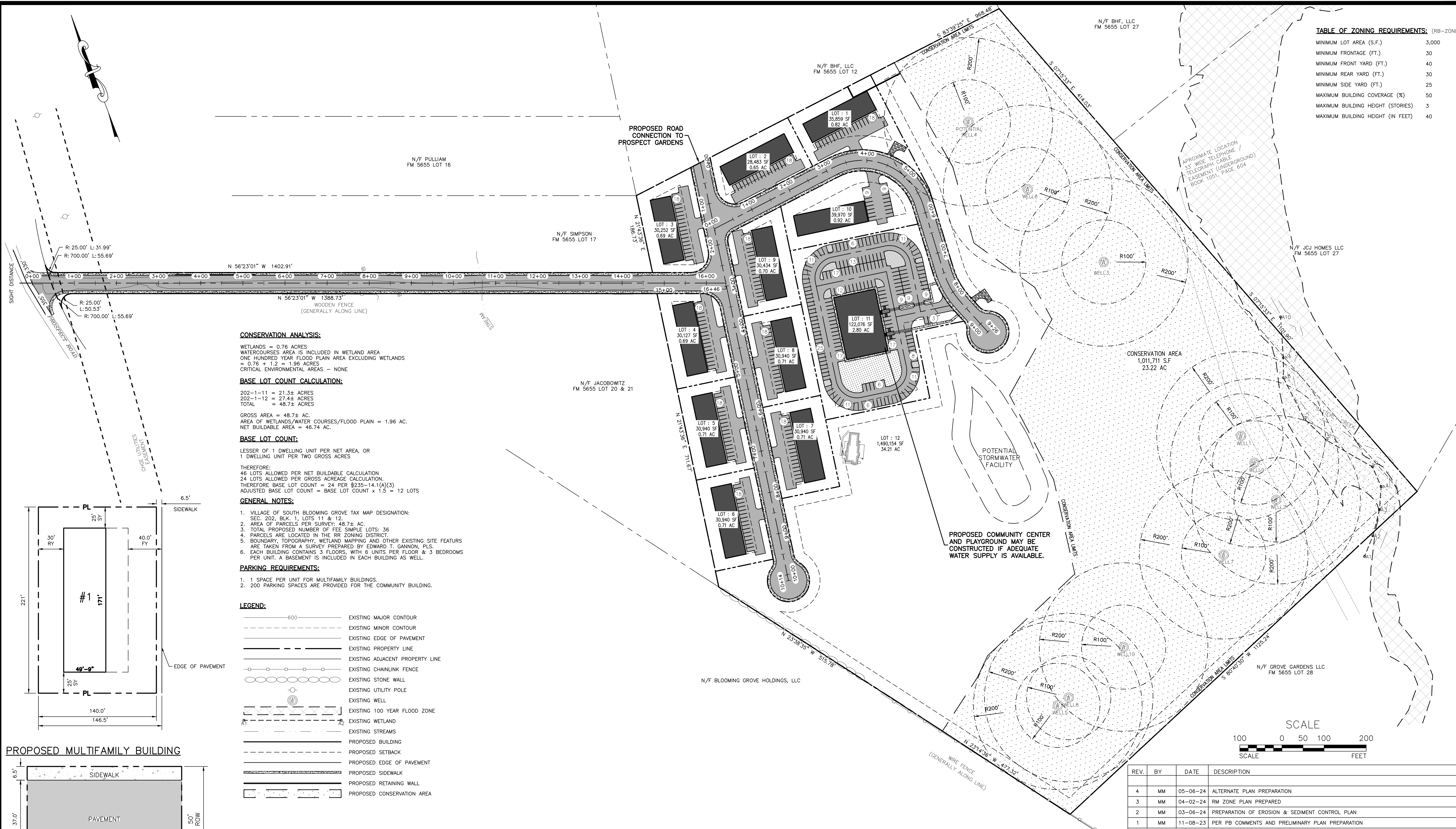
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TABLE OF ZONING REQUIREMENTS: (RB-ZONE)

MINIMUM LOT AREA (S.F.)	3,000
MINIMUM FRONTAGE (FT.)	30
MINIMUM FRONT YARD (FT.)	40
MINIMUM REAR YARD (FT.)	30
MINIMUM SIDE YARD (FT.)	25
MAXIMUM BUILDING COVERAGE (%)	50
MAXIMUM BUILDING HEIGHT (STORIES)	3
MAXIMUM BUILDING HEIGHT (IN FEET)	40



CONSERVATION ANALYSIS:

WETLANDS = 0.76 ACRES
 WATERCOURSES AREA IS INCLUDED IN WETLAND AREA
 ONE HUNDRED YEAR FLOOD PLAIN AREA EXCLUDING WETLANDS = 0.76 + 1.2 = 1.96 ACRES
 CRITICAL ENVIRONMENTAL AREAS - NONE

BASE LOT COUNT CALCULATION:

202-1-11 = 21.3± ACRES
 202-1-12 = 27.4± ACRES
 TOTAL = 48.7± ACRES

GROSS AREA = 48.7± AC.
 AREA OF WETLANDS/WATER COURSES/FLOOD PLAIN = 1.96 AC.
 NET BUILDABLE AREA = 46.74 AC.

BASE LOT COUNT:

LESSER OF 1 DWELLING UNIT PER NET AREA, OR
 1 DWELLING UNIT PER TWO GROSS ACRES

THEREFORE:
 46 LOTS ALLOWED PER NET BUILDABLE CALCULATION
 24 LOTS ALLOWED PER GROSS ACREAGE CALCULATION
 THEREFORE BASE LOT COUNT = 24 PER §235-14.1(A)(3)
 ADJUSTED BASE LOT COUNT = BASE LOT COUNT x 1.5 = 12 LOTS

GENERAL NOTES:

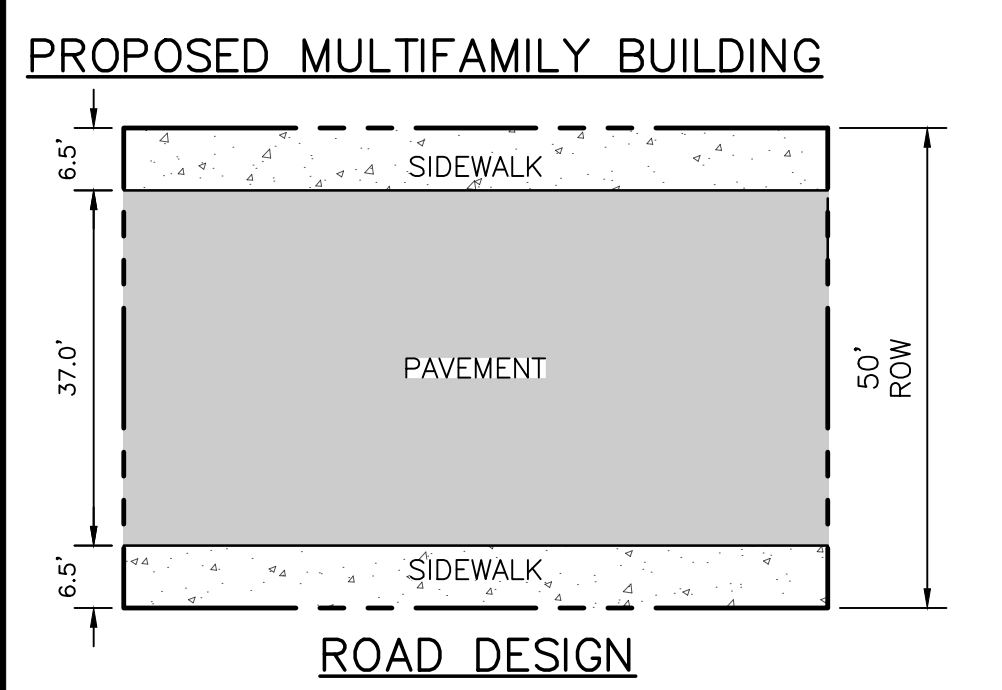
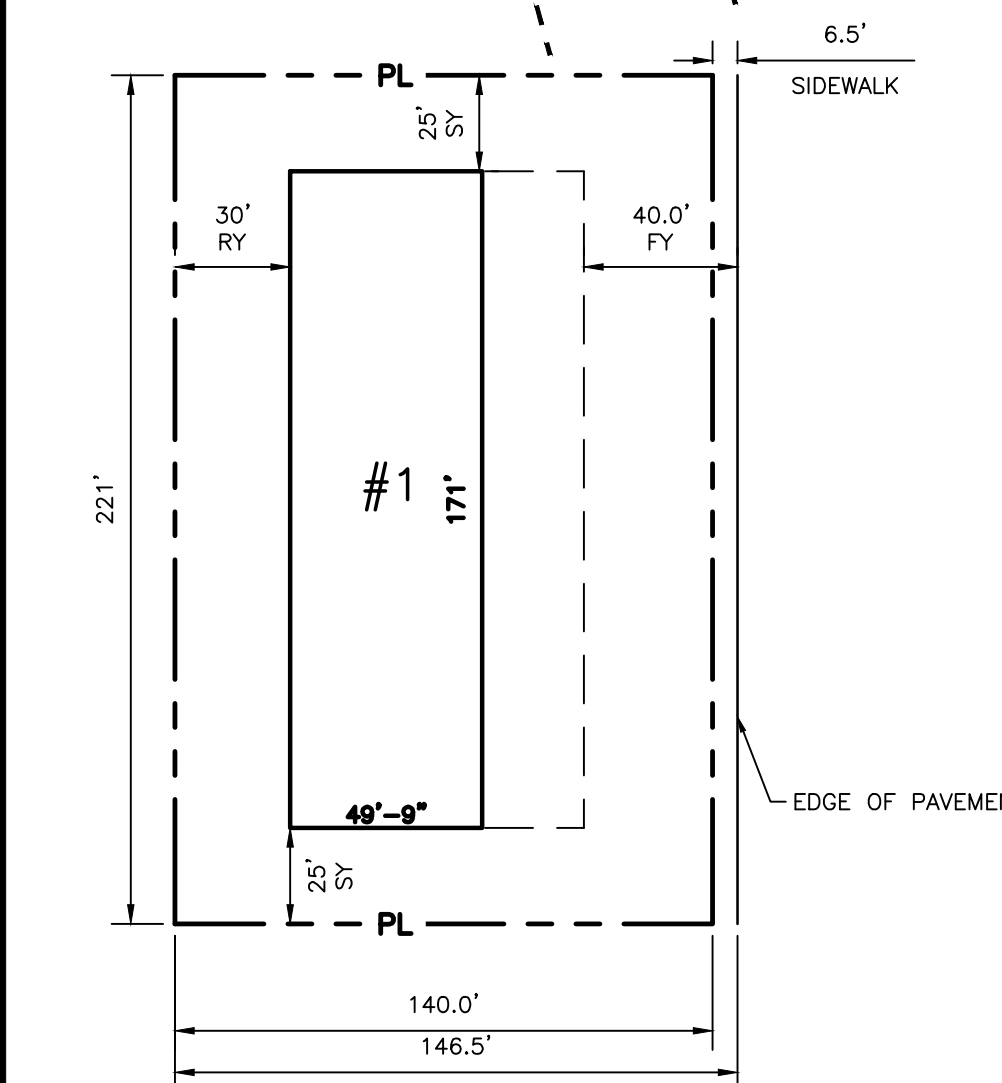
- VILLAGE OF SOUTH BLOOMING GROVE TAX MAP DESIGNATION: SEC. 202, BLK. 1, LOTS 11 & 12.
- AREA OF PARCELS PER SURVEY: 48.7± AC.
- TOTAL PROPOSED NUMBER OF FEE SIMPLE LOTS: 36
- PARCELS ARE LOCATED IN THE RR ZONING DISTRICT.
- BOUNDARY, TOPOGRAPHY, WETLAND MAPPING AND OTHER EXISTING SITE FEATURES ARE TAKEN FROM A SURVEY PREPARED BY EDWARD T. GANNON, PLS.
- EACH BUILDING CONTAINS 3 FLOORS, WITH 6 UNITS PER FLOOR & 3 BEDROOMS PER UNIT. A BASEMENT IS INCLUDED IN EACH BUILDING AS WELL.

PARKING REQUIREMENTS:

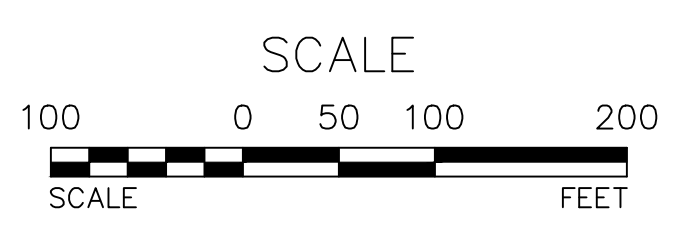
- 1 SPACE PER UNIT FOR MULTIFAMILY BUILDINGS.
- 200 PARKING SPACES ARE PROVIDED FOR THE COMMUNITY BUILDING.

LEGEND:

- 600 ——— EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CHAINLINK FENCE
- EXISTING STONE WALL
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING 100 YEAR FLOOD ZONE
- EXISTING WETLAND
- EXISTING STREAMS
- PROPOSED BUILDING
- PROPOSED SETBACK
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED CONSERVATION AREA



SUBDIVISION PLAN 01 - PHASE I
 SCALE: 1"=100'



REV.	BY	DATE	DESCRIPTION
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SUBDIVISION PLAN FOR
PROSPECT ACRES
 VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, NY

SUBDIVISION PLAN 01 - PHASE I

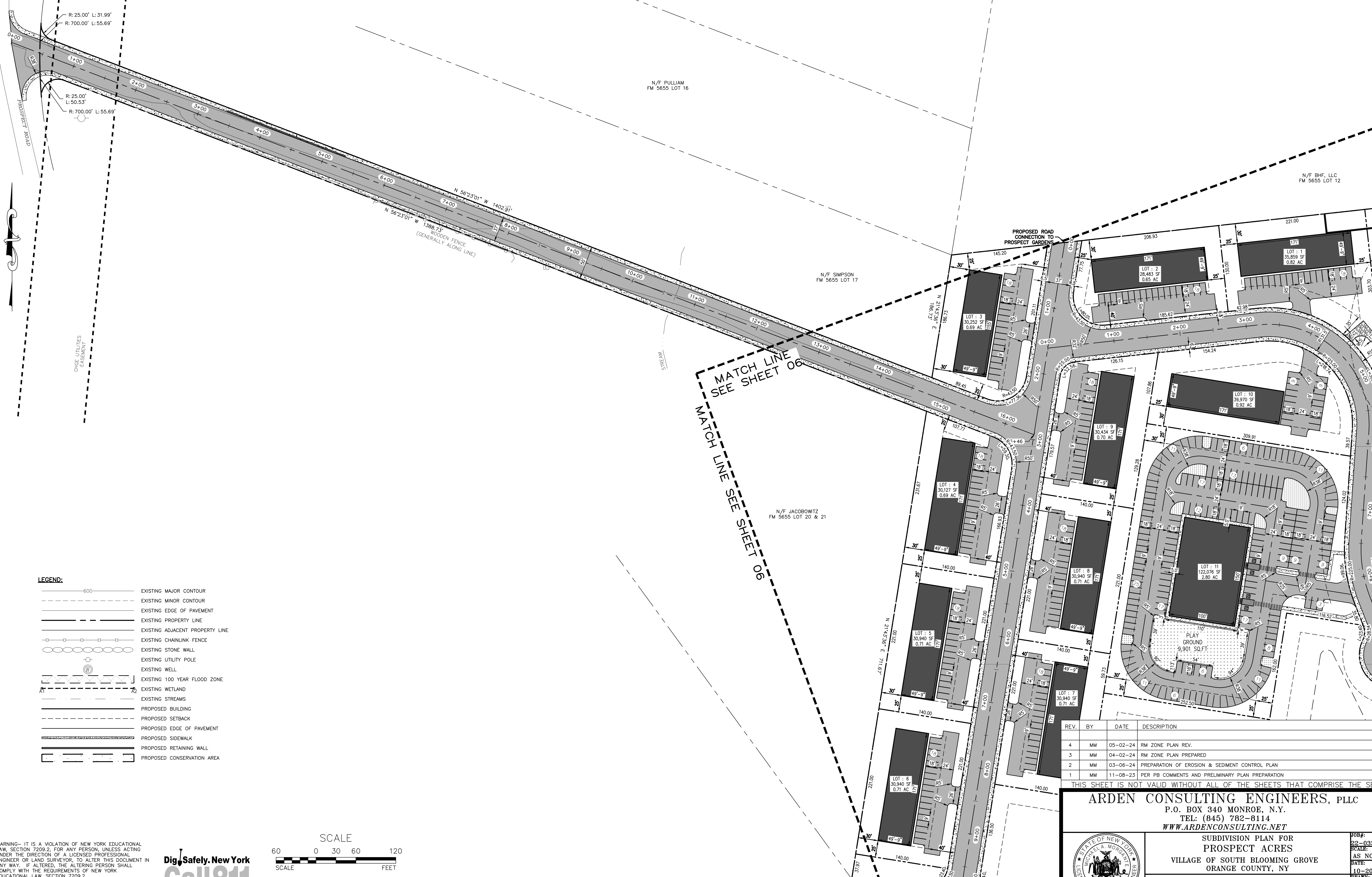
JOB#: 22-033
 SCALE: AS NOTED
 DATE: 10-20-23
 DRAWN: MM
 CHECKED: MM
 SHEET NO: 04 of 14

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

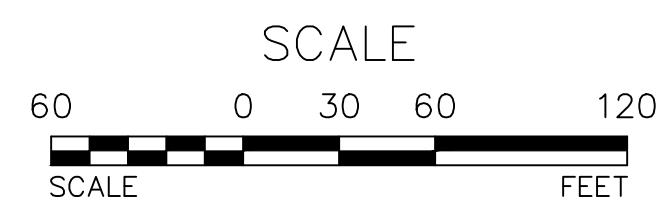
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 - --- EXISTING UTILITY POLE
 - --- EXISTING WELL
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 - --- EXISTING WETLAND
 - --- EXISTING STREAMS
 - --- PROPOSED BUILDING
 - --- PROPOSED SETBACK
 - --- PROPOSED EDGE OF PAVEMENT
 - --- PROPOSED SIDEWALK
 - --- PROPOSED RETAINING WALL
 - --- PROPOSED CONSERVATION AREA



REV.	BY	DATE	DESCRIPTION
4	MM	05-02-24	RM ZONE PLAN REV.
3	MM	04-02-24	RM ZONE PLAN PREPARED
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SUBDIVISION PLAN FOR
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VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO. 05 of 14

SUBDIVISION PLAN 02 - PHASE I

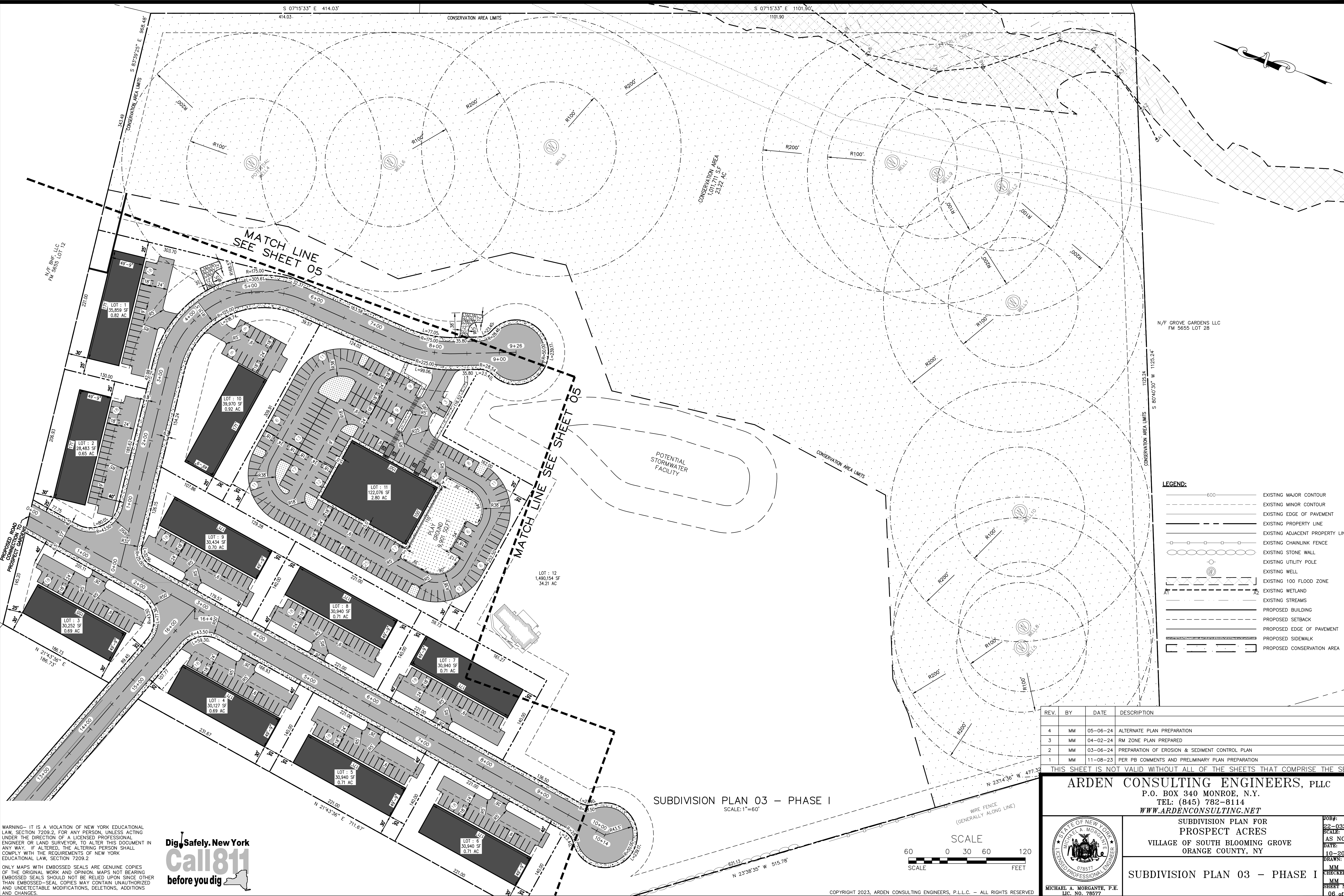
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SUBDIVISION PLAN 02 - PHASE I
SCALE: 1"=60'



N/F BAY LLC
FM 5665 LOT 12

N/F GROVE GARDENS LLC
FM 5655 LOT 28

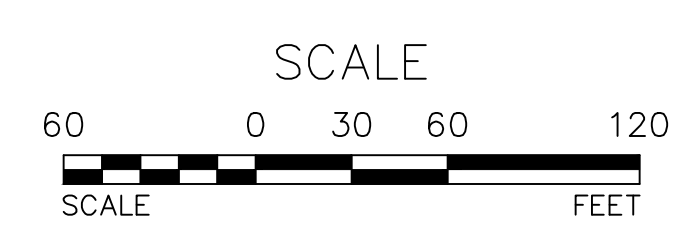
PROPOSED ROAD
CONNECTING TO
PROSPECT GROVE

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Dig Safely. New York
Call811
before you dig

SUBDIVISION PLAN 03 - PHASE I
SCALE: 1"=60'



REV.	BY	DATE	DESCRIPTION
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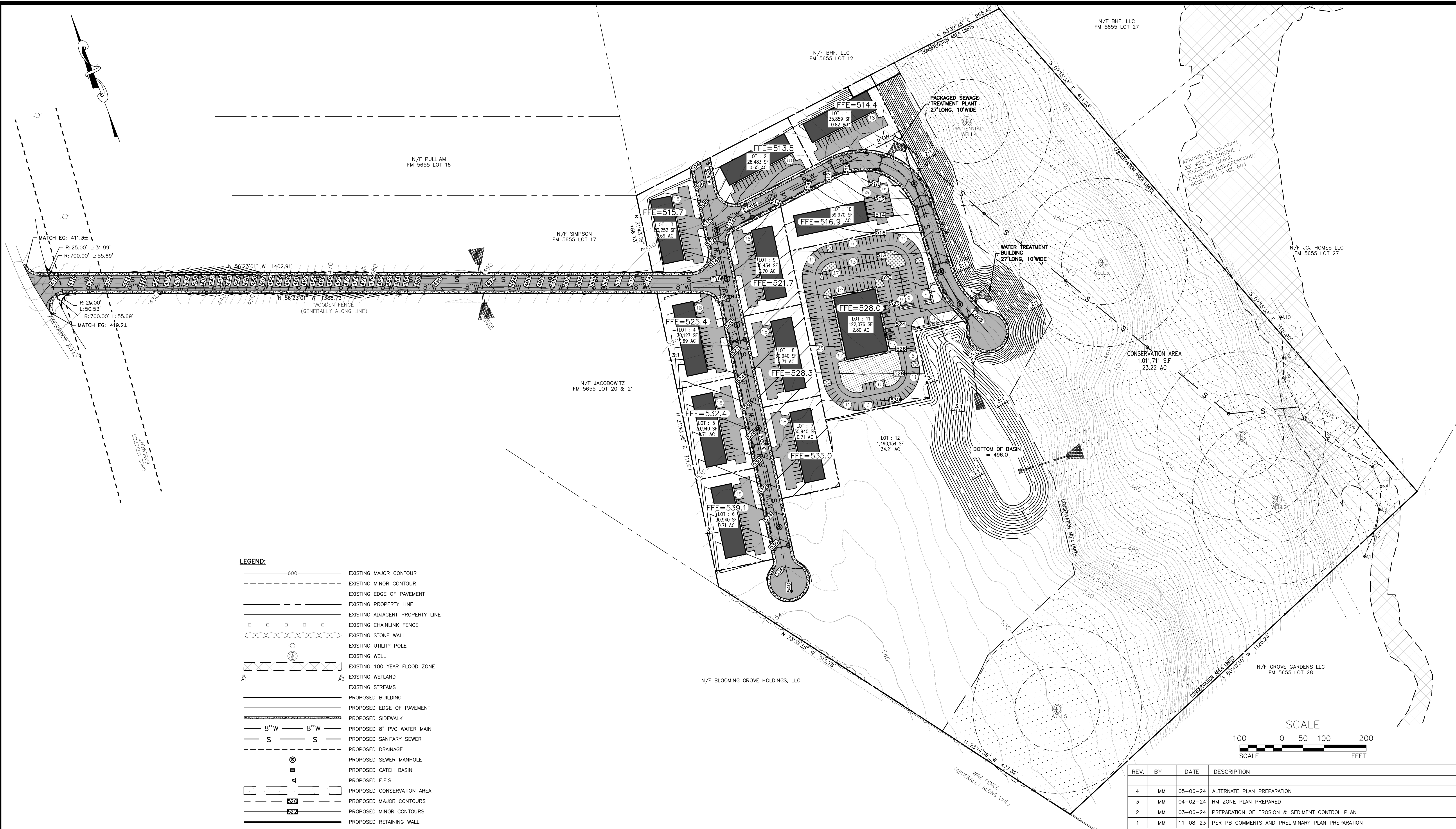
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SUBDIVISION PLAN FOR
PROSPECT ACRES
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

SUBDIVISION PLAN 03 - PHASE I

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78517

JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO. 06 OF 14

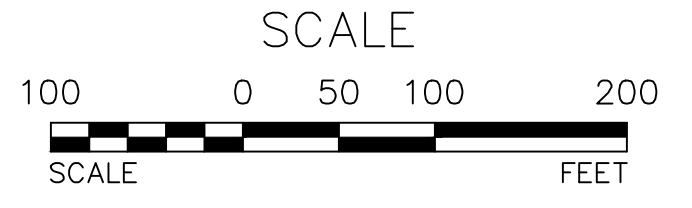


LEGEND:

---	600	EXISTING MAJOR CONTOUR
---		EXISTING MINOR CONTOUR
---		EXISTING EDGE OF PAVEMENT
---		EXISTING PROPERTY LINE
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---		EXISTING CHAINLINK FENCE
---		EXISTING STONE WALL
---		EXISTING UTILITY POLE
---		EXISTING WELL
---		EXISTING 100 YEAR FLOOD ZONE
---		EXISTING WETLAND
---		EXISTING STREAMS
---		PROPOSED BUILDING
---		PROPOSED EDGE OF PAVEMENT
---		PROPOSED SIDEWALK
---	8"W	PROPOSED 8" PVC WATER MAIN
---	S	PROPOSED SANITARY SEWER
---		PROPOSED DRAINAGE
---	⊙	PROPOSED SEWER MANHOLE
---	▣	PROPOSED CATCH BASIN
---	◁	PROPOSED F.E.S.
---		PROPOSED CONSERVATION AREA
---	520	PROPOSED MAJOR CONTOURS
---	522	PROPOSED MINOR CONTOURS
---		PROPOSED RETAINING WALL

TREE CLEARING NOTE:
 NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON INDIANA BAT & NORTHERN LONG EARED BAT.

GRADING PLAN 01 -- PHASE I
 SCALE: 1"=100'



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GRADING PLAN 01 -- PHASE I

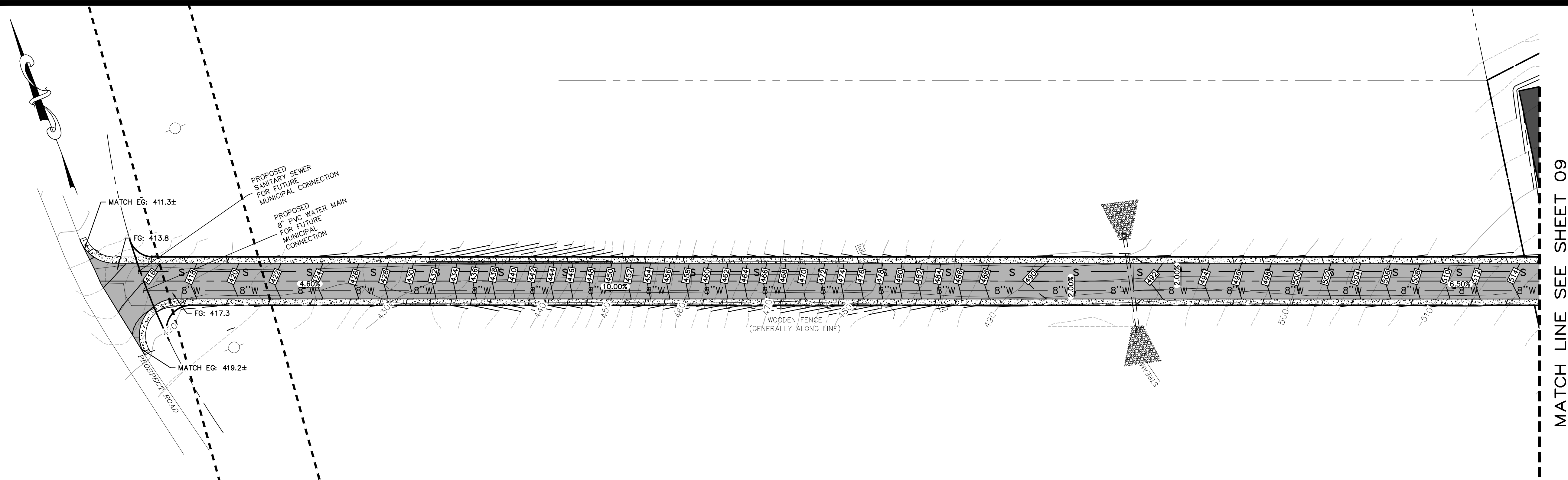
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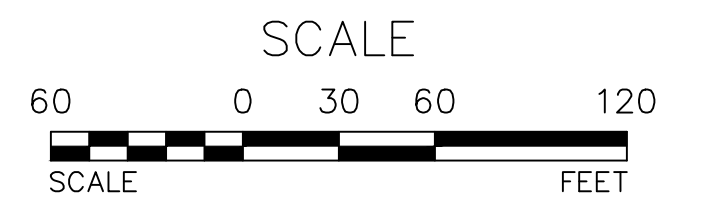
MATCH LINE SEE SHEET 09

GRADING PLAN 02 – PHASE I
SCALE: 1"=60'

LEGEND:

- 600 ——— EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CHAINLINK FENCE
- ○ ○ ○ ○ EXISTING STONE WALL
- ○ ○ ○ ○ EXISTING UTILITY POLE
- ○ ○ ○ ○ EXISTING WELL
- EXISTING 100 YEAR FLOOD ZONE
- EXISTING WETLAND
- EXISTING STREAMS
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SIDEWALK
- 8"W — 8"W — PROPOSED 8" PVC WATER MAIN
- S — S — PROPOSED SANITARY SEWER
- PROPOSED DRAINAGE
- PROPOSED SEWER MANHOLE
- PROPOSED CONSERVATION AREA
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED RETAINING WALL

TREE CLEARING NOTE:
NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON INDIANA BAT & NORTHERN LONG EARED BAT.



REV.	BY	DATE	DESCRIPTION
4	MM	05-06-24	ALTERNATE PLAN PREPARATION
3	MM	04-02-24	RM ZONE PLAN PREPARED
2	MM	03-06-24	PREPARATION OF EROSION & SEDIMENT CONTROL PLAN
1	MM	11-08-23	PER PB COMMENTS AND PRELIMINARY PLAN PREPARATION

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SUBDIVISION PLAN FOR
PROSPECT ACRES
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

GRADING PLAN 02 – PHASE I

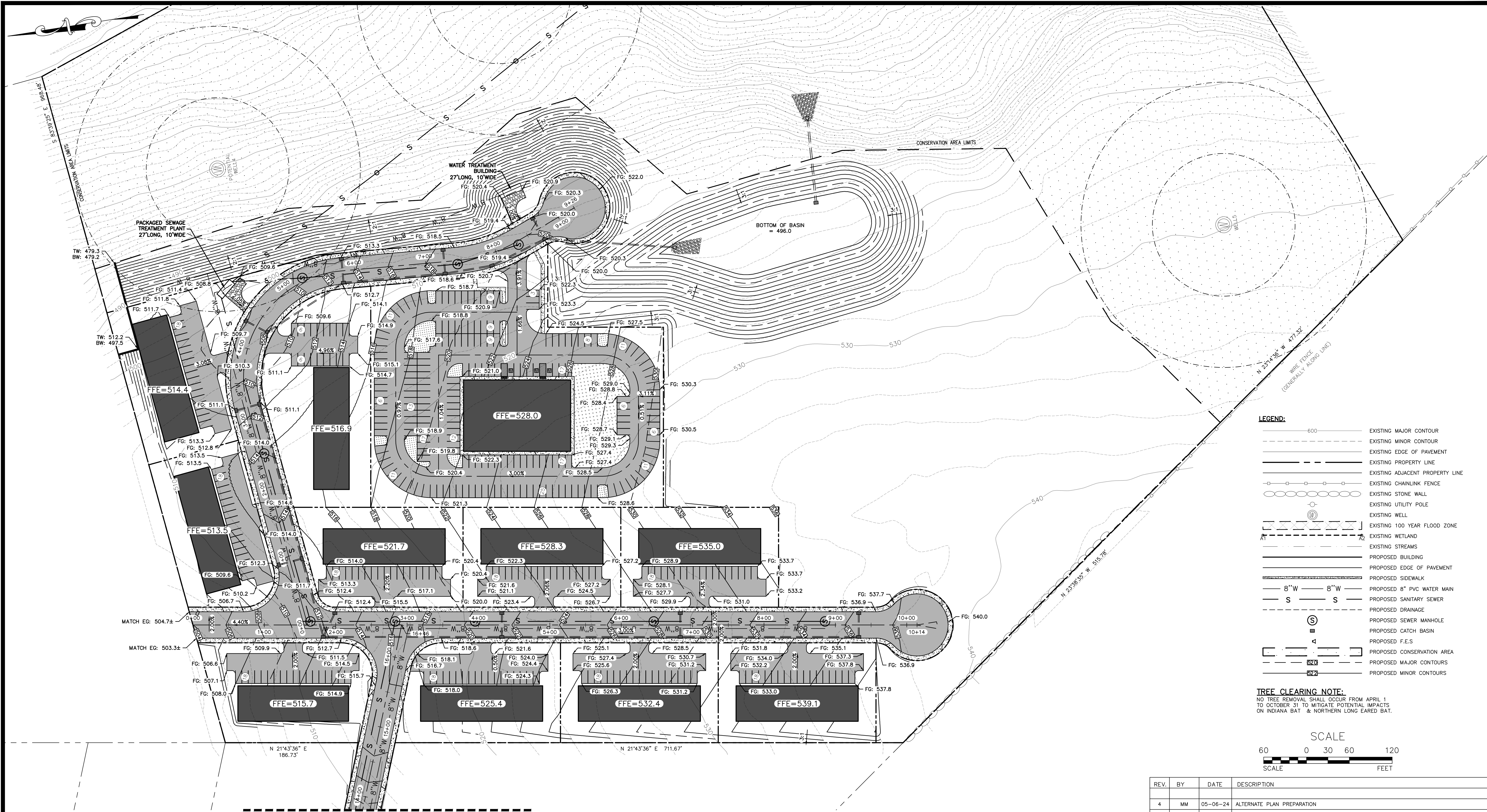
MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO. 08 of 14

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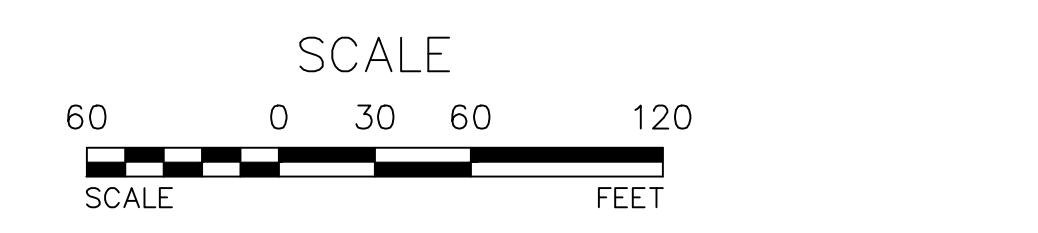
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- LEGEND:**
- 600 ——— EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - ○ ○ ○ ○ EXISTING CHAINLINK FENCE
 - ○ ○ ○ ○ EXISTING STONE WALL
 - ○ ○ ○ ○ EXISTING UTILITY POLE
 - ⊙ EXISTING WELL
 - EXISTING 100 YEAR FLOOD ZONE
 - EXISTING WETLAND
 - EXISTING STREAMS
 - PROPOSED BUILDING
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED SIDEWALK
 - 8" W — 8" W PROPOSED 8" PVC WATER MAIN
 - S — S PROPOSED SANITARY SEWER
 - PROPOSED DRAINAGE
 - ⊙ PROPOSED SEWER MANHOLE
 - PROPOSED CATCH BASIN
 - ⊙ PROPOSED F.E.S
 - PROPOSED CONSERVATION AREA
 - 520 ——— PROPOSED MAJOR CONTOURS
 - 522 ——— PROPOSED MINOR CONTOURS

TREE CLEARING NOTE:
 NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON INDIANA BAT & NORTHERN LONG EARED BAT.



MATCH LINE SEE SHEET 08

GRADING PLAN 03 – PHASE I
 SCALE: 1"=60'

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4	MM	05-06-24	ALTERNATE PLAN PREPARATION
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 ORANGE COUNTY, NY

GRADING PLAN 03 – PHASE I

Job#: 22-033
 SCALE: AS NOTED
 DATE: 10-20-23
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 08 of 14

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

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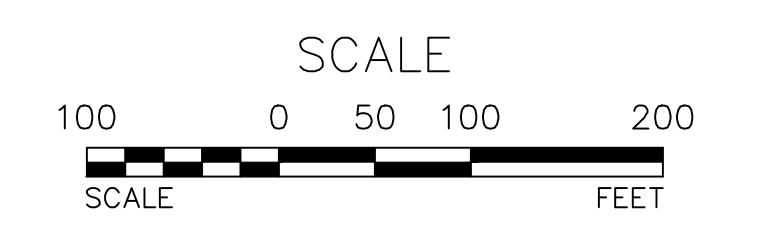
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- LEGEND:**
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 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING CHAINLINK FENCE
 - EXISTING STONE WALL
 - EXISTING UTILITY POLE
 - EXISTING WELL
 - EXISTING 100 YEAR FLOOD ZONE
 - EXISTING WETLAND
 - EXISTING STREAMS
 - PROPOSED BUILDING
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED SIDEWALK
 - 8"W — 8"W — PROPOSED 8" PVC WATER MAIN
 - S — S — PROPOSED SANITARY SEWER
 - PROPOSED DRAINAGE
 - ⊙ — PROPOSED SEWER MANHOLE
 - PROPOSED CONSERVATION AREA
 - 52.0 — PROPOSED MAJOR CONTOURS
 - 52.2 — PROPOSED MINOR CONTOURS
 - PROPOSED RETAINING WALL
 - ▣ — PROPOSED CATCH BASIN
 - ◻ — PROPOSED F.E.S.

UTILITY PLAN 01 — PHASE I
SCALE: 1"=100'



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SUBDIVISION PLAN FOR
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ORANGE COUNTY, NY

UTILITY PLAN 01 — PHASE I

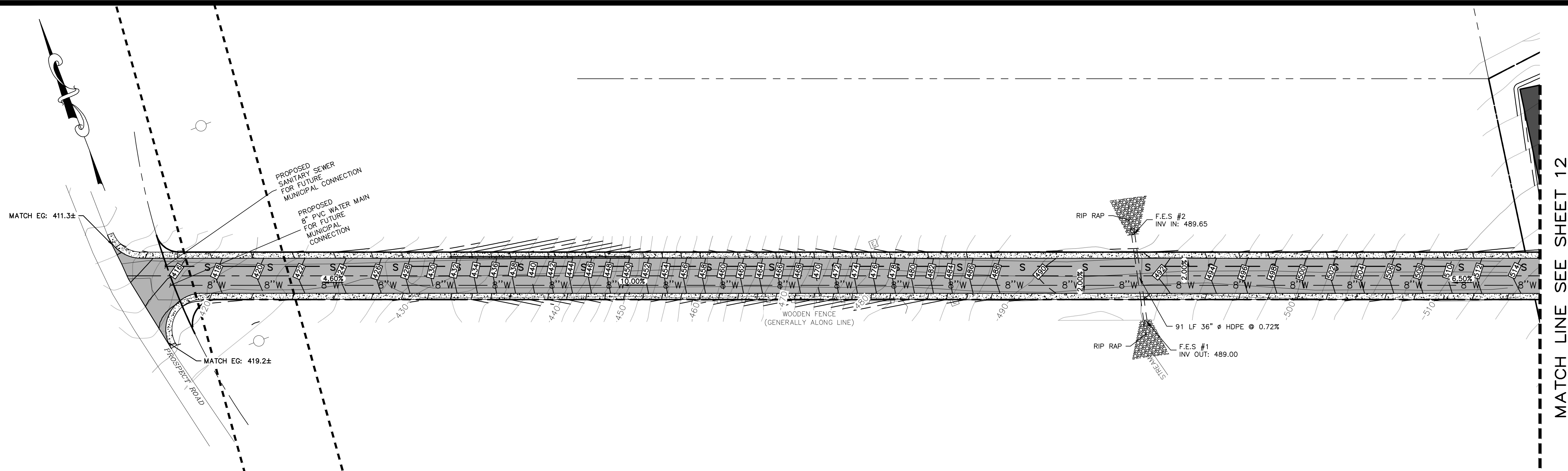
MICHAEL A. MORGANTE, P.E.
LIC. NO. 78517

JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO. 10 of 14

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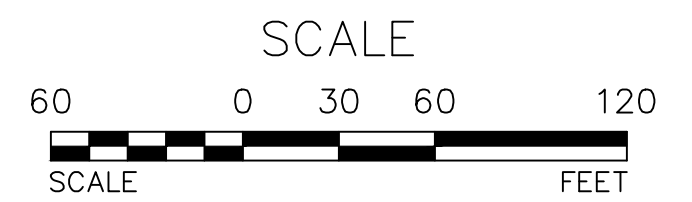


MATCH LINE SEE SHEET 12

UTILITY PLAN 02 – PHASE I
SCALE: 1"=60'

LEGEND:

	600	EXISTING MAJOR CONTOUR
		EXISTING MINOR CONTOUR
		EXISTING EDGE OF PAVEMENT
		EXISTING PROPERTY LINE
		EXISTING ADJACENT PROPERTY LINE
		EXISTING CHAINLINK FENCE
		EXISTING STONE WALL
		EXISTING UTILITY POLE
		EXISTING WELL
		EXISTING 100 YEAR FLOOD ZONE
		EXISTING WETLAND
		EXISTING STREAMS
		PROPOSED BUILDING
		PROPOSED EDGE OF PAVEMENT
		PROPOSED SIDEWALK
		PROPOSED DRAINAGE
		PROPOSED CONSERVATION AREA
	520	PROPOSED MAJOR CONTOURS
	522	PROPOSED MINOR CONTOURS
	8"W	PROPOSED 8" PVC WATER MAIN
	8"W	PROPOSED SANITARY SEWER
		PROPOSED RETAINING WALL
		PROPOSED SEWER MANHOLE
		PROPOSED CATCH BASIN
		PROPOSED F.E.S



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PROSPECT ACRES
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ORANGE COUNTY, NY

UTILITY PLAN 02 – PHASE I

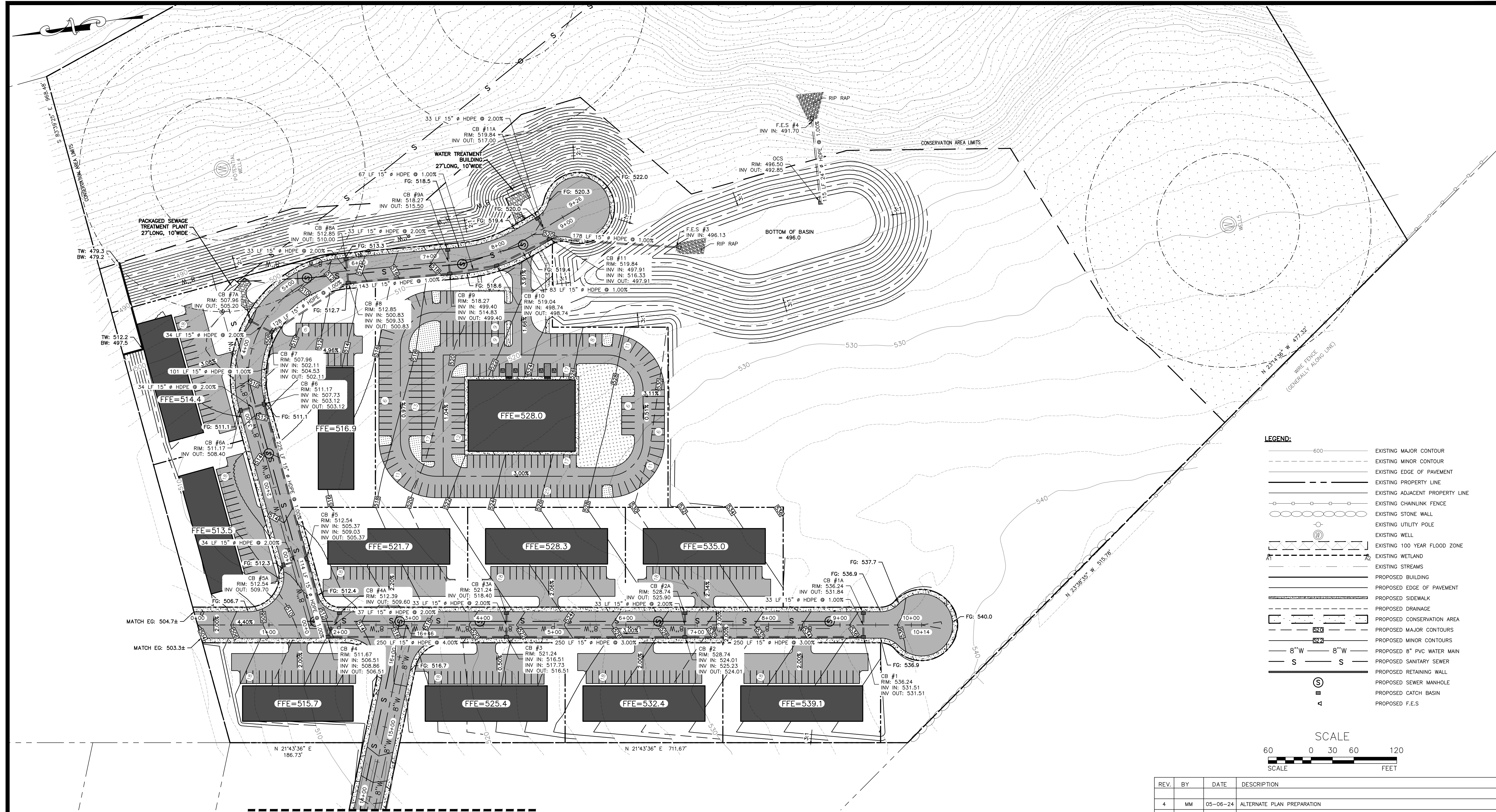
JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO. 11 of 14

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

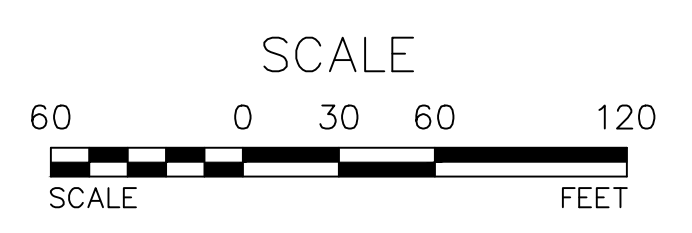
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 - — — EXISTING MINOR CONTOUR
 - — — EXISTING EDGE OF PAVEMENT
 - — — EXISTING PROPERTY LINE
 - — — EXISTING ADJACENT PROPERTY LINE
 - — — EXISTING CHAINLINK FENCE
 - — — EXISTING STONE WALL
 - — — EXISTING UTILITY POLE
 - ⊙ EXISTING WELL
 - — — EXISTING 100 YEAR FLOOD ZONE
 - — — EXISTING WETLAND
 - — — EXISTING STREAMS
 - — — PROPOSED BUILDING
 - — — PROPOSED EDGE OF PAVEMENT
 - — — PROPOSED SIDEWALK
 - — — PROPOSED DRAINAGE
 - — — PROPOSED CONSERVATION AREA
 - 520 — PROPOSED MAJOR CONTOURS
 - 522 — PROPOSED MINOR CONTOURS
 - 8"W — 8"W — PROPOSED 8" PVC WATER MAIN
 - S — S — PROPOSED SANITARY SEWER
 - — — PROPOSED RETAINING WALL
 - ⊙ PROPOSED SEWER MANHOLE
 - PROPOSED CATCH BASIN
 - ⚡ PROPOSED F.E.S.



MATCH LINE SEE SHEET 11

UTILITY PLAN 03 – PHASE I
SCALE: 1"=60'

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ORANGE COUNTY, NY

UTILITY PLAN 03 – PHASE I

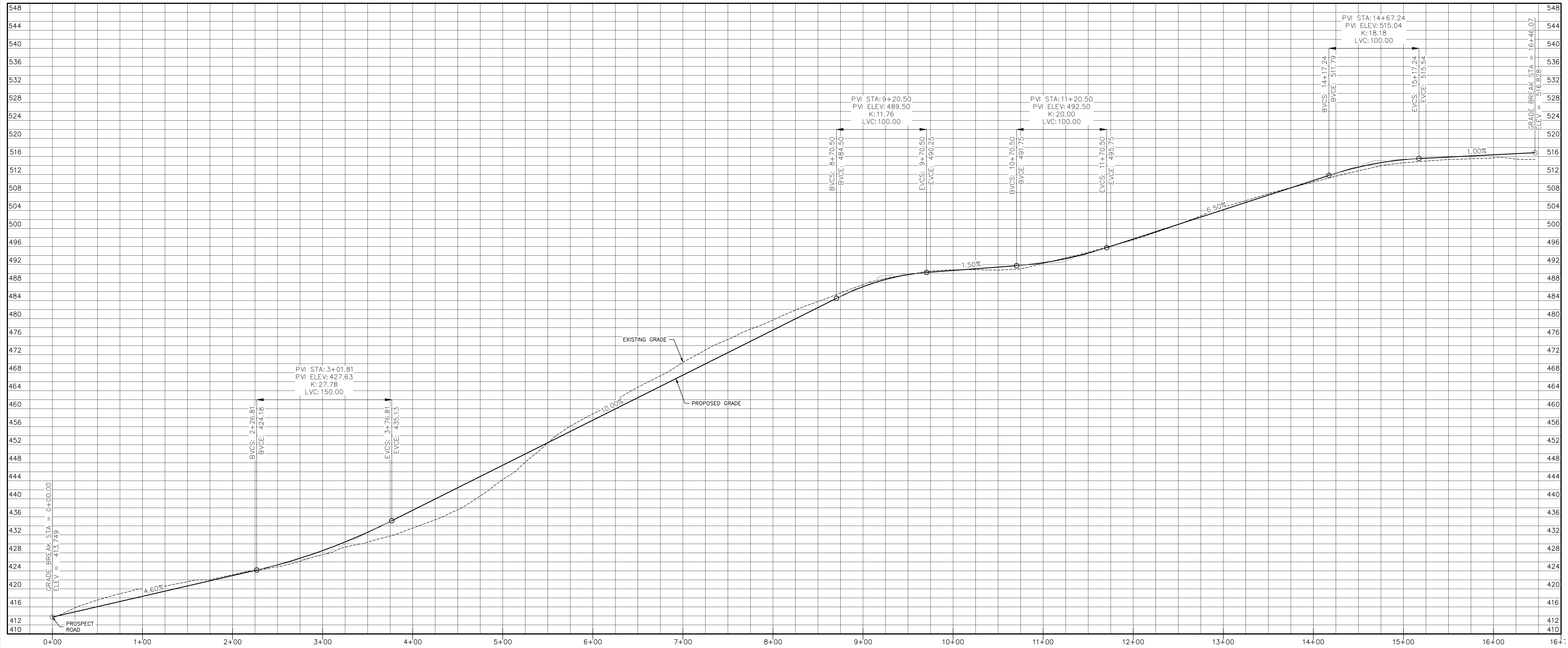
JOB#: 22-033
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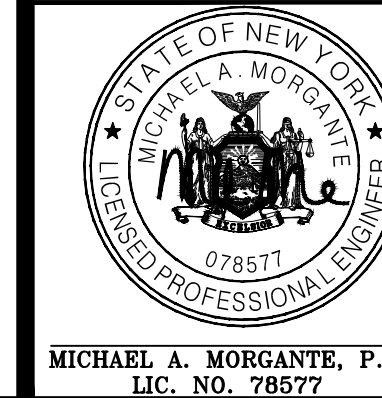
DRIVEWAY PROFILE — PHASE I

HORIZONTAL: 1"=50'
 VERTICAL: 1"=10'

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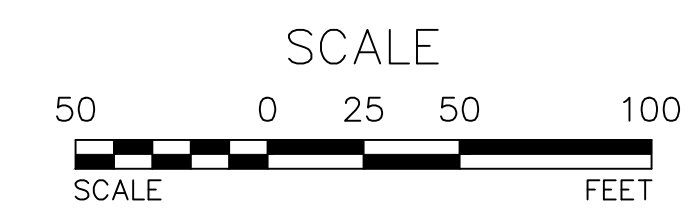
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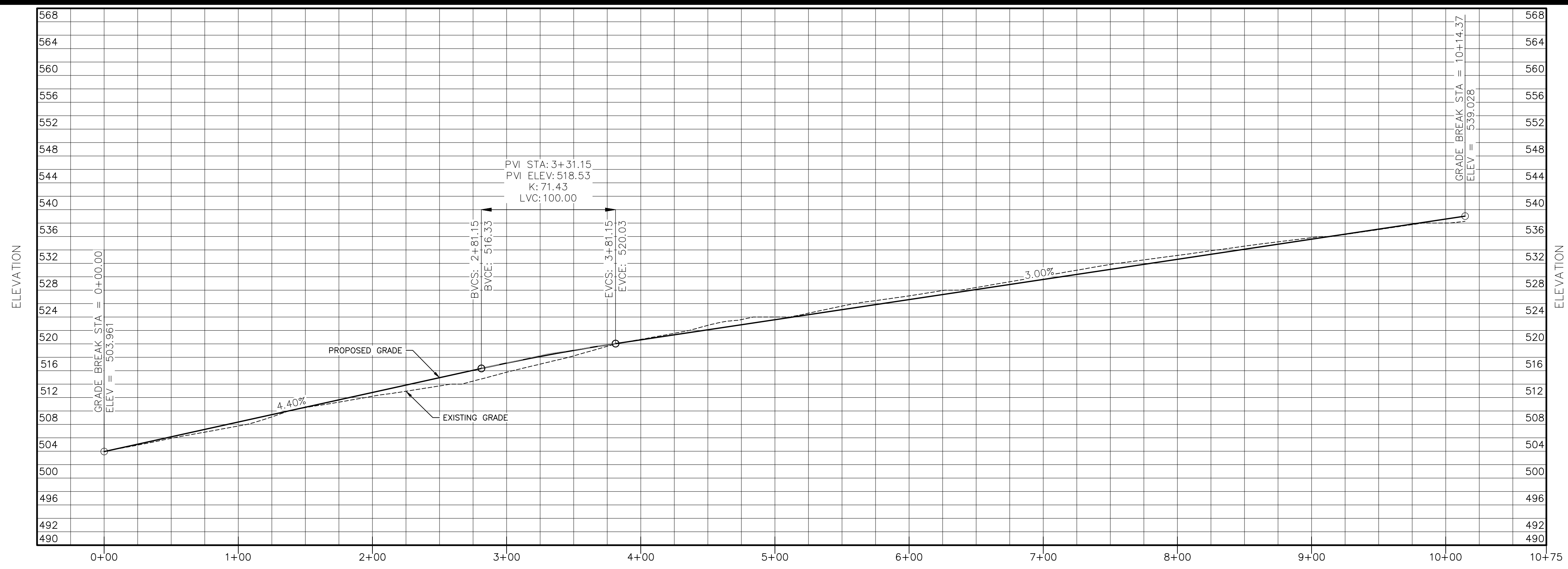
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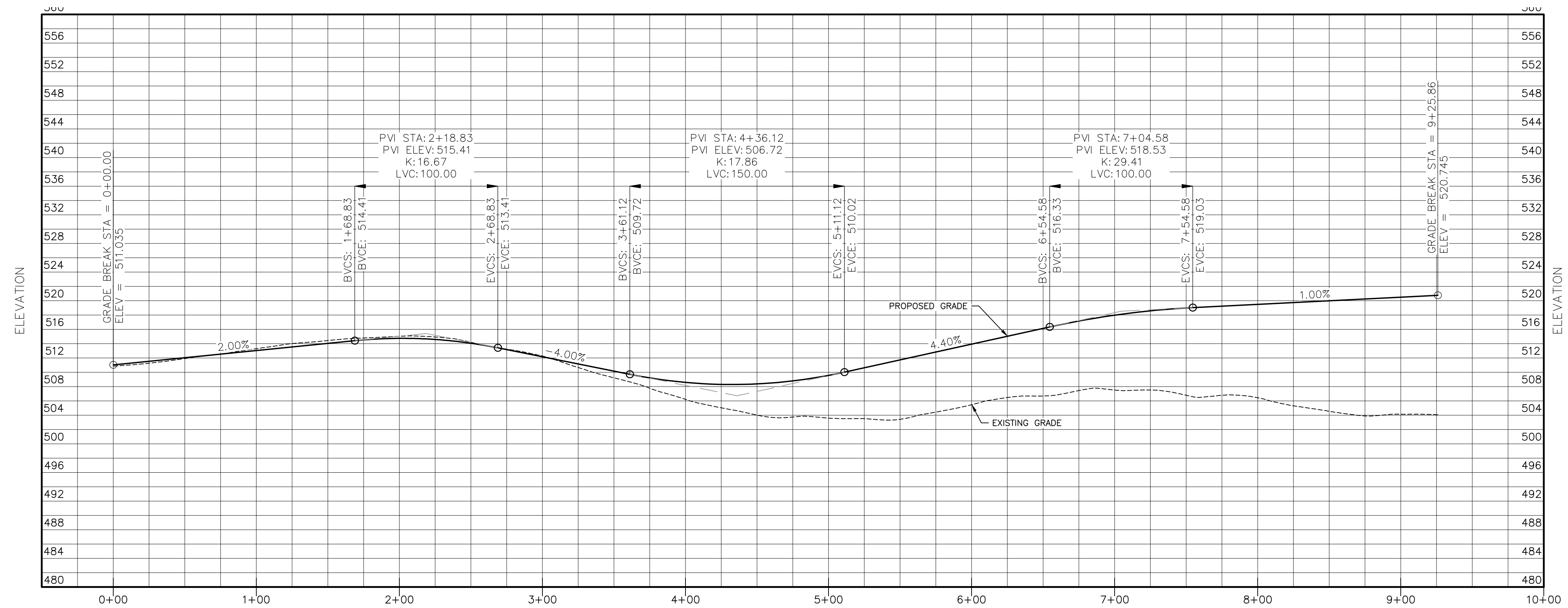
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DRIVEWAY PROFILE - PHASE I

HORIZONTAL: 1"=50'
VERTICAL: 1"=10'



DRIVEWAY PROFILE - PHASE I

HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

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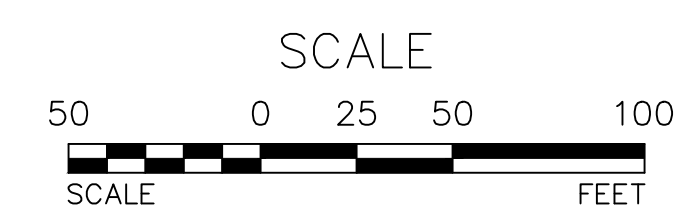
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