

**CONSERVATION ANALYSIS**

WETLANDS = 9.4± ACRES  
 WATERCOURSES - ACREAGE INCLUDED IN WETLAND AREA  
 SURFACES WATER BODIES - ACREAGE INCLUDED THE WETLAND AREA  
 ONE HUNDRED-YEAR FLOOD PLAINS - ACREAGE INCLUDED THE WETLAND AREA  
 CEMETERIES - NONE  
 CRITICAL ENVIRONMENTAL AREAS - NONE

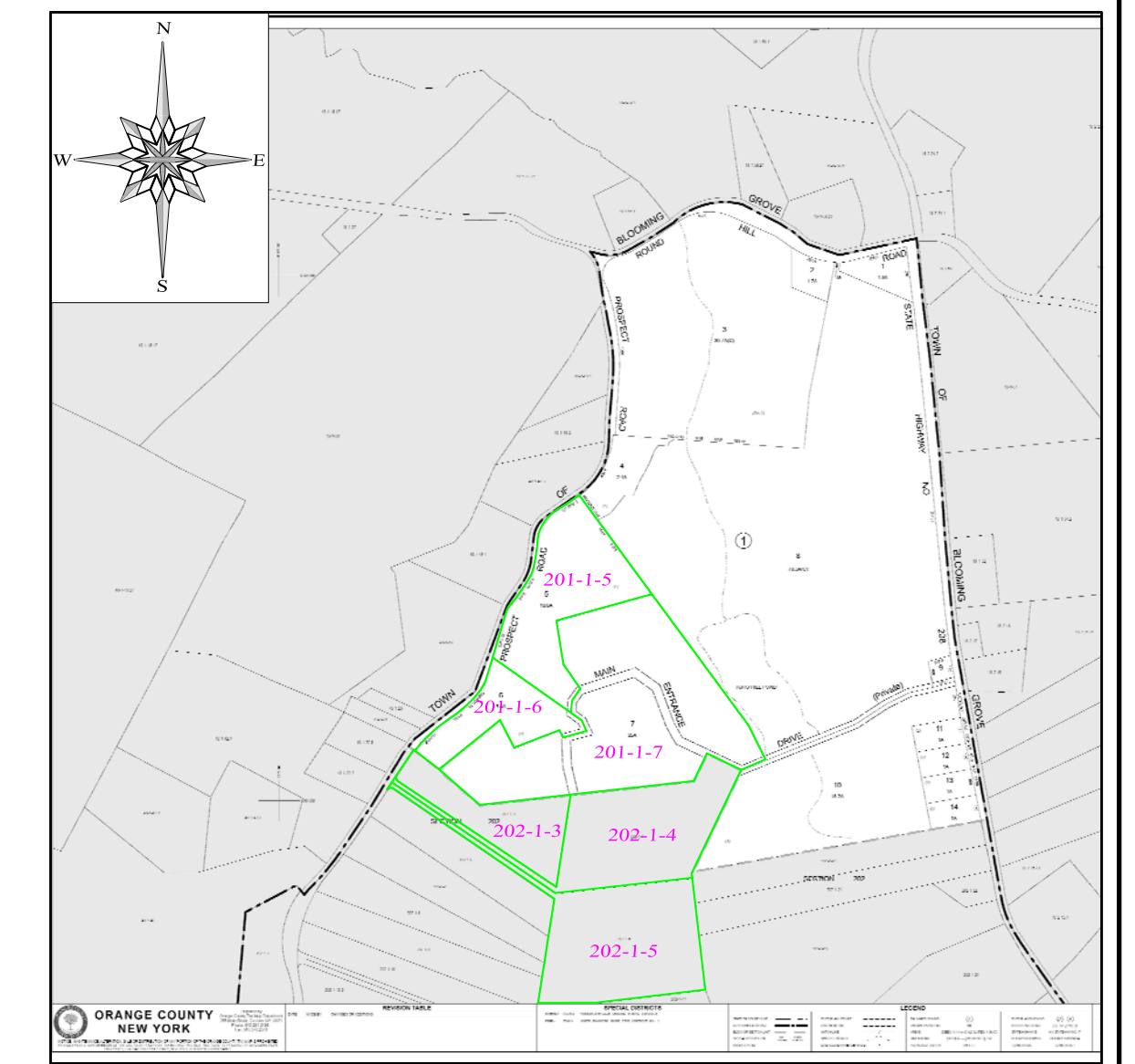
**BASE LOT COUNT CALCULATION**

GROSS AREA = 73.38± AC.  
 AREA OF WETLANDS/WATER COURSES/ FLOOD PLAIN = 9.4 AC  
 NET BUILDABLE AREA = 63.98

BASE LOT COUNT =  
 LESSER OF 1 DWELLING UNIT PER NET AREA, OR  
 1 DWELLING UNIT PER TWO GROSS ACRES

THEREFORE:  
 63 LOTS ALLOWED PER NET BUILDABLE CALCULATION  
 36 LOTS ALLOWED PER GROSS ACREAGE CALCULATION.

THEREFORE BASE LOT COUNT = 36 PER §235-14.1(A)(3) ADJUSTED BASE  
 LOT COUNT = BASE LOT COUNT x 1.5 = 54 LOTS

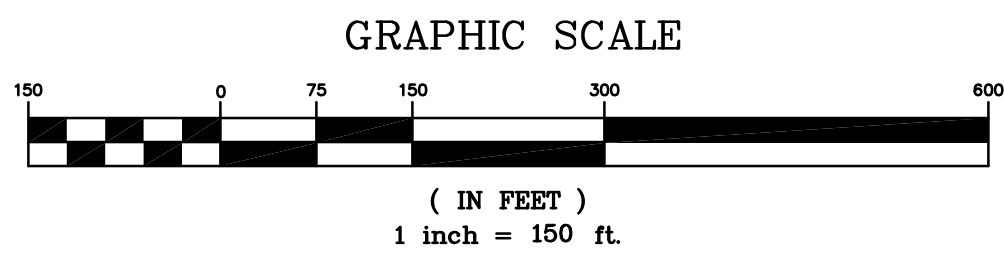


**LOCATION MAP**  
 SCALE: 1" = 1000'

- GENERAL NOTES:**
- VILLAGE OF SOUTH BLOOMING GROVE TAX MAP DESIGNATIONS: SEC. 201, BLK. 1, LOTS 5, 6 & 7 AND SEC. 202, BLK. 1, LOTS 3, 4 & 5
  - AREA OF PARCELS PER SURVEYS: 73.38± AC.
  - PARCELS ARE LOCATED IN THE RR ZONING DISTRICT.
  - EXISTING FEATURES AND INFORMATION SHOWN HEREON PROVIDED BY GOLDEN AERIAL SURVEYS, INC.
  - LIMIT OF DEC WETLAND TO BE CONFIRMED BY DEC.

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING CONTOUR LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STREAM
- EXISTING WIRE FENCE
- EXISTING TREELINE
- UNPAVED ROADS
- EXISTING UTILITY POLE
- 25%+ SLOPES
- SURFACE WATER OVERLAY
- SCENIC VIEWSHED SIGNIFICANT BIOLOGICAL OVERLAYS
- DEC WETLAND MB-60



**PROSPECT GARDENS**  
 VILLAGE OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK  
 PROJECT TITLE

**SITE ANALYSIS MAP**  
 DRAWING TITLE

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05-16-23	INITIAL PREPARATION	KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 079053
DATE	REVISIONS		DATE

D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #
N.A.	N.A.	N.A.	1 OF 1
CAD # 22131	PROJECT #	SCALE	
4 STEP	22131.0	AS SHOWN	

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