

**OVERALL PARCEL MAP**  
SCALE: 1" = 800'

**BULK REQUIREMENTS**

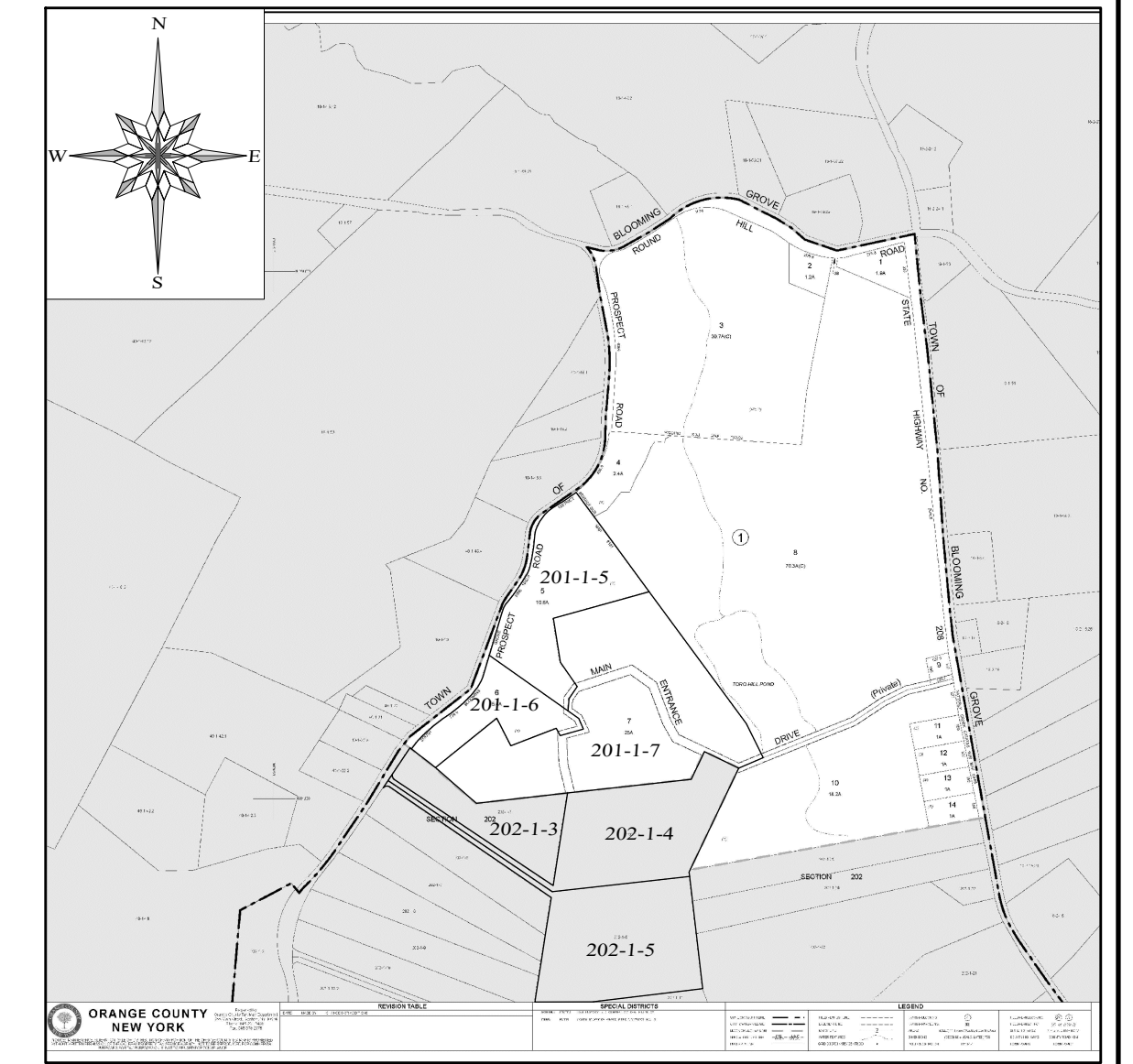
**R-M ZONE**  
(MULTI-FAMILY UNITS)

LOT AREA (S.F.)	MINIMUM 3,000
FRONTAGE (FT.)	MINIMUM 30
BUILDING COVERAGE (%)	MAXIMUM 50
<b>PRIMARY STRUCTURES</b>	
FRONT YARD (FT.)	MINIMUM 15
REAR YARD (FT.)	MINIMUM 20
SIDE YARD (FT.)	MINIMUM 15
<b>MAXIMUM</b>	
BUILDING HEIGHT (IN STORIES)	3 STORIES
BUILDING HEIGHT (IN FEET)	40 FEET
<b>ACCESSORY STRUCTURES</b>	
REAR YARD (FT.)	MINIMUM 10
SIDE YARD (FT.)	MINIMUM 10
<b>MAXIMUM</b>	
BUILDING HEIGHT (IN STORIES)	2 STORIES
BUILDING HEIGHT (IN FEET)	20 FEET

**BULK REQUIREMENTS**

**RR ZONE**

LOT AREA (S.F.)	MINIMUM 10,000
FRONTAGE (FT.)	MINIMUM 60'
FRONT YARD (FT.)	MINIMUM 40'
REAR YARD (FT.)	MINIMUM 40
SIDE YARD (FT.)	MINIMUM 15
BUILDING COVERAGE (%)	MAXIMUM 50
<b>*MINIMUM FRONTAGE ON CURVED LOTS SHALL BE MEASURED AT THE FRONT SETBACK LINE</b>	
<b>**MINIMUM FRONT YARD SHALL BE 40 FEET AS MEASURED FROM THE EDGE OF PAVEMENT</b>	
<b>MAXIMUM</b>	
BUILDING HEIGHT (IN STORIES)	2 STORIES
BUILDING HEIGHT (IN FEET)	35 FEET
<b>ACCESSORY STRUCTURES</b>	
REAR YARD (FT.)	MINIMUM 10
SIDE YARD (FT.)	MINIMUM 10
<b>MAXIMUM</b>	
BUILDING HEIGHT (IN STORIES)	2 STORIES
BUILDING HEIGHT (IN FEET)	20 FEET



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

**GENERAL NOTES:**

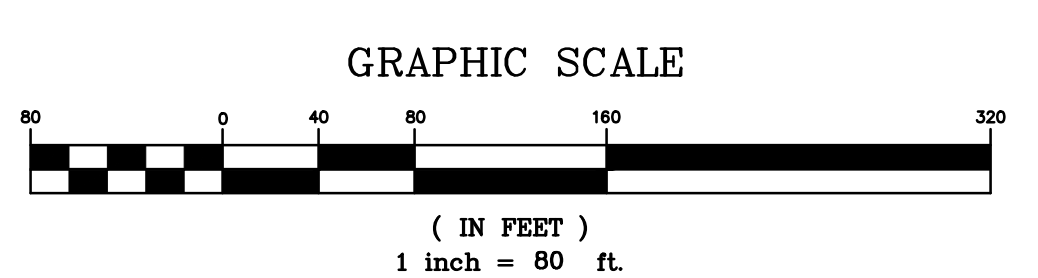
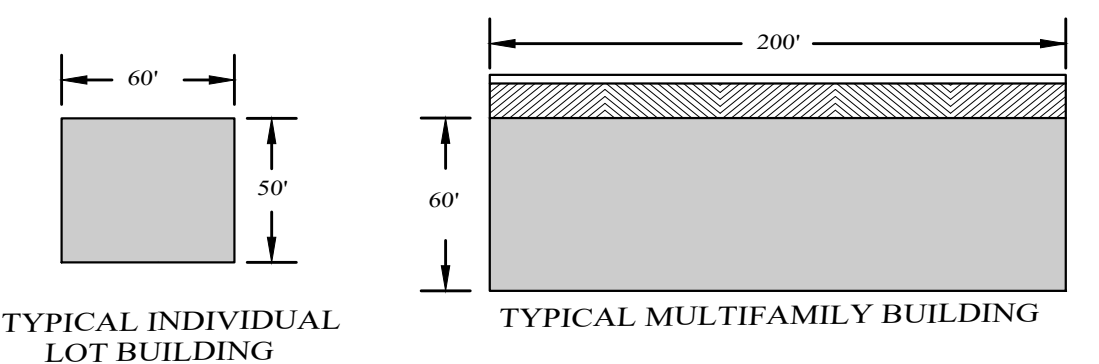
- VILLAGE OF SOUTH BLOOMING GROVE TAX MAP DESIGNATION: SEC. 201, BLK. 1, LOTS 5, 6 & 7 AND SEC. 202, BLK. 1, LOTS 3, 4 & 5
- AREA OF PARCELS PER SURVEYS: 73.38± AC.
- TOTAL PROPOSED NUMBER OF FEET SIMPLE LOTS: 51
- TOTAL PROPOSED NUMBER OF MULTIFAMILY UNITS: 72
- PARCELS ARE LOCATED IN THE RR ZONING DISTRICT
- EXISTING FEATURES AND INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES.

**LOT CALCULATION**

201-1-5	= 10.73± ACRES
201-1-6	= 5.39± ACRES
201-1-7	= 25.26± ACRES
202-1-3	= 6.10± ACRES
202-1-4	= 12.20± ACRES
202-1-5	= 13.70± ACRES
<b>TOTAL</b>	<b>= 73.38± ACRES</b>
<b>4 MULTIFAMILY BUILDINGS</b>	
18 UNITS PER BUILDING = 72 UNITS	
LOT AREA REQUIRED = 3,000 SF/UNIT	
72 UNITS x 3,000 SF = 216,000 SF OR 4.95 ACRES	
<b>TOTAL</b>	<b>= 73.38± ACRES</b>
LESS AREA FOR MULTI-FAMILY = 4.95 ACRES	
73.38 - 4.95 = 68.43 ACRES	
<b>TOTAL PROPOSED LOTS</b>	<b>68.43± ACRES / 1.33 ACRES = 51.45 LOTS</b>

**LEGEND**

EXISTING PROPERTY LINE	—————
PROPOSED PROPERTY LINE	—————
EXIST. PROPERTY LINE TO BE DELETED	-----
EXISTING CONTOUR LINE	~~~~~
EXISTING EDGE OF PAVEMENT	—————
PROPOSED SETBACK LINE	—————
PROPOSED EDGE OF PAVEMENT	—————



**RECORD OWNER/APPLICANT**  
BGN DEVELOPEMENT, LLC  
2 SKILLMAN STREET, SUITE 413  
BROOKLYN, NY 11205

12-21-22	INITIAL PREPARATION
DATE	REVISIONS

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

**SKETCH PLAN**  
DRAWING TITLE

**KIRK ROTHER, P.E.**  
CONSULTING ENGINEER, PLLC  
5 Saint Stephens Lane, Warwick, NY 10990  
(845) 988-0620

KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 079053	DATE
D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #
N.A.	N.A.	N.A.
CAD # 22131	PROJECT #	SCALE
SKETCH	22131.0	AS SHOWN

1 OF 1

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