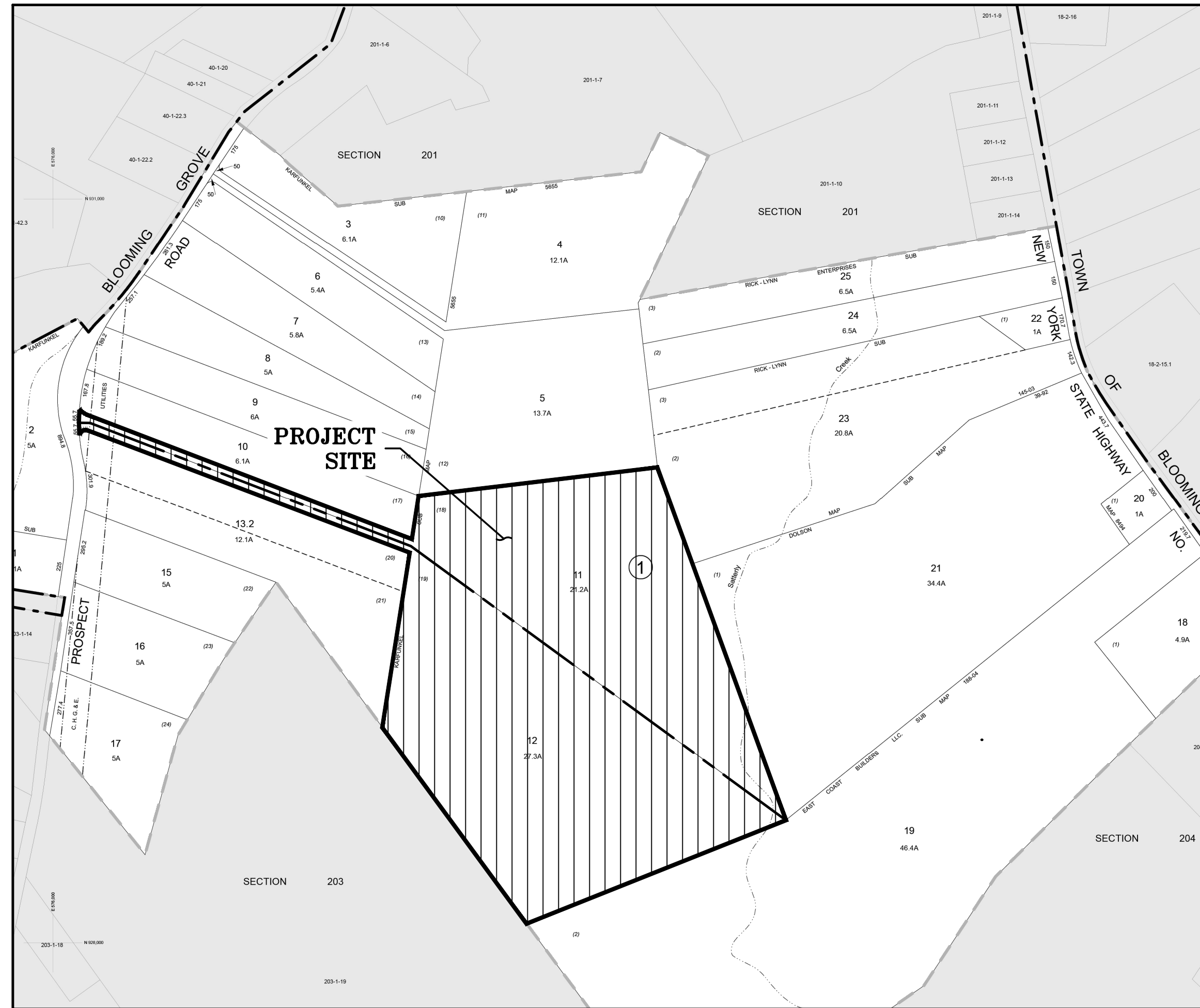
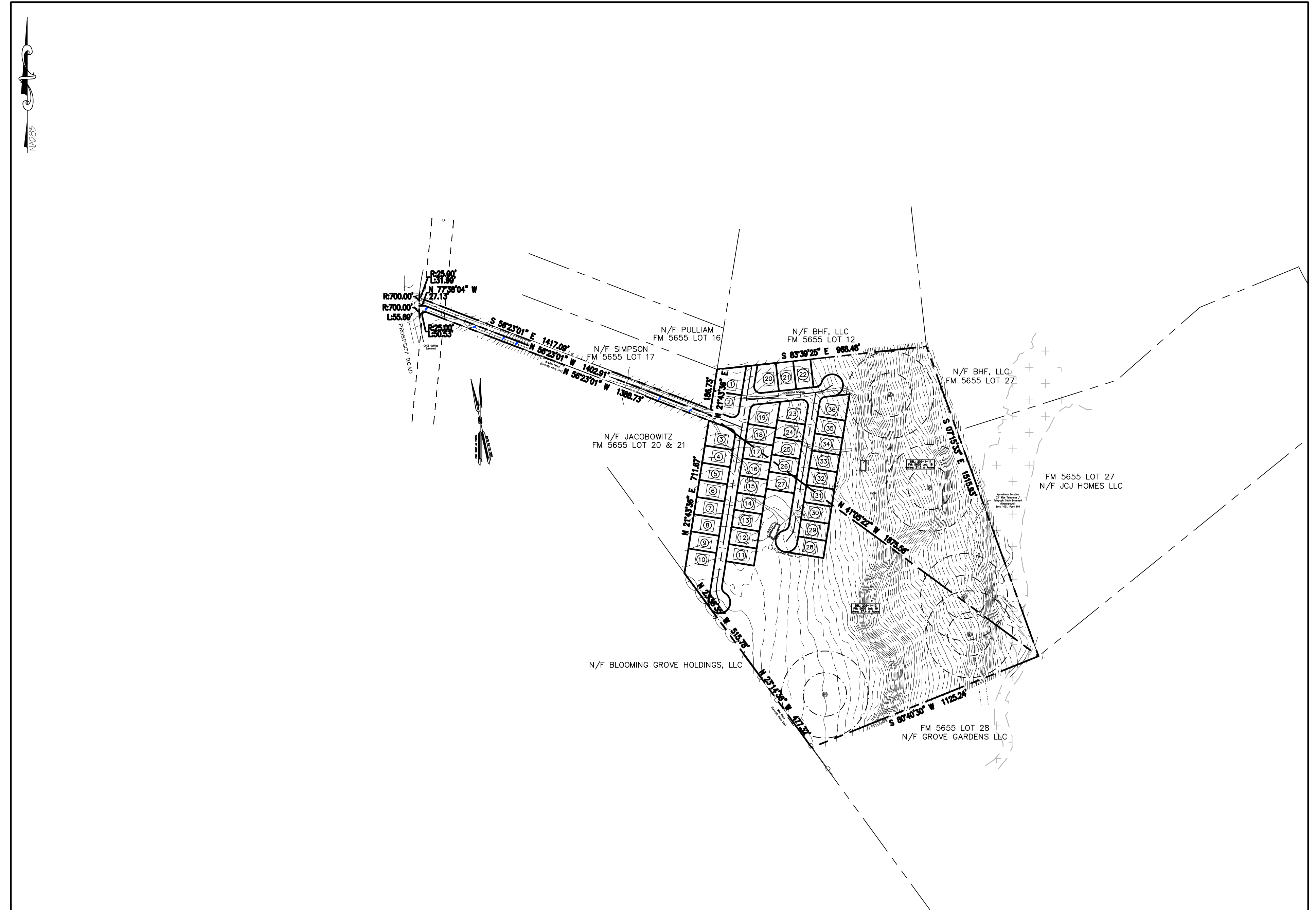


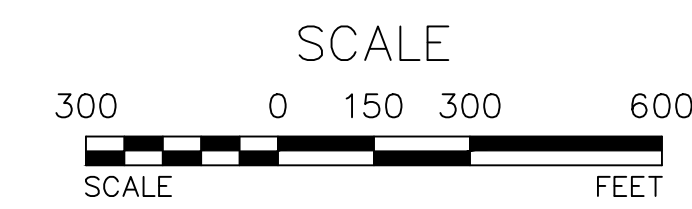
SUBDIVISION PLAN FOR 201 & 203 PROSPECT ROAD VILLAGE OF SOUTH BLOOMING GROVE ORANGE COUNTY, NY



LOCATION MAP
SCALE: 1"=400'



TITLE SHEET
SCALE: 1"=300'



SHEET #	SHEET TITLE	ORIGINAL DATE/ LAST REVISED DATE
01 OF 07	TITLE SHEET	
02 OF 07	EXISTING CONDITIONS PLAN	
03 OF 07	SLOPE ANALYSIS	
04 OF 07	ORTHOIMAGERY SHEET	
05 OF 07	CONCEPT SUBDIVISION PLAN 01	
06 OF 07	CONCEPT SUBDIVISION PLAN 02	
07 OF 07	CONCEPT SUBDIVISION PLAN 03	

- 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 INFORMATION SHOWN ON THESE PLANS HAS BEEN TAKEN FROM A SURVEY PREPARED BY EDWARD T. GANNON, PLS.

REV.	BY	DATE	DESCRIPTION

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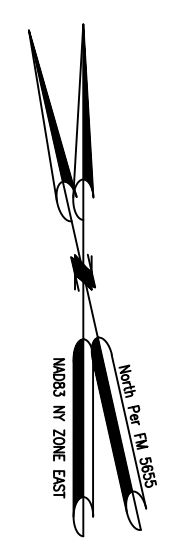
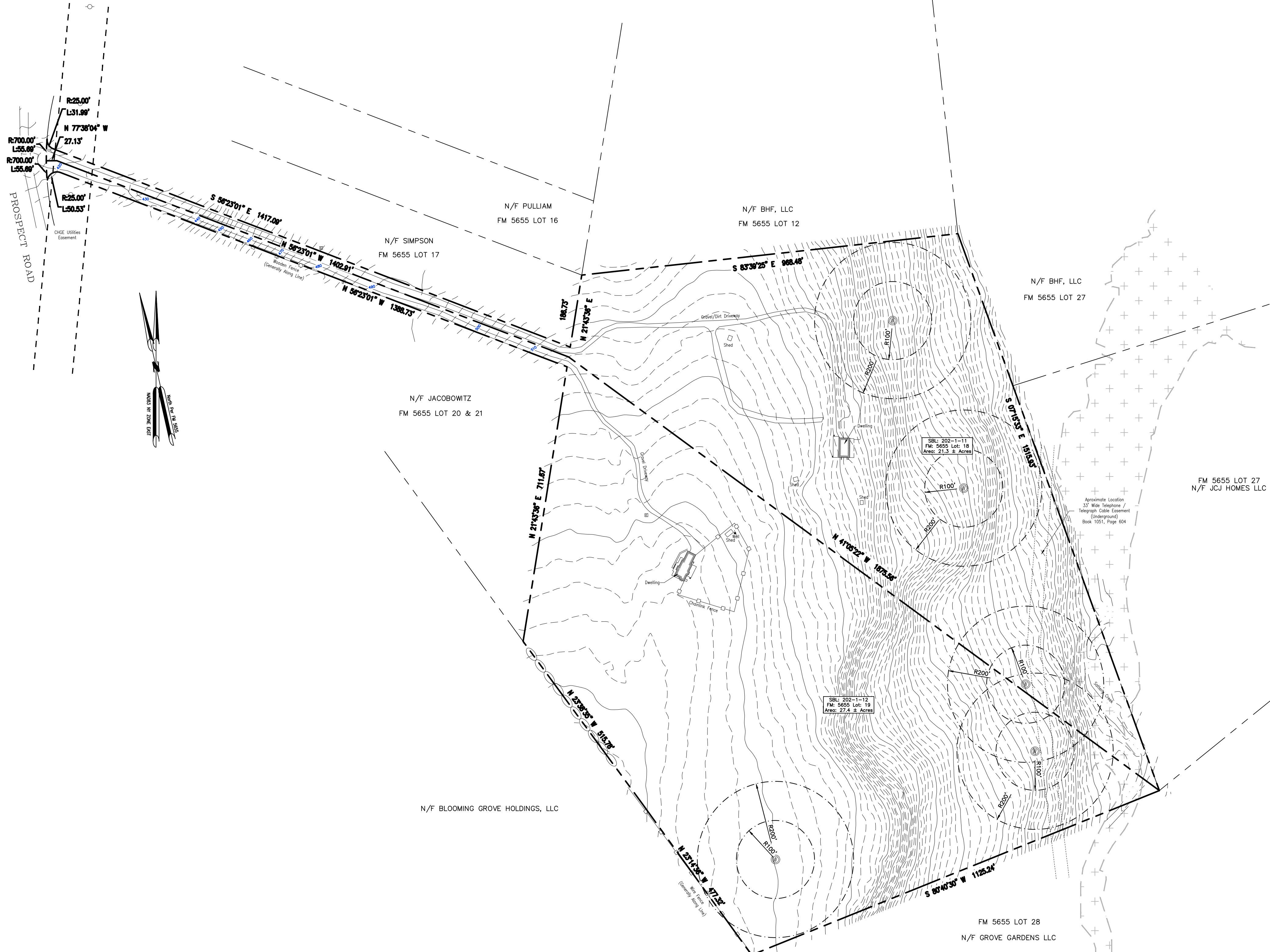
SUBDIVISION PLAN FOR
201 & 203 PROSPECT ROAD
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

TITLE SHEET

JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO. 01 of 07

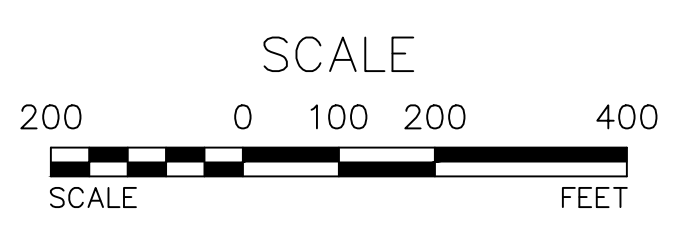
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LEGEND:

	600	EXISTING MAJOR CONTOUR
		EXISTING MINOR CONTOUR
		EXISTING EDGE OF PAVEMENT
		EXISTING PROPERTY LINE
		EXISTING ADJACENT PROPERTY LINE
		PROPOSED WELL
		EXISTING FLOOD ZONE



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SUBDIVISION PLAN FOR
201 & 203 PROSPECT ROAD
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

EXISTING CONDITIONS PLAN

JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO. 02 of 07

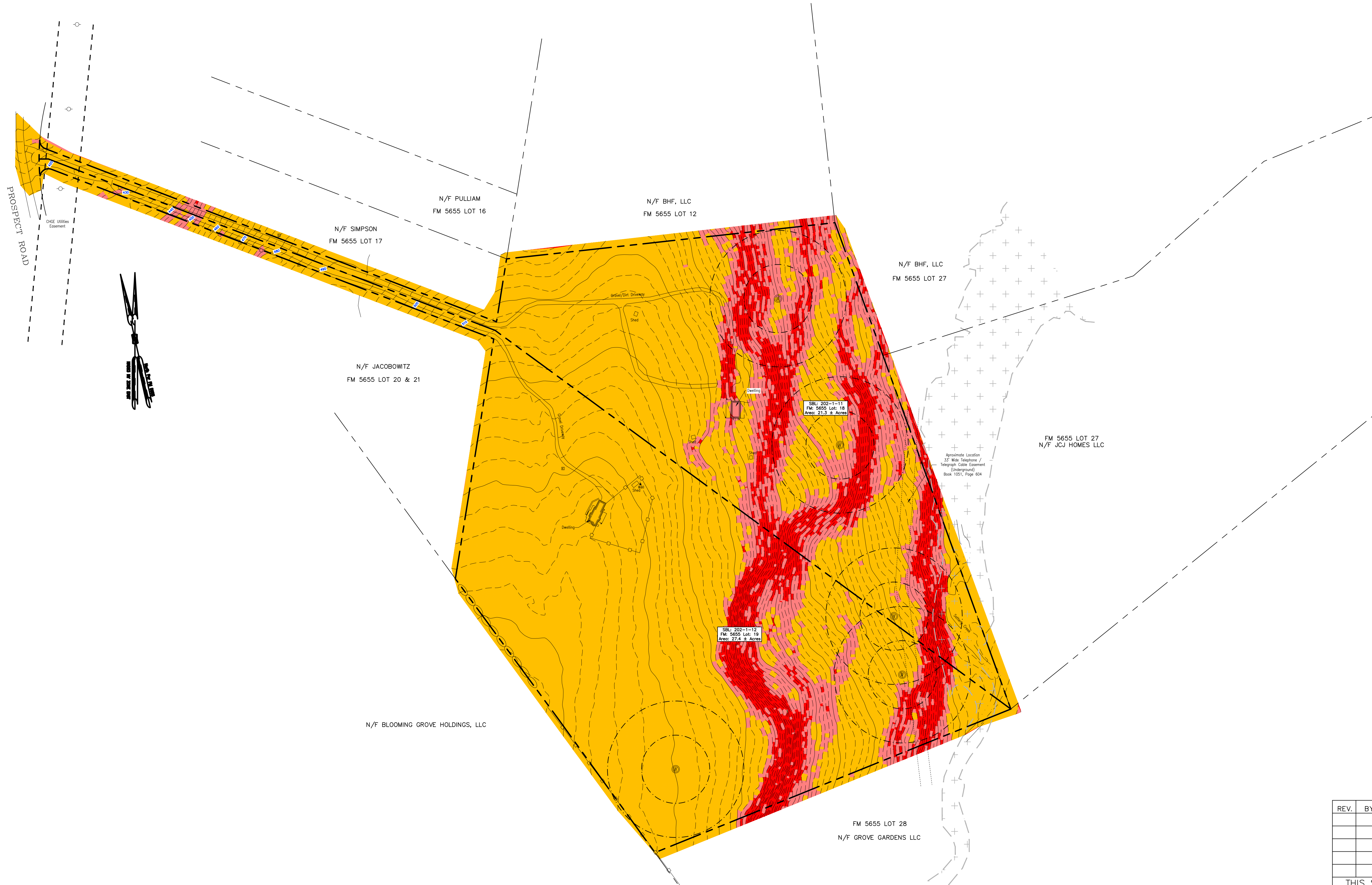
MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

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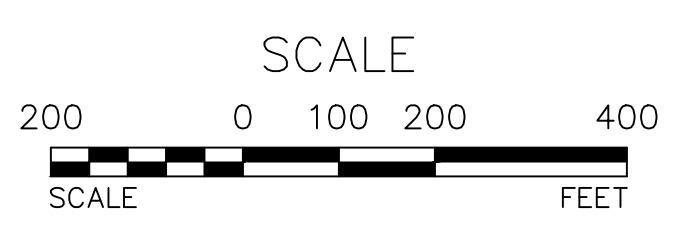
EXISTING CONDITIONS PLAN
SCALE: 1"=200'



SLOPE TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (SF)
1	0.00%	15.00%	Yellow	1703965.56
2	15.00%	25.00%	Light Red	352349.00
3	25.00%	100.00%	Dark Red	243005.79

LEGEND:

--- 600 ---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING EDGE OF PAVEMENT
---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
⊕	PROPOSED WELL
+	EXISTING FLOOD ZONE



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SUBDIVISION PLAN FOR
201 & 203 PROSPECT ROAD
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

SLOPE ANALYSIS

JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO: 03 of 07

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LIC. NO. 78577

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SLOPE ANALYSIS
SCALE: 1"=200'



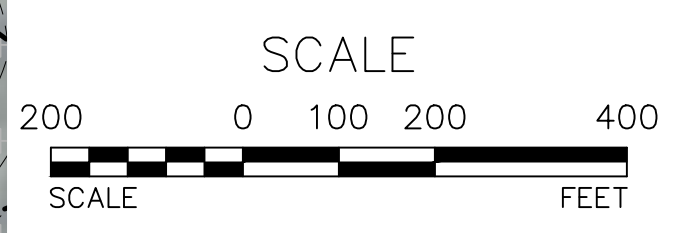
PROSPECT ROAD

PROPOSED ROAD CONNECTION TO FUTURE DEVELOPMENT



LEGEND:

- 600 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- PROPOSED WELL
- EXISTING FLOOD ZONE



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SUBDIVISION PLAN FOR
201 & 203 PROSPECT ROAD
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

ORTHOIMAGERY SHEET

JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO. 04 of 07

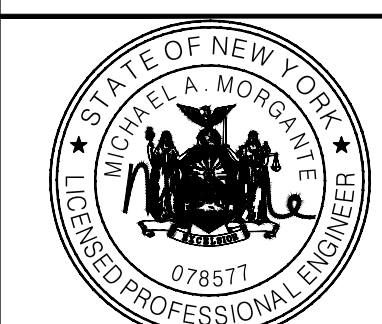
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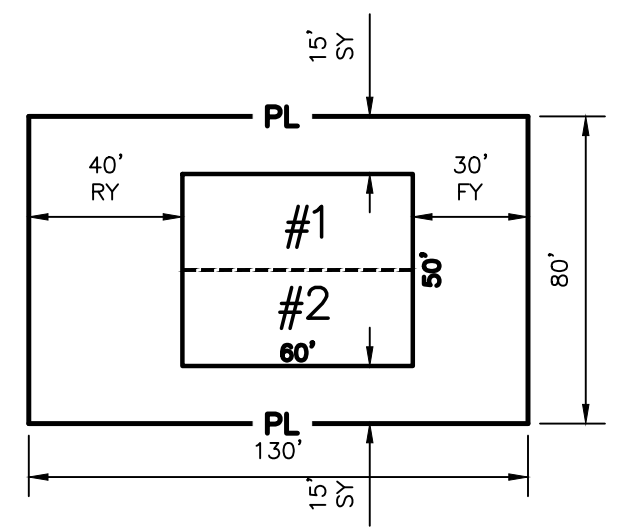
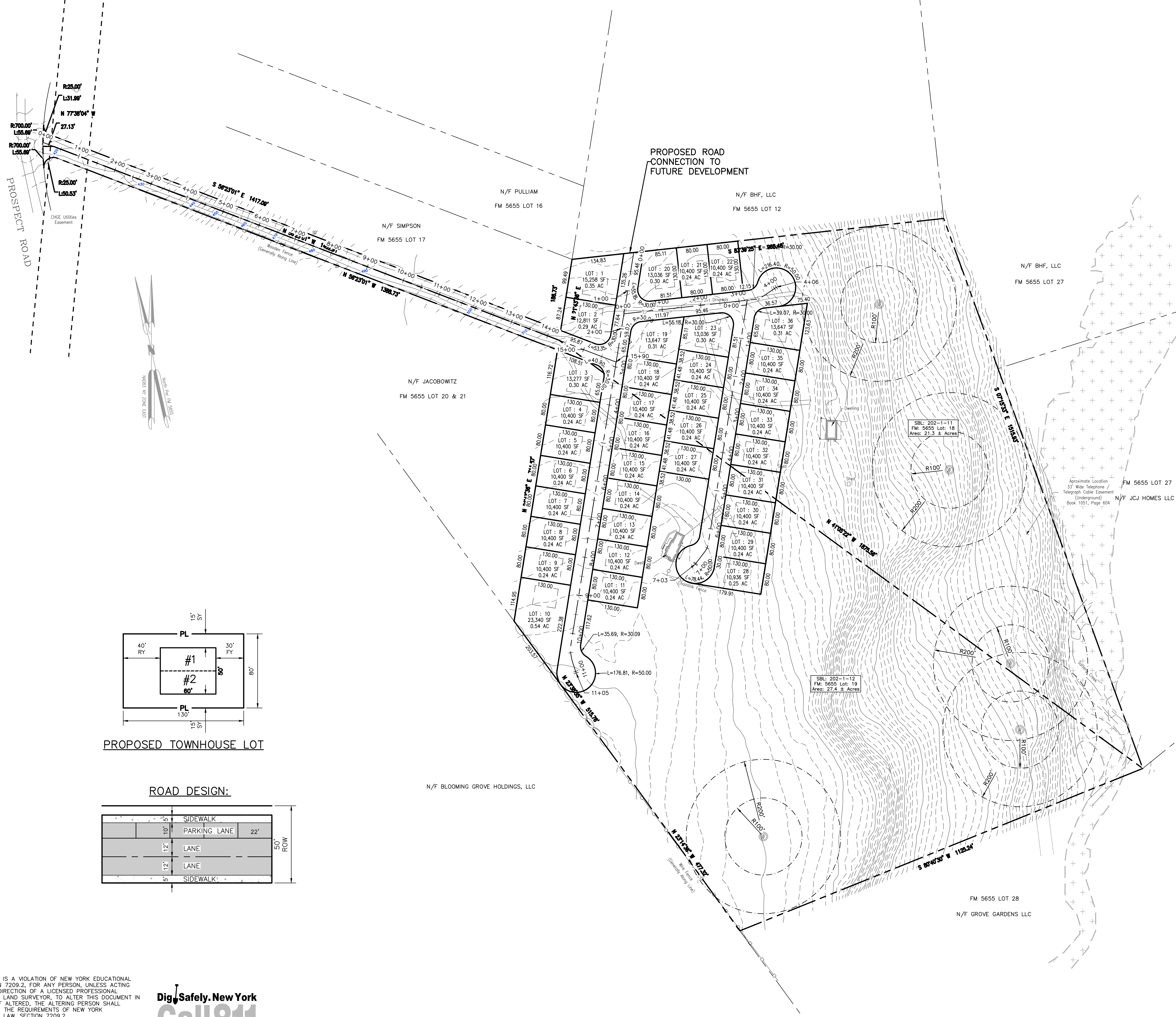


ORTHOIMAGERY SHEET
SCALE: 1"=200'

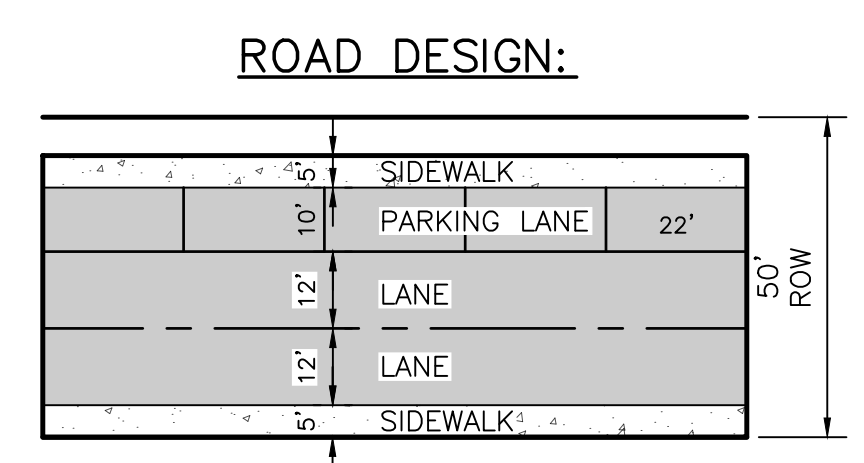
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LIC. NO. 78577



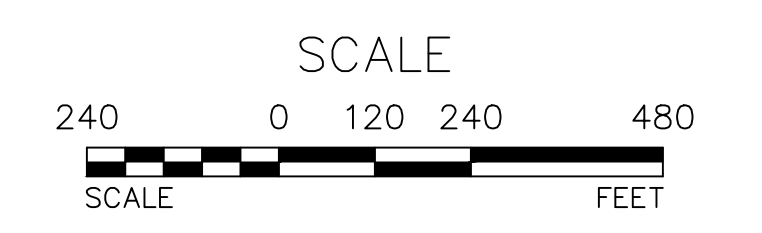
PROPOSED TOWNHOUSE LOT



ROAD DESIGN:

ZONING DISTRICT: RURAL RESIDENTIAL (RR)

- LEGEND:**
- 600 --- EXISTING MAJOR CONTOUR
 - --- EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - ⊙ PROPOSED WELL
 - EXISTING FLOOD ZONE



REV.	BY	DATE	DESCRIPTION

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SUBDIVISION PLAN FOR
201 & 203 PROSPECT ROAD
 VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, NY

CONCEPT SUBDIVISION PLAN 01

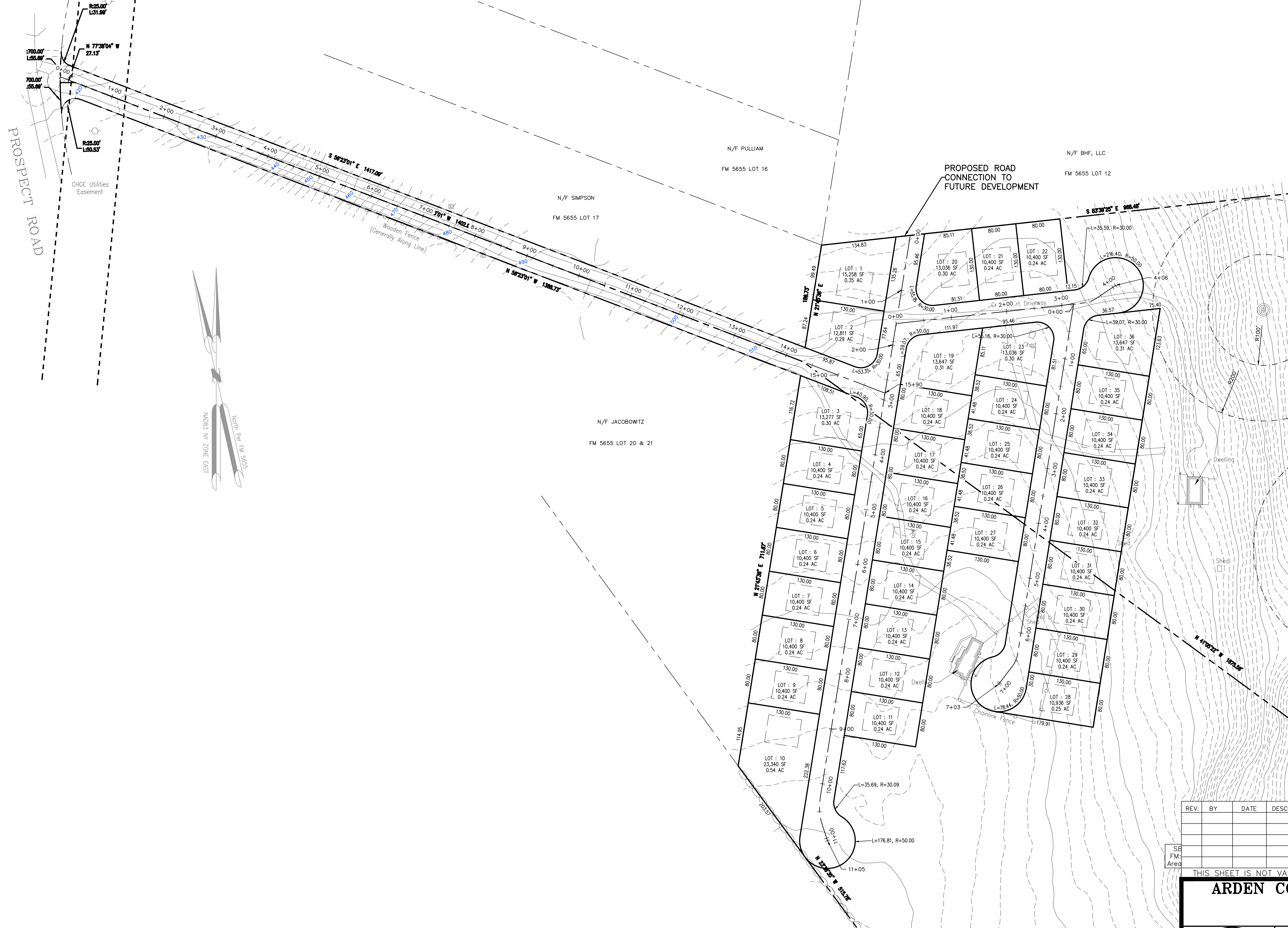
MICHAEL A. MORAVANY, P.E.
LIC. NO. 078571

JOB#: 22-033
 SCALE: AS NOTED
 DATE: 10-20-23
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 05 of 07

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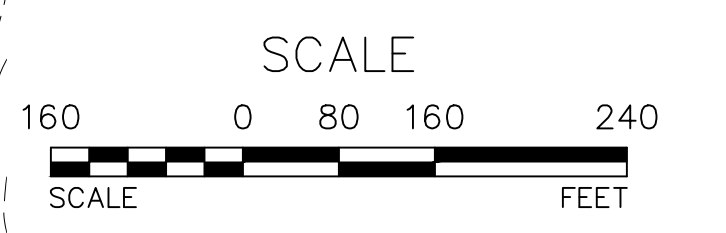
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LEGEND:

	600	EXISTING MAJOR CONTOUR
		EXISTING MINOR CONTOUR
		EXISTING EDGE OF PAVEMENT
		EXISTING PROPERTY LINE
		EXISTING ADJACENT PROPERTY LINE
		PROPOSED WELL
		EXISTING FLOOD ZONE



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SUBDIVISION PLAN FOR
201 & 203 PROSPECT ROAD
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO: 06 of 07

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

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MATCH LINE SEE SHEET 07

CONCEPT SUBDIVISION PLAN 02
SCALE: 1"=80'

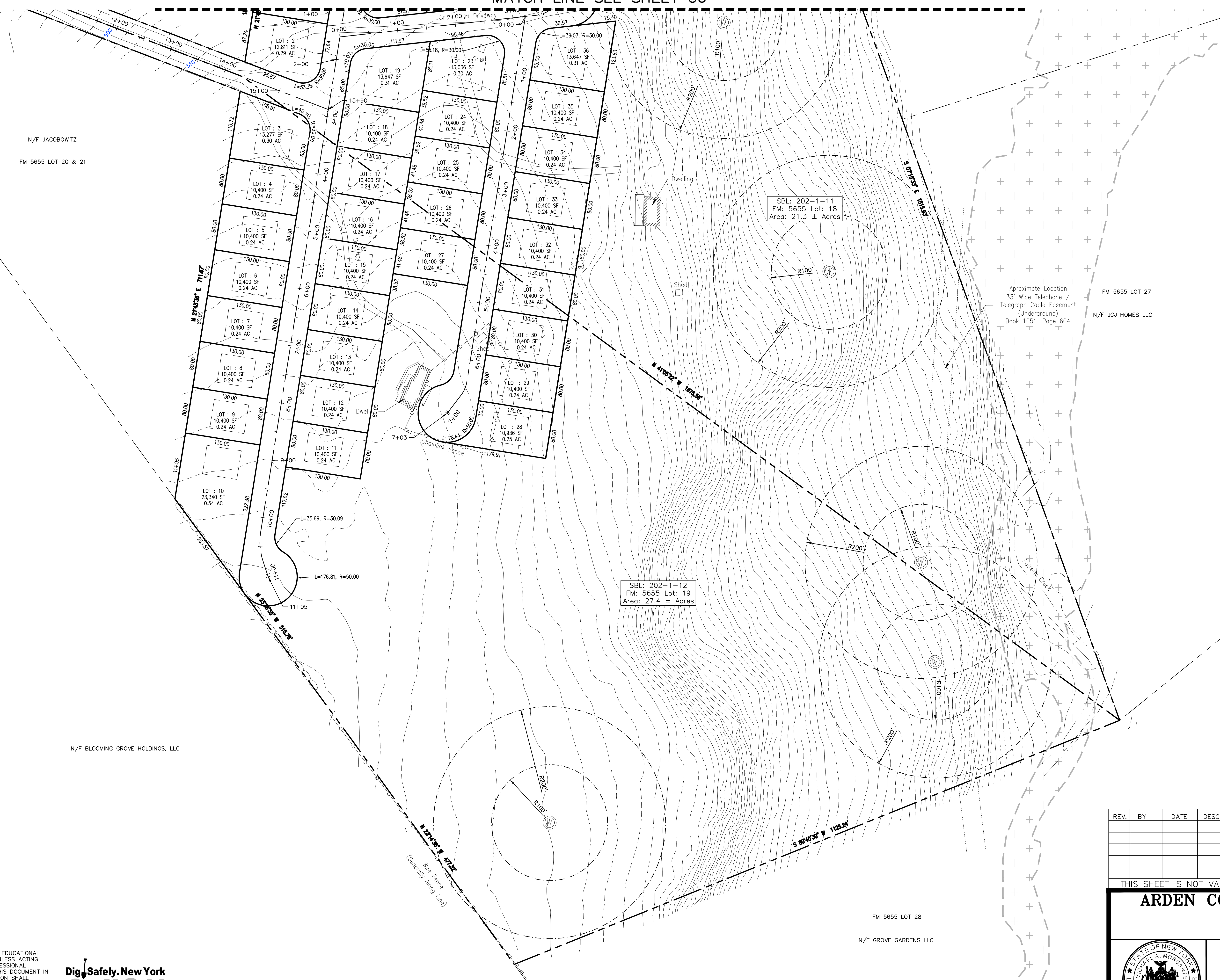
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MATCH LINE SEE SHEET 06

N/F JACOBOWITZ
FM 5655 LOT 20 & 21

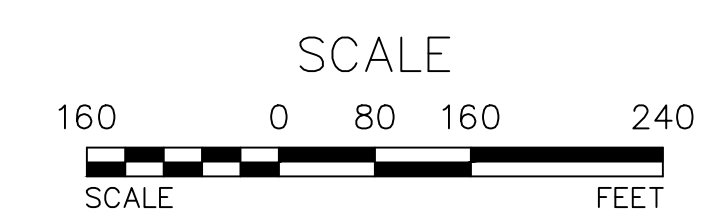
N/F BLOOMING GROVE HOLDINGS, LLC

FM 5655 LOT 27
N/F JCI HOMES LLC



LEGEND:

---	600	---	EXISTING MAJOR CONTOUR
---		---	EXISTING MINOR CONTOUR
---		---	EXISTING EDGE OF PAVEMENT
---		---	EXISTING PROPERTY LINE
---		---	EXISTING ADJACENT PROPERTY LINE
---		---	PROPOSED WELL
---		---	EXISTING FLOOD ZONE



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SUBDIVISION PLAN FOR
201 & 203 PROSPECT ROAD
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

CONCEPT SUBDIVISION PLAN 03

JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO: 07 OF 07

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

FM 5655 LOT 28

N/F GROVE GARDENS LLC

CONCEPT SUBDIVISION PLAN 03
SCALE: 1"=80'

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