

SITE PLAN AND SUBDIVISION FOR MUSEUM VILLAGE GARDENS MUSEUM VILLAGE ROAD – VILLAGE OF SOUTH BLOOMING GROVE ORANGE COUNTY, NY.



LOCATION MAP
SCALE: 1"=1,000'

SHEET #	SHEET TITLE	ORIGINAL DATE/ LAST REVISED DATE
01 OF 06	TITLE SHEET	11-5-20/03-27-24
02 OF 06	EXISTING CONDITIONS	11-5-20/03-27-24
03 OF 06	DEMOLITION PLAN	11-5-20/03-27-24
04 OF 06	SUBDIVISION PLAN 01	11-5-20/03-27-24
05 OF 06	SUBDIVISION PLAN 02	11-5-20/03-27-24
06 OF 06	SUBDIVISION PLAN 03	11-5-20/03-27-24

REFERENCES:

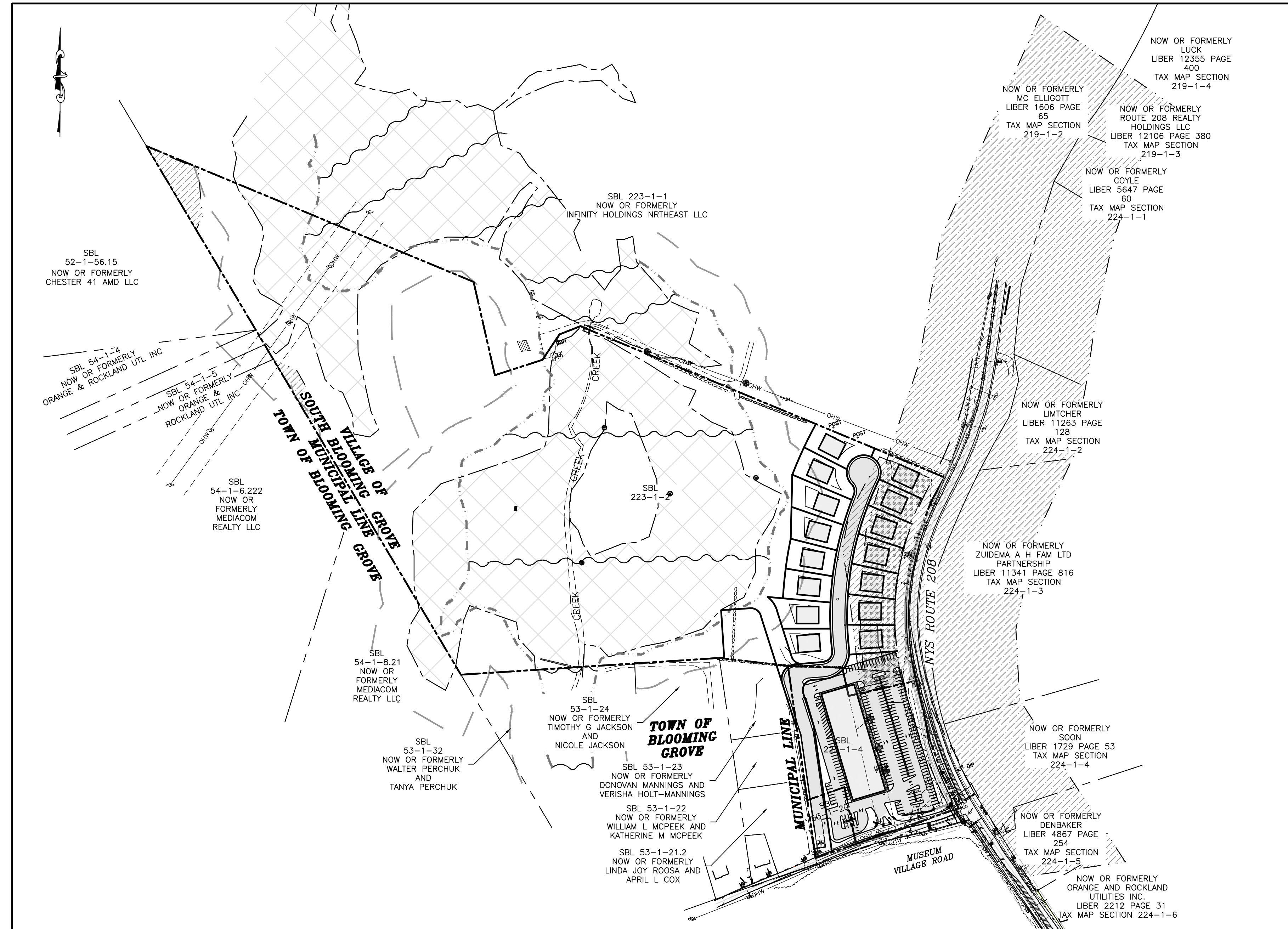
- VILLAGE OF SOUTH BLOOMING GROVE TAX MAP SBL 223-1-2 & 223-1-4
- TOWN OF BLOOMING GROVE TAX MAP SBL 53-1-20
- PROPERTY BOUNDARY INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM THE FOLLOWING:
 - A SURVEY ENTITLED "BOUNDARY SURVEY FOR 4-14 FAIRVIEW DRIVE" DATED JUNE 20, 2014 AS PREPARED BY LAND METRICS ENGINEERING & SURVEYING, P.C., 100 SNAKE HILL ROAD, WEST NYACK, NY.
 - A SURVEY ENTITLED "SURVEY OF PERMANENT UTILITY EASEMENTS FOR THE VILLAGE OF SOUTH BLOOMING GROVE" DATED APRIL 11, 2012 AS PREPARED BY GARY R. RICH, LICENSED LAND SURVEYOR 24 LAND DRIVE PINE BUSH, NY 12566.
- WETLANDS AND TOPOGRAPHY INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM THE FOLLOWING:
 - A PLAN ENTITLED "PRELIMINARY SITE PLAN - LIVE! HOTEL & CASINO" AS PREPARED BY MCLAREN ENGINEERING GROUP, P.C., 100 SNAKE HILL ROAD, WEST NYACK, NY.
 - A REPORT ENTITLED "WETLAND DELINEATION REPORT - LIVE! HOTEL & CASINO" AS PREPARED BY STERLING ENVIRONMENTAL ENGINEERING, P.C., 24 WADE ROAD, LATHAM, NEW YORK 12110 & B. LANG ASSOCIATES, 225 MAIN STREET - SUITE 205, NORTHPORT, NY 11768.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND.
- PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
- NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.Y. AS TIDELANDS.
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.
- ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
- SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
- OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.E. BUILDINGS, SHEDS, FENCES, ETC.
- LOT AREA:
 - SBL 223-1-2: 1,673,352 SF OR 38.41 ACRES
 - SBL 223-1-4: 162,191 SF OR 3.72 ACRES
 - SBL 53-1-20: 20,328 SF OR 0.47 ACRES
- TOTAL: 1,855,871 SF OR 42.6 ACRES
- FEMA MAP REFERENCE - MAP NUMBER: 80701047E
- HOURS OF OPERATION: 7am to 10pm, SEVEN DAYS PER WEEK

GENERAL NOTES:

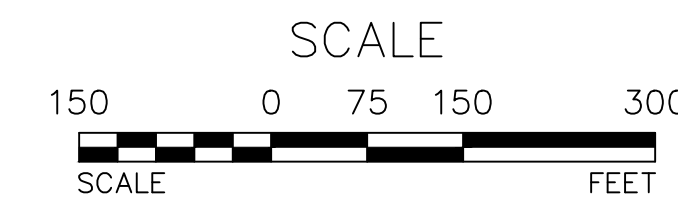
- ROUTE 208 HOLDINGS LLC 199 LEE AVE PMB 103 BROOKLYN NY 11211
- PROPERTY ADDRESS:
NYS ROUTE 208 & MUSEUM VILLAGE ROAD
VILLAGE OF SOUTH BLOOMING GROVE, NY

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TITLE SHEET
SCALE: 1"=150'



REV.	BY	DATE	DESCRIPTION
6	MM	3-27-24	LAYOUT REVISIONS
5	MM	2-15-22	ADDITION OF LANDSCAPING AND PARKING
4	MM	10-15-21	PREPARATION OF PRELIMINARY PLANS
3	MM	6-8-21	PER DOT FULL MOVEMENT ACCESS ON NORTHERN 208 ENTRANCE
2	MM	4-8-21	ADDITION OF 4TH FLOOR
1	MM	2-15-21	PER FUSCO COMMENT LETTERS DATED 12/14/21

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

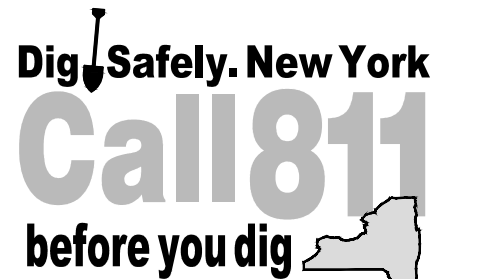
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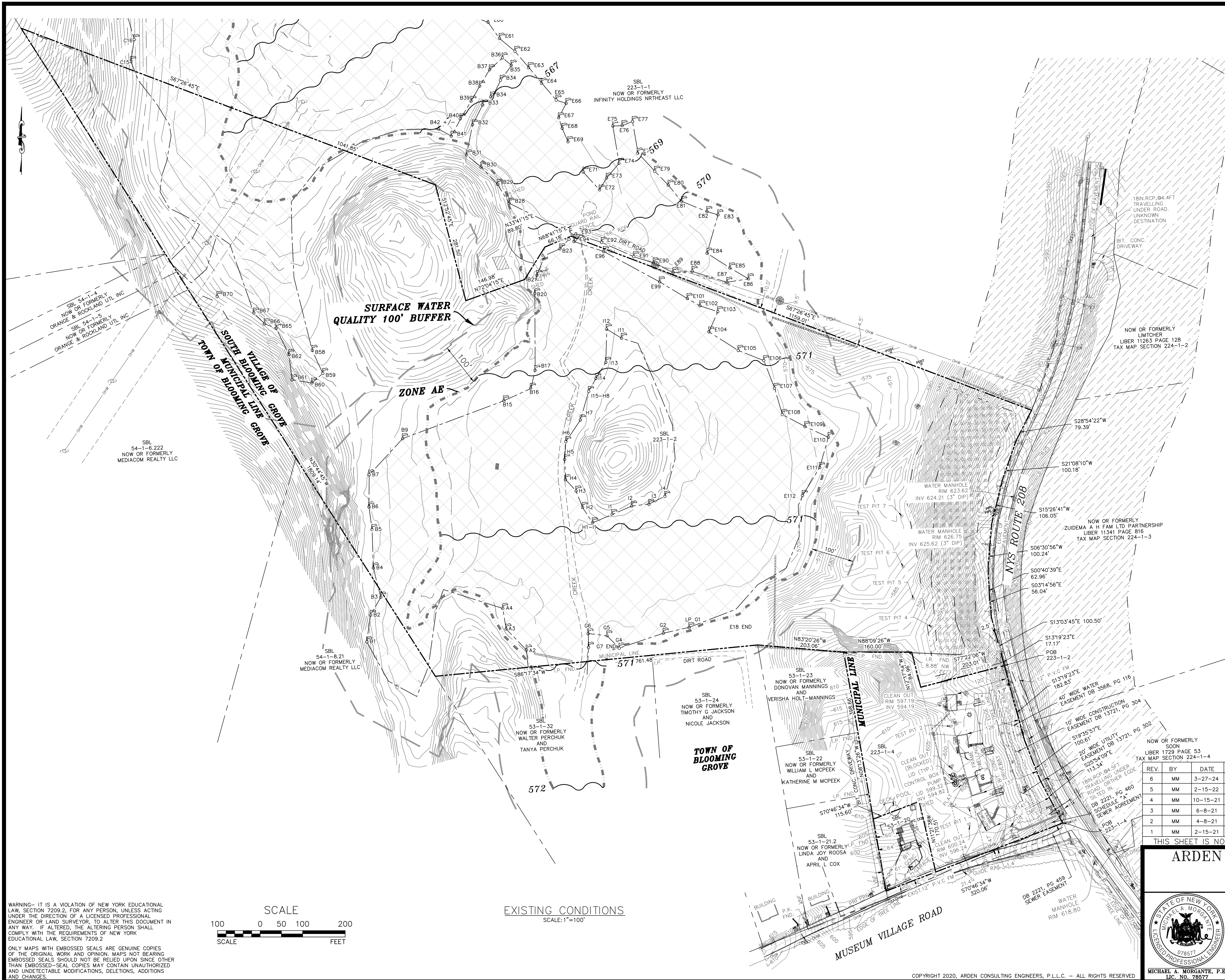
SITE PLAN AND SUBDIVISION FOR
MUSEUM VILLAGE GARDENS
MUSEUM VILLAGE ROAD - VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, N.Y.

TITLE SHEET

JOB#: 17-010
SCALE: AS NOTED
DATE: 11/5/20
DRAWN: MM
CHECKED: MM
SHEET NO. 01 of 06

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





LEGEND:

---	590	---	EXISTING MAJOR CONTOUR
---		---	EXISTING MINOR CONTOUR
---		---	EXISTING EDGE OF PAVEMENT
---		---	EXISTING PROPERTY LINE
---		---	EXISTING ADJACENT PROPERTY LINE
---		---	EXISTING CREEK
---	ELE	---	EXISTING ELECTRIC METER
---		---	EXISTING STONE WALL
---		---	EXISTING SOIL LINE
---		---	APPROXIMATE FLOOD PLANE BOUNDARY ZONE X
---		---	APPROXIMATE FLOOD PLANE BOUNDARY ZONE AE
---		---	EXISTING EASEMENT
---		---	EXISTING GUARD DRAIN
---		---	EXISTING HEADWALL
---		---	OVERHEAD TRANS LINE
---		---	EXISTING POLE
---		---	EXISTING UTILITY POLE
---		---	EXISTING LIGHT
---		---	EXISTING
---		---	EXISTING MAIL BOX
---		---	EXISTING WETLAND MARKER
---		---	EXISTING WATER VALVE
---		---	EXISTING POST
---		---	EXISTING SIGN
---		---	EXISTING TREE
---		---	EXISTING STRUCTURE
---		---	EXISTING SIGNIFICANT BIOLOGICAL OVERLAY
---		---	SCENIC GATEWAYS OVERLAY
---		---	SCENIC VIEWSHED OVERLAY
---		---	WETLAND AREA
---		---	100 FOOT SURFACE WATER OVERLAY BUFFER
---		---	EXISTING SEWER FORCE MAIN
---		---	IRON RODS FOUND
---		---	EXISTING SEWER FORCE MAIN



18IN. RCP, 64.4FT TRAVELLING UNDER ROAD, UNKNOWN DESTINATION

BIT. CONC. DRIVEWAY

NOW OR FORMERLY LIMTCHER
LIBER 11263 PAGE 128
TAX MAP SECTION 224-1-2

WATER MANHOLE
RIM 623.62
INV 624.21 (3" DIP)

WATER MANHOLE
RIM 626.75
INV 625.62 (3" DIP)

TEST PIT 7

TEST PIT 6

TEST PIT 5

TEST PIT 4

TEST PIT 3

TEST PIT 2

TEST PIT 1

TEST PIT 8

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TEST PIT 10

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TEST PIT 100

STATE OF NEW YORK
JON WILLIAM MCCORD
LICENSED LAND SURVEYOR
050904

Jon W. McCord

JON WILLIAM MCCORD
PROFESSIONAL LAND SURVEYOR
NEW YORK LICENSE NO. 050904

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REV.	BY	DATE	DESCRIPTION
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THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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**SITE PLAN AND SUBDIVISION FOR
MUSEUM VILLAGE GARDENS**
MUSEUM VILLAGE ROAD - VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, N.Y.

EXISTING CONDITIONS

JOB#: 17-010
SCALE: AS NOTED
DATE: 11/5/20
DRAWN: MM
CHECKED: MM
MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

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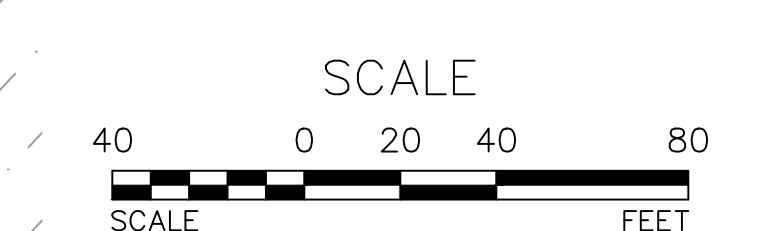
SCALE
100 0 50 100 200
SCALE FEET

EXISTING CONDITIONS
SCALE: 1"=100'



LEGEND:

---	590	---	EXISTING MAJOR CONTOUR
---		---	EXISTING MINOR CONTOUR
---		---	EXISTING EDGE OF PAVEMENT
---		---	EXISTING PROPERTY LINE
---		---	EXISTING ADJACENT PROPERTY LINE
---		---	EXISTING CREEK
ELE		ELE	EXISTING ELECTRIC METER
○		○	EXISTING STONE WALL
---		---	EXISTING SOIL LINE
---		---	APPROXIMATE FLOOD PLANE BOUNDARY ZONE X
---		---	APPROXIMATE FLOOD PLANE BOUNDARY ZONE AE
---		---	EXISTING EASEMENT
---		---	EXISTING GUARD DRAIL
---		---	EXISTING HEADWALL
---		---	OVERHEAD TRANS LINE
○		○	EXISTING POLE
○		○	EXISTING UTILITY POLE
○		○	EXISTING LIGHT
○		○	EXISTING
○		○	EXISTING MAIL BOX
○		○	EXISTING WETLAND MARKER
○		○	EXISTING WATER VALVE
○		○	EXISTING POST
○		○	EXISTING SIGN
○		○	EXISTING TREE
○		○	EXISTING STRUCTURE
---		---	EXISTING SIGNIFICANT BIOLOGICAL OVERLAY
---		---	SCENIC GATEWAYS OVERLAY
---		---	SCENIC VIEWSHED OVERLAY
---		---	WETLAND AREA
---		---	100 FOOT SURFACE WATER OVERLAY BUFFER
---		---	EXISTING SEWER FORCE MAIN
○		○	IRON RODS FOUND
○		○	EXISTING WELL



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 ORANGE COUNTY, N.Y.

JOB#: 17-010
 SCALE: AS NOTED
 DATE: 11/5/20
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 03 of 06

DEMOLITION PLAN

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

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DEMOLITION PLAN
 SCALE: 1"=40'

53-1-15
 NOW OR FORMERLY
 COYLE
 LIBER 5647 PAGE 60
 TAX MAP SECTION
 224-1-1

- LEGEND:**
- 590 --- EXISTING MAJOR CONTOUR
 - --- EXISTING MINOR CONTOUR
 - --- EXISTING EDGE OF PAVEMENT
 - --- EXISTING PROPERTY LINE
 - --- EXISTING ADJACENT PROPERTY LINE
 - --- EXISTING CREEK
 - ELE --- EXISTING ELECTRIC METER
 - --- EXISTING STONE WALL
 - --- EXISTING SOIL LINE
 - --- APPROXIMATE FLOOD PLANE BOUNDARY ZONE X
 - --- APPROXIMATE FLOOD PLANE BOUNDARY ZONE AE
 - --- EXISTING EASEMENT
 - --- EXISTING GUARD DRAIN
 - --- EXISTING HEADWALL
 - --- OVERHEAD TRANS LINE
 - --- EXISTING POLE
 - --- EXISTING UTILITY POLE
 - --- EXISTING LIGHT
 - --- EXISTING
 - --- EXISTING MAIL BOX
 - --- EXISTING WETLAND MARKER
 - --- EXISTING WATER VALVE
 - --- EXISTING POST
 - --- EXISTING SIGN
 - --- EXISTING TREE
 - --- EXISTING STRUCTURE
 - --- EXISTING SIGNIFICANT BIOLOGICAL OVERLAY
 - --- SCENIC GATEWAYS OVERLAY
 - --- SCENIC VIEWSHED OVERLAY
 - --- WETLAND AREA
 - --- 100 FOOT SURFACE WATER OVERLAY BUFFER
 - --- PROPOSED SETBACK
 - --- PROPOSED BUILDING
 - --- PROPOSED EDGE OF PAVEMENT
 - --- PROPOSED SIDEWALK
 - --- PROPOSED ADA PARKING
 - --- PROPOSED TRAFFIC DIRECTION
 - --- DEEP TEST
 - --- IRON RODS FOUND
 - --- PROPOSED WELL

53-1-16.1
 NOW OR FORMERLY
 LIMTCHER
 LIBER 11263 PAGE 128
 TAX MAP SECTION 224-1-2

53-1-16.2
 NOW OR FORMERLY
 ZUIDEMA A H FARM LTD PARTNERSHIP
 LIBER 11341 PAGE 816
 TAX MAP SECTION 224-1-3

TREE CUTTING NOTE:
 NO TREE REMOVAL SHALL OCCUR FROM APRIL 1
 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS
 ON INDIANA BAT.

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 MUSEUM VILLAGE ROAD - VILLAGE OF SOUTH BLOOMING GROVE
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SUBDIVISION PLAN 01

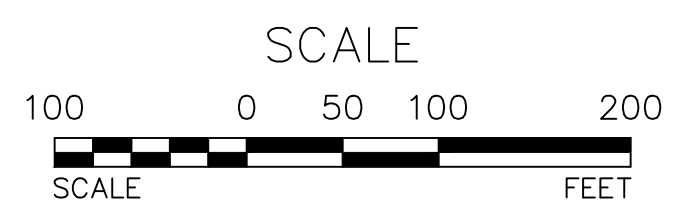
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 SCALE: AS NOTED
 DATE: 11/5/20
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 04 of 06



NOTES:
 1. WETLAND ACREAGE: 721,269 OR 16.56 ACRES
 2. STEEP SLOPE ACREAGE (25% AND GREATER): 273,321.59 SF OR 6.27 ACRES
 3. FLOOD PLAIN ACREAGE: 1,260,043 SF OR 28.93 ACRES

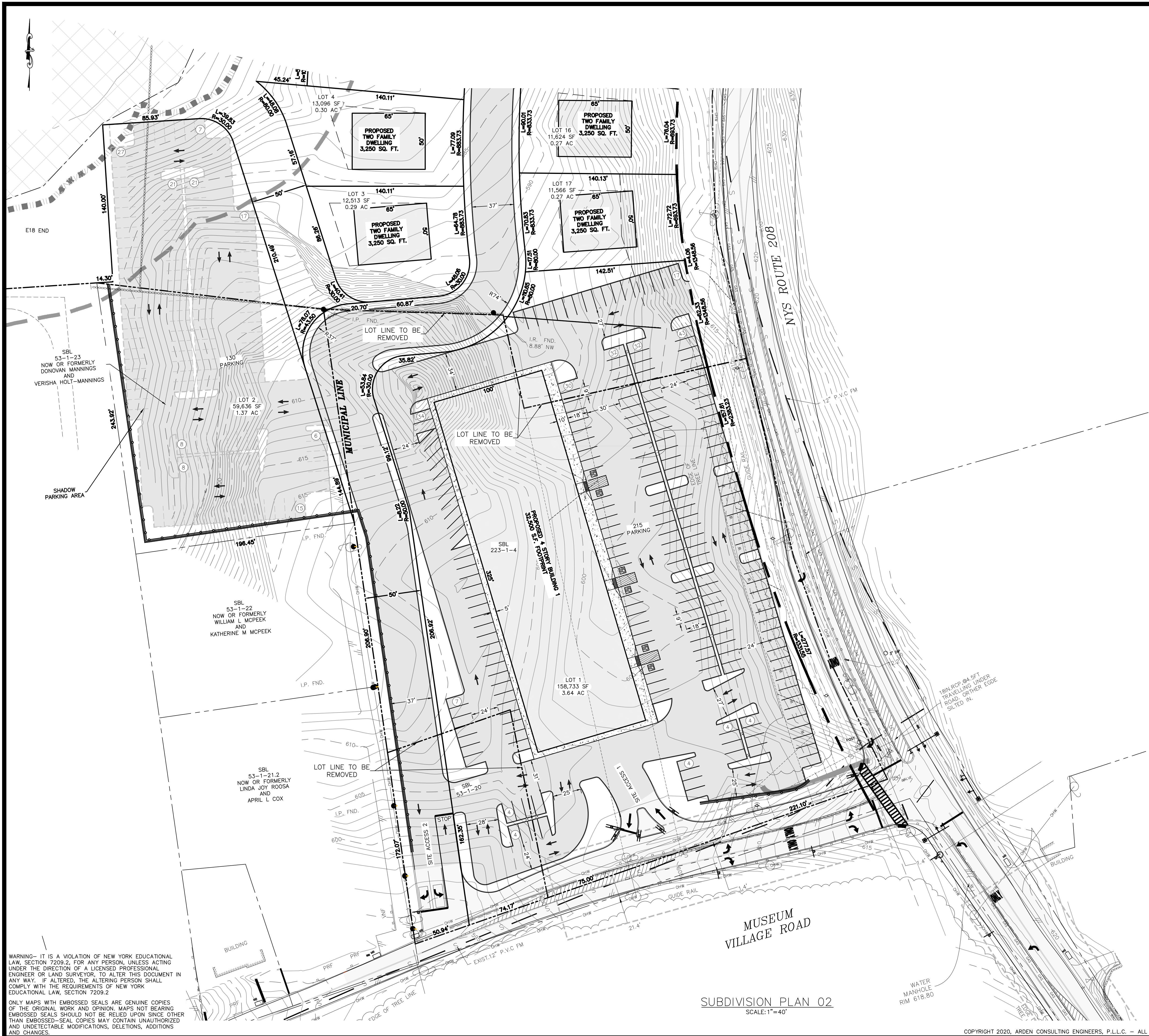
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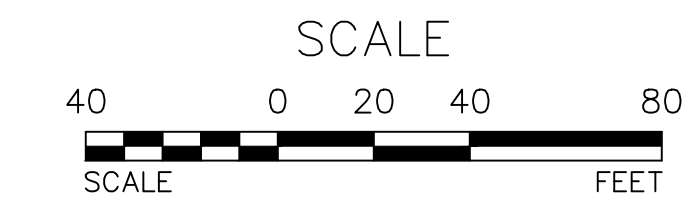


SUBDIVISION PLAN 01
 SCALE: 1"=100'

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



- LEGEND:**
- 590 --- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING CREEK
 - ELE --- ELE EXISTING ELECTRIC METER
 - EXISTING STONE WALL
 - EXISTING SOIL LINE
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 - EXISTING UTILITY POLE
 - EXISTING LIGHT
 - EXISTING
 - EXISTING MAIL BOX
 - EXISTING WETLAND MARKER
 - EXISTING WATER VALVE
 - EXISTING POST
 - EXISTING SIGN
 - EXISTING TREE
 - EXISTING STRUCTURE
 - EXISTING SIGNIFICANT BIOLOGICAL OVERLAY
 - SCENIC GATEWAYS OVERLAY
 - SCENIC VIEWSHED OVERLAY
 - WETLAND AREA
 - 100 FOOT SURFACE WATER OVERLAY BUFFER
 - PROPOSED SETBACK
 - PROPOSED BUILDING
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED SIDEWALK
 - PROPOSED ADA PARKING
 - PROPOSED TRAFFIC DIRECTION
 - IRON RODS FOUND
 - PROPOSED SIDEWALK



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 ORANGE COUNTY, N.Y.

SUBDIVISION PLAN 02

JOB#: 17-010
 SCALE: AS NOTED
 DATE: 11/5/20
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 05 of 06

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SUBDIVISION PLAN 02
 SCALE: 1"=40'

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

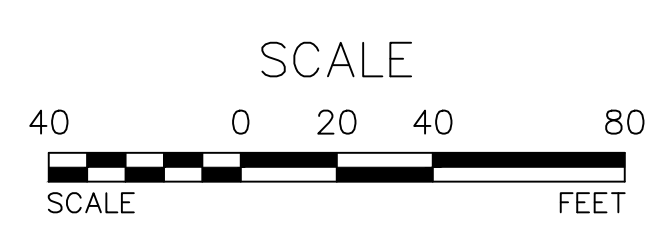


LEGEND:

---	590	EXISTING MAJOR CONTOUR
---		EXISTING MINOR CONTOUR
---		EXISTING EDGE OF PAVEMENT
---		EXISTING PROPERTY LINE
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---		EXISTING SOIL LINE
---		APPROXIMATE FLOOD PLANE BOUNDARY ZONE X
---		APPROXIMATE FLOOD PLANE BOUNDARY ZONE AE
---		EXISTING EASEMENT
---		EXISTING GUARD DRAIN
---		EXISTING HEADWALL
---		OVERHEAD TRANS LINE
---		EXISTING POLE
---		EXISTING UTILITY POLE
---		EXISTING LIGHT
---		EXISTING
---		EXISTING MAIL BOX
---		EXISTING WETLAND MARKER
---		EXISTING WATER VALVE
---		EXISTING POST
---		EXISTING SIGN
---		EXISTING TREE
---		EXISTING STRUCTURE
---		EXISTING SIGNIFICANT BIOLOGICAL OVERLAY
---		SCENIC GATEWAYS OVERLAY
---		SCENIC VIEWSHED OVERLAY
---		WETLAND AREA
---		100 FOOT SURFACE WATER OVERLAY BUFFER
---		PROPOSED SETBACK
---		PROPOSED BUILDING
---		PROPOSED EDGE OF PAVEMENT
---		PROPOSED SIDEWALK
---		PROPOSED ADA PARKING
---		PROPOSED TRAFFIC DIRECTION
---		IRON RODS FOUND

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

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SUBDIVISION PLAN 03
SCALE: 1"=40'

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REV.	BY	DATE	DESCRIPTION
6	MM	3-27-24	LAYOUT REVISIONS
5	MM	2-15-22	ADDITION OF LANDSCAPING AND PARKING
4	MM	10-15-21	PREPARATION OF PRELIMINARY PLANS
3	MM	6-8-21	PER DOT FULL MOVEMENT ACCESS ON NORTHERN 208 ENTRANCE
2	MM	4-8-21	ADDITION OF 4TH FLOOR
1	MM	2-15-21	PER FUSCO COMMENT LETTERS DATED 12/14/21

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

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
TEL: (845) 782-8114
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SITE PLAN AND SUBDIVISION FOR
MUSEUM VILLAGE GARDENS
MUSEUM VILLAGE ROAD - VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, N.Y.

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

JOB#: 17-010
SCALE: AS NOTED
DATE: 11/5/20
DRAWN: MM
CHECKED: MM
SHEET NO. 06 of 06

SUBDIVISION PLAN 03