

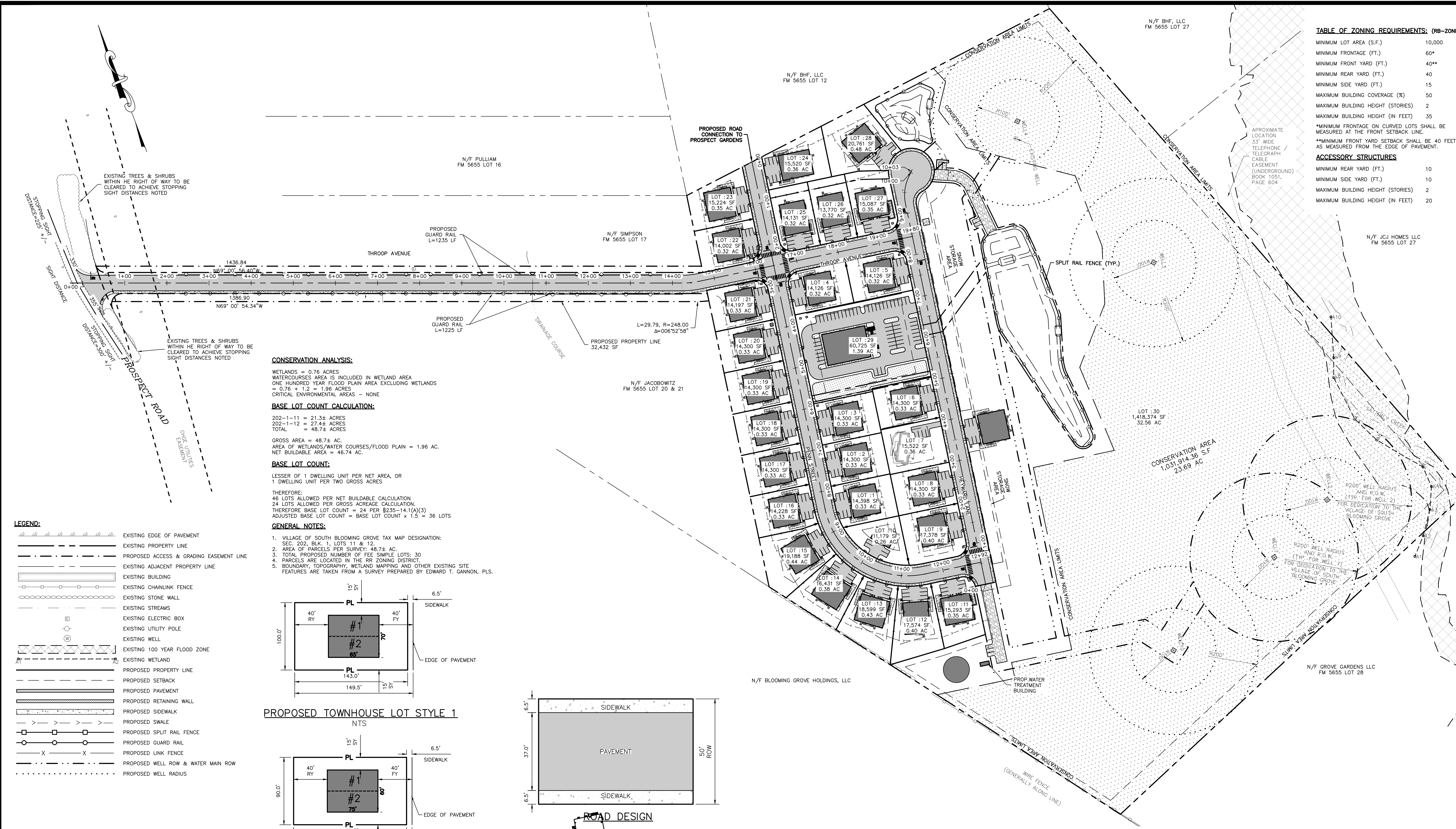
**TABLE OF ZONING REQUIREMENTS: (RB-ZONE)**

MINIMUM LOT AREA (S.F.)	10,000
MINIMUM FRONTAGE (FT.)	60*
MINIMUM FRONT YARD (FT.)	40**
MINIMUM REAR YARD (FT.)	40
MINIMUM SIDE YARD (FT.)	15
MAXIMUM BUILDING COVERAGE (%)	50
MAXIMUM BUILDING HEIGHT (STORIES)	2
MAXIMUM BUILDING HEIGHT (IN FEET)	35

\*MINIMUM FRONTAGE ON CURVED LOTS SHALL BE MEASURED AT THE FRONT SETBACK LINE.  
 \*\*MINIMUM FRONT YARD SETBACK SHALL BE 40 FEET AS MEASURED FROM THE EDGE OF PAVEMENT.

**ACCESSORY STRUCTURES**

MINIMUM REAR YARD (FT.)	10
MINIMUM SIDE YARD (FT.)	10
MAXIMUM BUILDING HEIGHT (STORIES)	2
MAXIMUM BUILDING HEIGHT (IN FEET)	20



**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

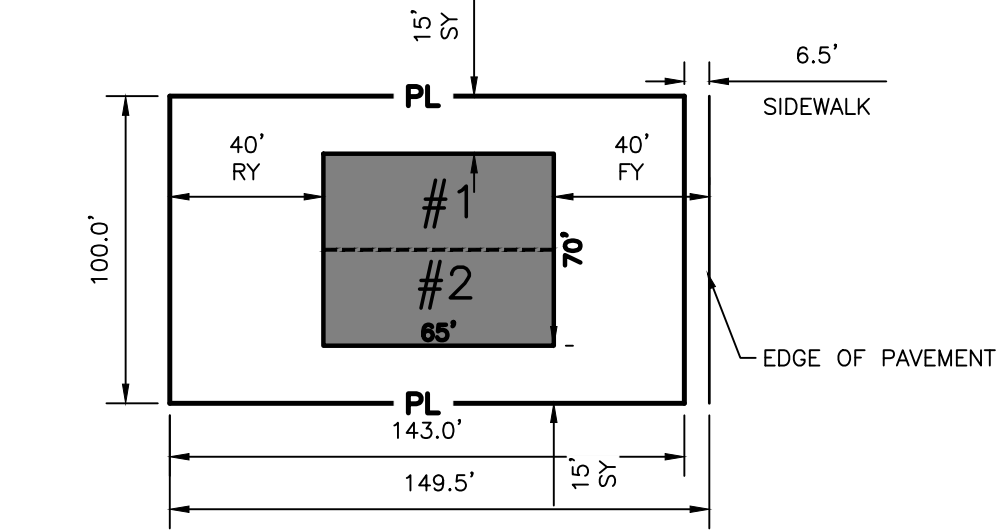
GROSS AREA = 48.7± AC.  
 AREA OF WETLANDS/WATER COURSES/FLOOD PLAIN = 1.96 AC.  
 NET BUILDABLE AREA = 46.74 AC.

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

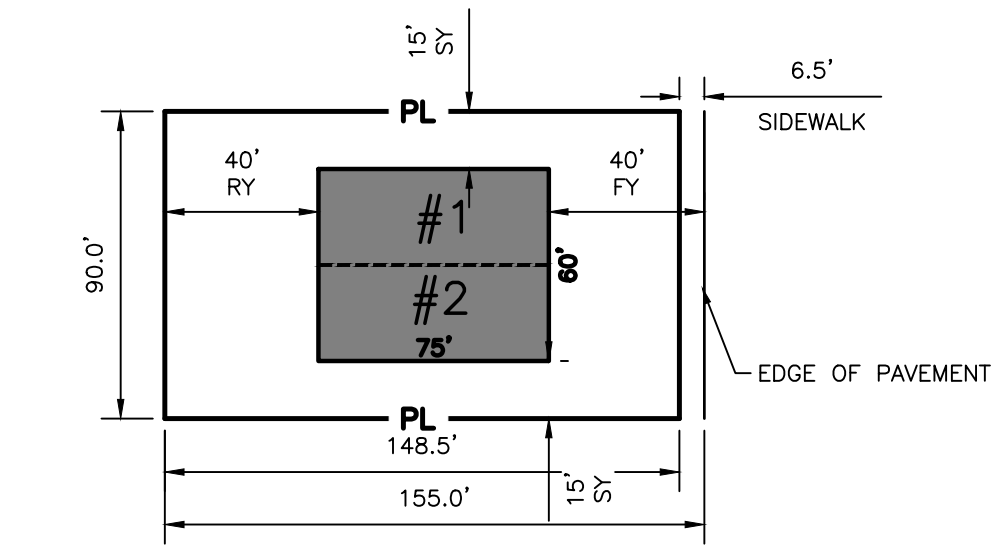
THEREFORE:  
 46 LOTS ALLOWED PER NET BUILDABLE CALCULATION  
 24 LOTS ALLOWED PER GROSS ACREAGE CALCULATION.  
 THEREFORE BASE LOT COUNT = 24 PER §235-14.1(A)(3)  
 ADJUSTED BASE LOT COUNT = BASE LOT COUNT x 1.5 = 36 LOTS

- 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: 30
  - 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.

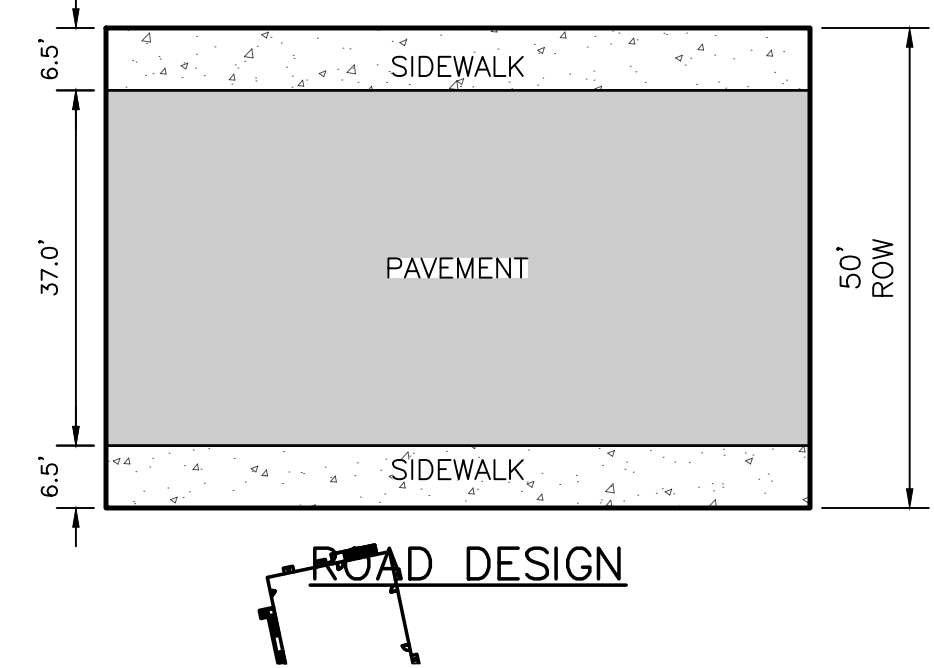
- LEGEND:**
- EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - PROPOSED ACCESS & GRADING EASEMENT LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING BUILDING
  - EXISTING CHAINLINK FENCE
  - EXISTING STONE WALL
  - EXISTING STREAMS
  - EXISTING ELECTRIC BOX
  - EXISTING UTILITY POLE
  - EXISTING WELL
  - EXISTING 100 YEAR FLOOD ZONE
  - EXISTING WETLAND
  - PROPOSED PROPERTY LINE
  - PROPOSED SETBACK
  - PROPOSED PAVEMENT
  - PROPOSED RETAINING WALL
  - PROPOSED SIDEWALK
  - PROPOSED SWALE
  - PROPOSED SPLIT RAIL FENCE
  - PROPOSED GUARD RAIL
  - PROPOSED LINK FENCE
  - PROPOSED WELL ROW & WATER MAIN ROW
  - PROPOSED WELL RADIUS



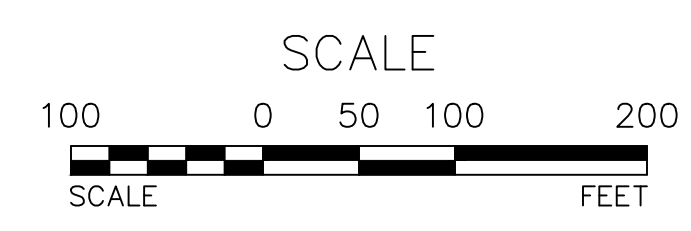
**PROPOSED TOWNHOUSE LOT STYLE 1**  
NTS



**PROPOSED TOWNHOUSE LOT STYLE 2**  
NTS



**SUBDIVISION OVERALL PLAN**  
SCALE: 1"=100'



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 UDI# NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION

REV.	BY	DATE	DESCRIPTION
5	MM	12/08/25	DRIVEWAY ENTRANCE REVISIONS & SEWER CONNECTION TO PROSPECT GARDENS
4	MM	08/01/25	ADA REVISIONS.
3	MM	06/23/25	PER FES 6/10/25 COMMENT LETTER
2	MM	05/13/25	SIDEWALK, SPEED LIMIT AND LIGHTING REVISIONS.
1	MM	3/27/25	PS RELOCATION AND PB ENGINEER COMMENTS

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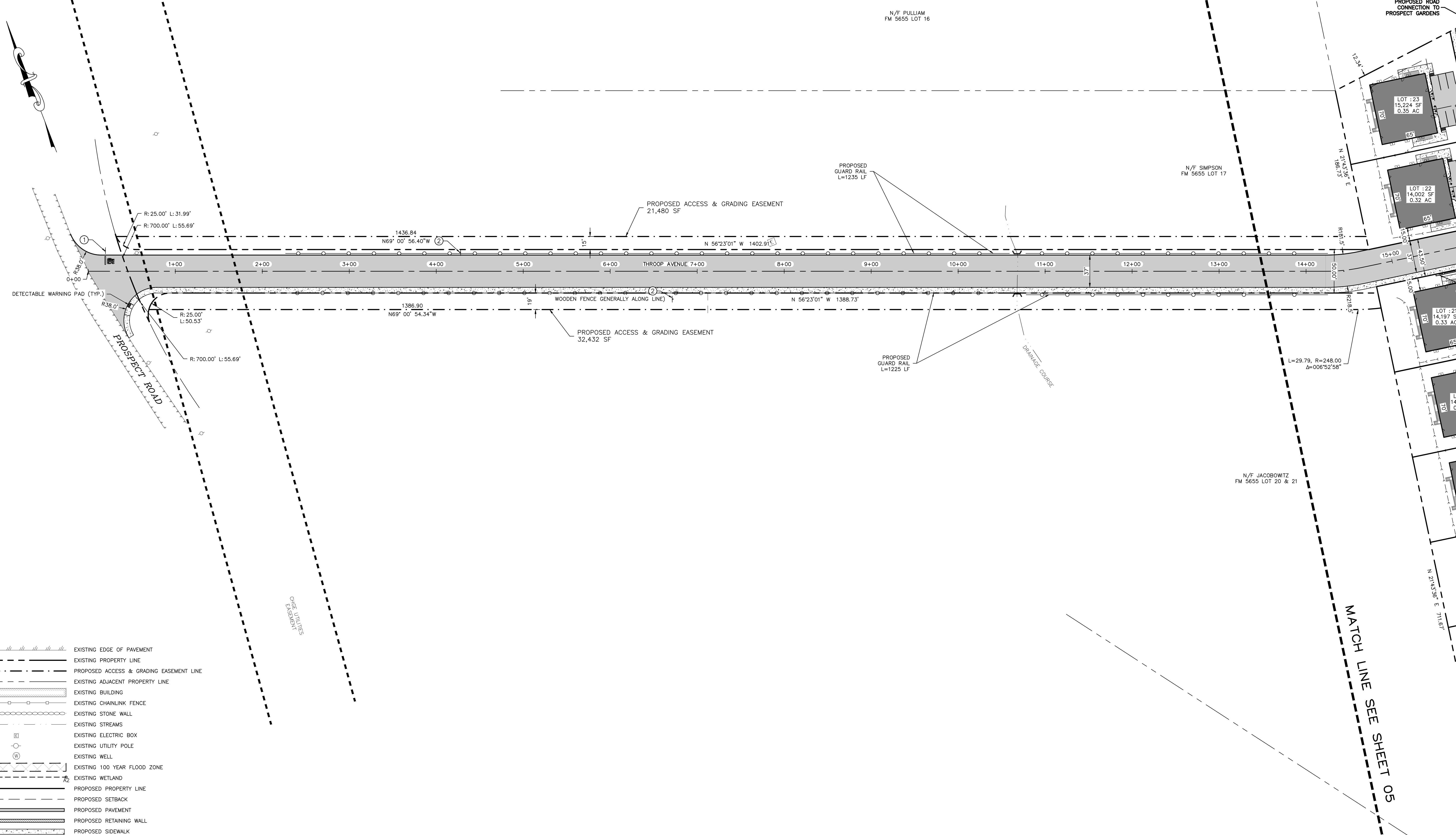
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SITE PLAN & SUBDIVISION FOR  
**VALLEY HEIGHTS**  
 VILLAGE OF SOUTH BLOOMING GROVE  
 ORANGE COUNTY, NY

**SUBDIVISION OVERALL PLAN**

JOB#: 22-033  
 SCALE: AS NOTED  
 DATE: 1-14-25  
 DRAWN: MM  
 CHECKED: MM  
 SHEET NO. 03 OF 60

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



**LEGEND:**

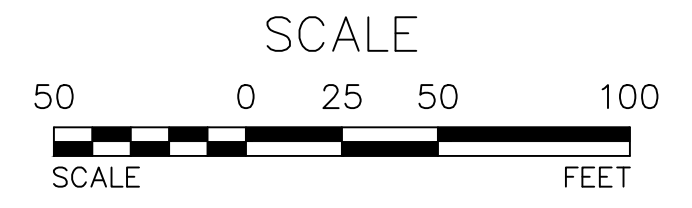
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	PROPOSED GUARD RAIL
	PROPOSED SPLIT RAIL FENCE
	PROPOSED STOP SIGN
	PROPOSED STOP LIMIT SIGN

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**SUBDIVISION PLAN 01**  
SCALE: 1"=50'



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5	MM	12/08/25	DRIVEWAY ENTRANCE REVISIONS & SEWER CONNECTION TO PROSPECT GARDENS
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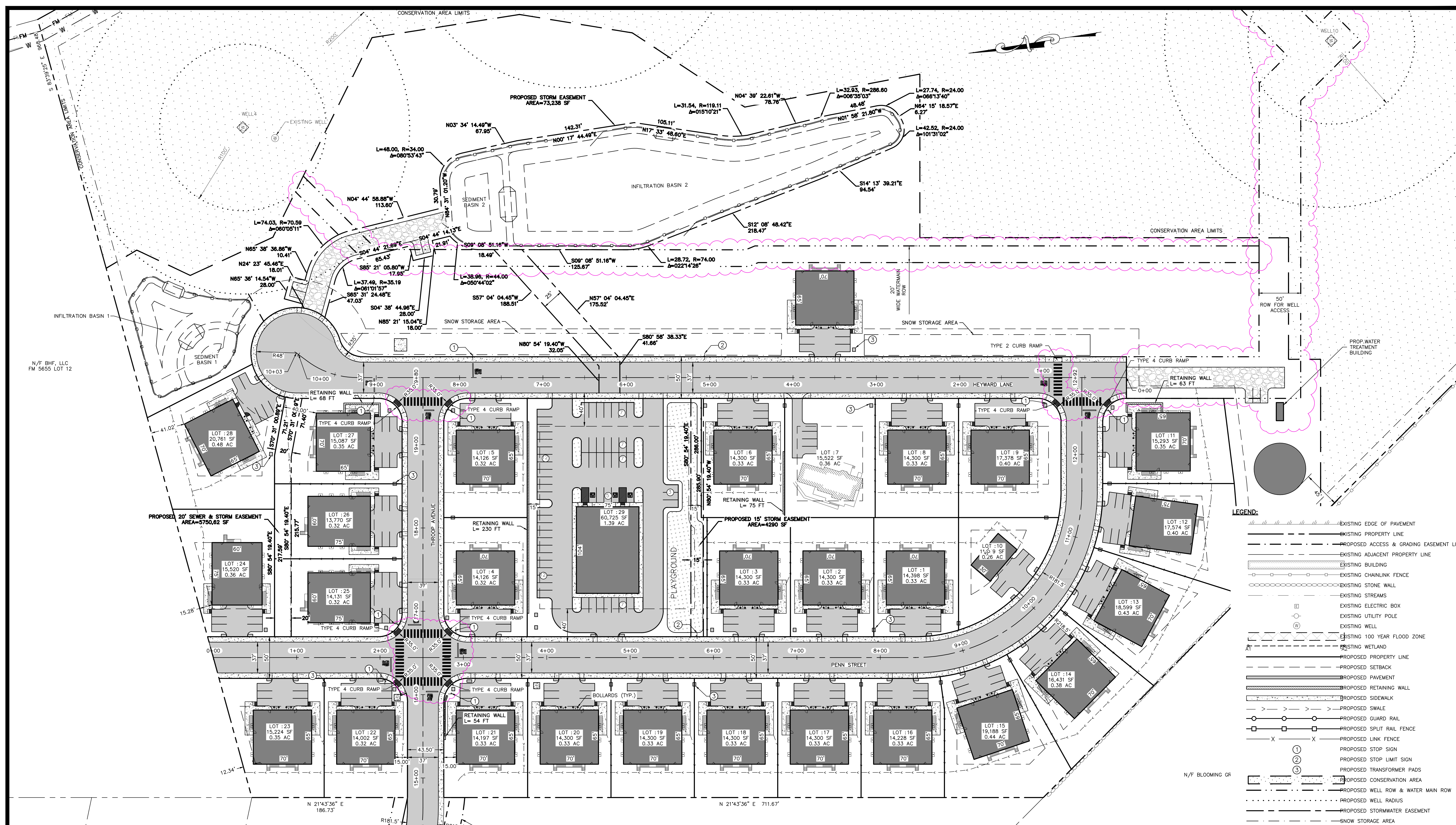
SITE PLAN & SUBDIVISION FOR  
**VALLEY HEIGHTS**  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, NY

**SUBDIVISION PLAN 01**

JOB#: 22-033  
SCALE: AS NOTED  
DATE: 1-14-25  
DRAWN: MM  
CHECKED: MM  
SHEET NO: 04 of 50

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

MATCH LINE SEE SHEET 05



- LEGEND:**
- EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - - - - PROPOSED ACCESS & GRADING EASEMENT LINE
  - EXISTING ADJACENT PROPERTY LINE
  - ▭ EXISTING BUILDING
  - EXISTING CHAINLINK FENCE
  - EXISTING STONE WALL
  - EXISTING STREAMS
  - ⊠ EXISTING ELECTRIC BOX
  - ⊙ EXISTING UTILITY POLE
  - ⊙ EXISTING WELL
  - EXISTING 100 YEAR FLOOD ZONE
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  - PROPOSED PROPERTY LINE
  - PROPOSED SETBACK
  - PROPOSED PAVEMENT
  - PROPOSED RETAINING WALL
  - PROPOSED SIDEWALK
  - PROPOSED SWALE
  - PROPOSED GUARD RAIL
  - PROPOSED SPLIT RAIL FENCE
  - X X PROPOSED LINK FENCE
  - ⊙ PROPOSED STOP SIGN
  - ⊙ PROPOSED STOP LIMIT SIGN
  - ⊙ PROPOSED TRANSFORMER PADS
  - PROPOSED CONSERVATION AREA
  - PROPOSED WELL ROW & WATER MAIN ROW
  - PROPOSED WELL RADIUS
  - PROPOSED STORMWATER EASEMENT
  - SNOW STORAGE AREA

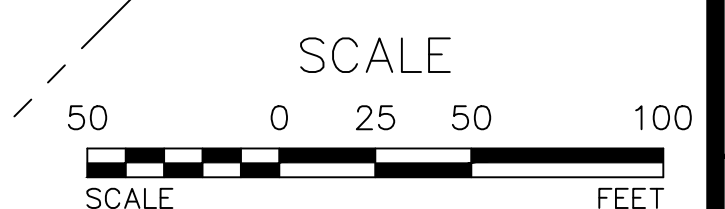
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**SUBDIVISION PLAN 02 MATCH LINE SEE SHEET 04**

SCALE: 1"=50'



REV.	BY	DATE	DESCRIPTION
5	MM	12/08/25	DRIVEWAY ENTRANCE REVISIONS & SEWER CONNECTION TO PROSPECT GARDENS
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**SUBDIVISION PLAN 02**

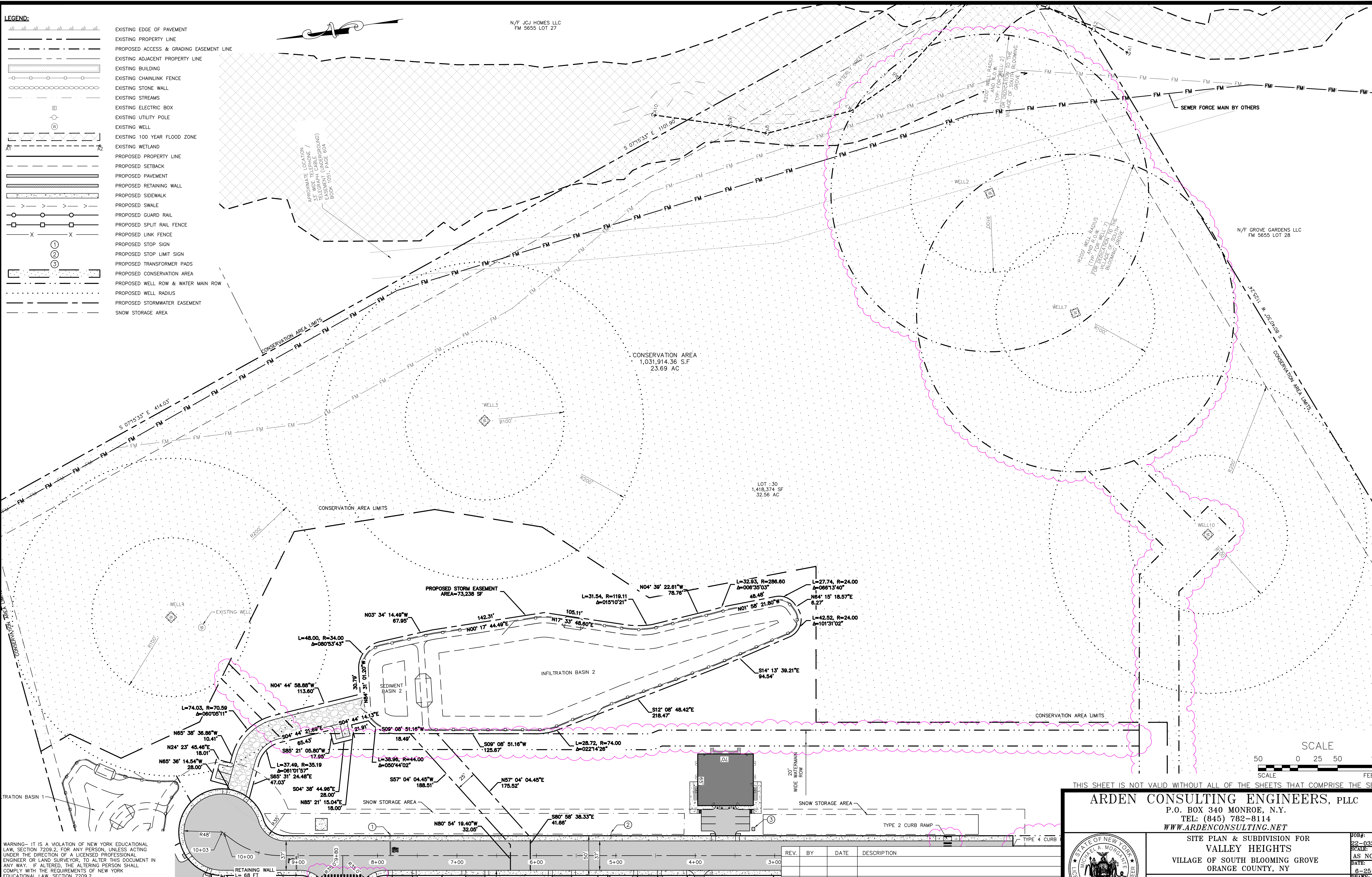
JOB#: 22-033  
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 DATE: 1-14-25  
 DRAWN: MM  
 CHECKED: MM  
 SHEET NO: 05 of 60

MICHAEL A. MORGANTE, P.E.  
 Lic. No. 78877

LEGEND:

- EXISTING EDGE OF PAVEMENT
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- PROPOSED WELL ROW & WATER MAIN ROW
- PROPOSED WELL RADIUS
- PROPOSED STORMWATER EASEMENT
- SNOW STORAGE AREA

N/F JCI HOMES LLC  
FM 5655 LOT 27



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 ORANGE COUNTY, NY

**SUBDIVISION PLAN 03**

JOB#: 22-033  
 SCALE: AS NOTED  
 DATE: 6-25-25  
 DRAWN: MM  
 CHECKED: MM  
 SHEET NO: 06 of 60

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2	MM	12/08/25	DRIVEWAY ENTRANCE REVISIONS & SEWER CONNECTION TO PROSPECT GARDENS
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