



**PROJECT INFRASTRUCTURE/UTILITY OWNERSHIP:**

1. ALL PROPOSED ROADS, SIDEWALKS AND ASSOCIATED DRAINAGE ELEMENTS (ROADSIDE SWALES, CULVERTS, ETC.) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (H.O.A.).
2. EXISTING "WINTERTON ROAD" IS CURRENTLY OWNED AND MAINTAINED BY SULLIVAN COUNTY.
3. THE WATER SYSTEM FOR THE PROJECT (WELLS, WELL HOUSES, DISTRIBUTION SYSTEM, HYDRANTS, VALVES, WATER STORAGE TANK, WATER PRESSURE BUILDING, ETC.) WILL BE OWNED AND MAINTAINED BY THE H.O.A.
4. ALL PROPOSED ON-SITE SANITARY SEWER SYSTEMS FOR THE PROJECT (SEWER GRAVITY LINES, SANITARY MANHOLES, ALL SEWER PUMP STATIONS, VALVE VAULTS, GENERATORS AND APPURTENANCES) WILL BE OWNED, OPERATED AND MAINTAINED BY THE VILLAGE OF BLOOMINGBURG.
5. THE PROPOSED SEWER FOREMAIN IN WINTERTON ROAD WILL BE OWNED, OPERATED AND MAINTAINED BY THE VILLAGE OF BLOOMINGBURG.

**ZONING DISTRICT:**

PUDR DISTRICT (FLOATING DISTRICT) ON R-1 ZONE  
 MINIMUM FRONT YARD REQUIRED = 30 FT.  
 MINIMUM SIDE YARD REQUIRED = 15 FT.  
 MINIMUM REAR YARD REQUIRED = 30 FT.  
 MAXIMUM BUILDING HEIGHT = 35 FT.

**TOTAL LAND AREA:**

198.3 ACRES  
 PROPOSED DENSITY = 198.3 AC. / 396 UNITS = 0.50 AC./UNIT

Unauthorized addition or alteration of this plan is a violation of Section 7205(2) of the New York State Education Law.

**CALL BEFORE YOU DIG!**  
 NEW YORK INDUSTRIAL CODE REQUIRES  
 2 WORKING DAYS NOTICE BEFORE YOU DIG,  
 DRILL, OR BLAST - STOP CALL

**Underground Utilities Call Center**  
 1-800-245-2828

**MHE** McGOEY, HAUSER and EDSALL  
 CONSULTING ENGINEERS, P.C.  
 www.mhepc.com

Revision	Date	Description

Fig II.C.1  
 Revised Preferred Plan  
 Villages of Chestnut Ridge  
 Village of Bloomingburg, Sullivan County, NY