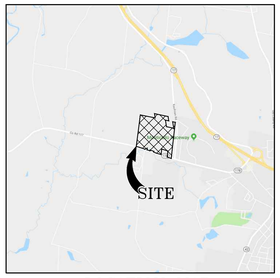

LOCATION MAP

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CONTOUR LINE
- INDEX CONTOUR LINE
- LIMITS OF EASEMENT
- WATER COURSE
- EDGE OF PAVEMENT
- EDGE OF WOODS
- LIMITS OF WETLANDS
- OVERHEAD UTILITY LINES
- UTILITY POLE
- WETLANDS FLAG

GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: SECTION 12, BLOCK 1, LOT 54.1 & 55
2. TOTAL AREA OF SUBJECT PARCEL: 157.2± ACRES.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON DEED PLOTS.
4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2014 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
5. APPLICANT: SERIES 11, A SEPERATE SERIES OF BBIS INVESTMENT 767, LLC
   PO BOX 262
   COPPELL, TEXAS, 75019
6. OWNER: ESTATE OF ELIAS LIEBOWITZ
   P.O. BOX 2758
   BRIARCLIFF MANOR, NEW YORK, 10510

   BERGARI CORP
   P.O. BOX 425
   WHITE LAKE, NEW YORK, 12786

WETLAND AREA CALCULATIONS

FEDERAL WETLAND AREA "A"	8.150 ACRES
NYSEDEC MO-49 WETLAND AREA "B1"	2.930 ACRES
NYSDEC MO-49 WETLAND AREA "B2"	1.488 ACRES
FEDERAL WETLAND AREA "C"	0.694 ACRES
FEDERAL WETLAND AREA "D1"	0.257 ACRES
FEDERAL WETLAND AREA "D2"	0.507 ACRES
FEDERAL WETLAND AREA "E"	0.436 ACRES

No.	DATE	DESCRIPTION

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CONTOUR LINE
- INDEX CONTOUR LINE
- EDGE OF ROAD
- CURB LINE
- STONEWALL
- BARBED WIRE FENCE
- OVERHEAD WIRE
- REPUTED WATER COURSE
- ACOE WETLAND LIMIT
- NYSDEC WETLAND LIMIT
- NYSDEC ADJACENT AREA LIMIT
- DRAINAGE PIPE
- UTILITY POLE
- GUY ANCHOR
- PIPE MARKER
- REBAR MARKER
- CONCRETE MONUMENT
- CATCH BASIN
- MAILBOX
- SIGN (TYPE NOTED)
- WELAND FLAG

DRAWING STATUS	ISSUE DATE: 02/25/2020		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☐ PLANNING BOARD APPROVAL	N/A	OF	N/A
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☒ OTHER	1	OF	1
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

100 0 50 100 200
1 inch = 100 ft.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND MO-49 AS DELINEATED BY PETER TORGERSEN ON 07/16/18 & 09/04/19

DEC STAFF: _____ SURVEYOR/ENGINEER: ENGINEERING & SURVEYING PROPERTIES, PC

DATE: _____ BY: ROSS WINGLOVITZ, P.E. - N.Y.S. LIC # 071701
N.Y.S. LICENSED SURVEYOR/ENGINEER

WETLAND BOUNDARY DELINEATIONS AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REMAIN VALID FOR 5 YEARS UNLESS EXISTING ACTIVITIES, AREA HYDROLOGY, OR LAND USE PRACTICES CHANGE (e.g. AGRICULTURAL TO RESIDENTIAL). AFTER 5 YEARS THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF. REVALIDATION MAY INCLUDE A NEW DELINEATION AND SURVEY FOR THE WETLAND BOUNDARY. ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING, OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100 FEET OF THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN REQUIRES A PERMIT FROM THE N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIROMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

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Achieving Successful Results with Innovative Designs
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NYSDEC FRSHWATER
WETLANDS DELINEATION MAP

BBIS AUTO ACTION
ROUTE 17B
TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

JOB #: 1225.03	DRAWN BY: ZS	
DATE: 02/25/2020	SCALE: 1" = 150'	W-1
REVISION: 0	TAX LOT: 12-1-54.1 & 55	

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