
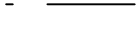










LEGEND

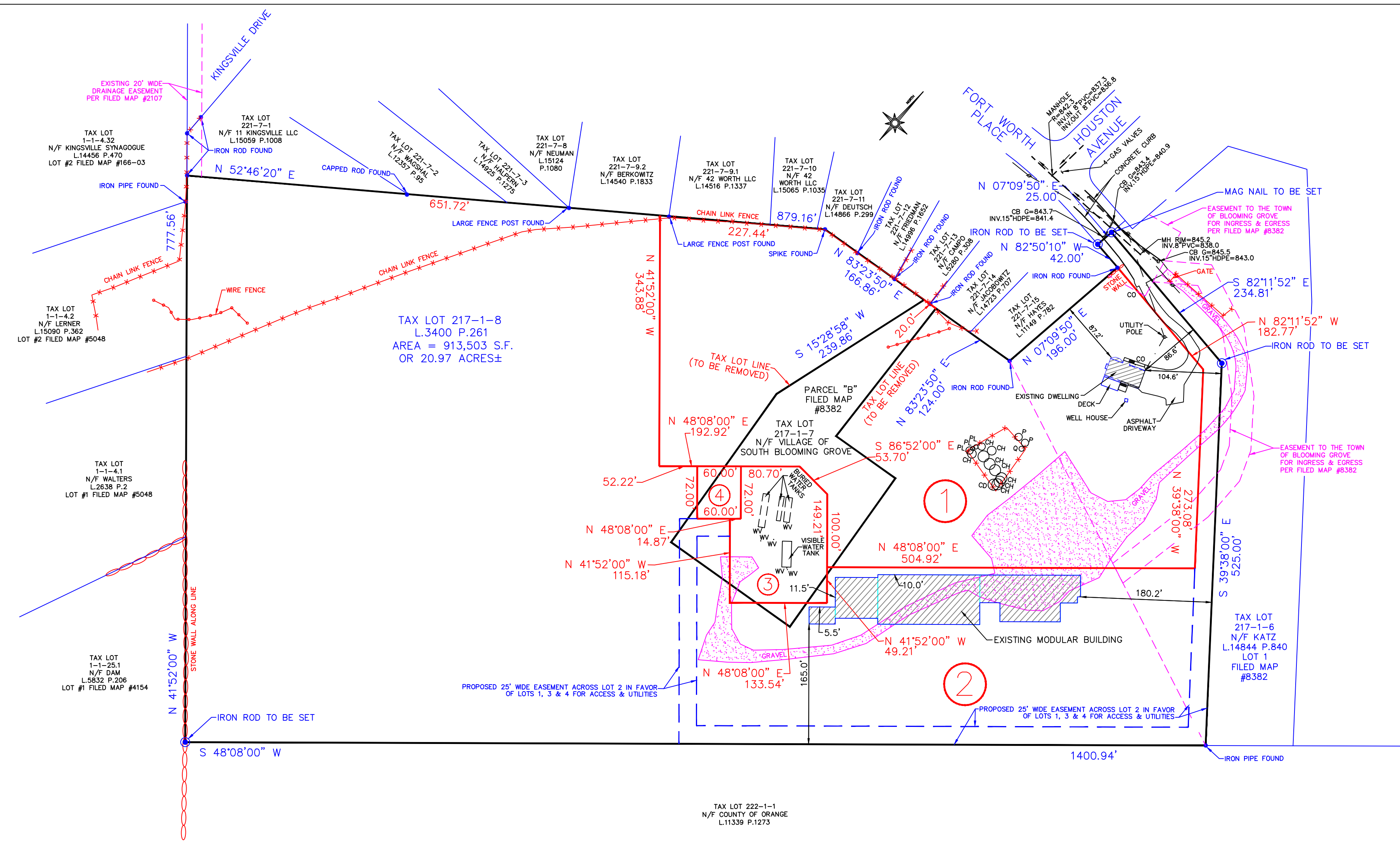
-  DENOTES EXISTING UTILITY POLE
-  DENOTES EXISTING OVERHEAD WIRES
-  DENOTES EXISTING STONE WALL
-  DENOTES EXISTING CHAIN LINK FENCE
-  DENOTES EXISTING MONITORING WELL
-  DENOTES EXISTING WIRE FENCE
-  DENOTES EXISTING QUINCE FRUIT TREE
-  DENOTES EXISTING CHERRY TREE
-  DENOTES EXISTING CHERRY DOGWOOD TREE
-  DENOTES EXISTING PLUM TREE

REFERENCES:

1. VILLAGE OF SOUTH BLOOMING GROVE TAX MAP SECTION 217.
2. DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:

| | |
|----------------|----------------|
| L.3400 P.261 | L.14996 P.1652 |
| L.13348 P.114 | L.5280 P.308 |
| L.14844 P.840 | L.14723 P.707 |
| L.11339 P.1273 | L.11149 P.782 |
| L.5832 P.4154 | L.14925 P.1275 |
| L.2638 P.2 | L.15124 P.1080 |
| L.15090 P.362 | L.14540 P.1833 |
| L.14456 P.470 | L.14516 P.1537 |
| L.15059 P.1008 | L.15065 P.1035 |
| L.12357 P.95 | L.14866 P.299 |
3. MAP FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:

| |
|-------------------|
| FILED MAP #8382 |
| FILED MAP #4154 |
| FILED MAP #5048 |
| FILED MAP #166-03 |
| FILED MAP #133-11 |
| FILED MAP #2107 |



VICINITY MAP: SCALE: 1" = 400'

GENERAL NOTES:

1. NAME OF PROJECT: PROPOSED SUBDIVISION 58 FORT WORTH PLACE
2. NUMBER OF PROPOSED LOTS : 4
3. STREET ADDRESS: 58 FORTH WORTH PLACE
4. SECTION 217 BLOCK 1 LOT 8
5. DEED RECORDING: LIBER 3400 PAGE 261
6. LOCATED AT THE EASTERLY END OF FORT WORTH PLACE
7. ACREAGE OF PARCEL: 20.97 ACRES±
8. SCHOOL DISTRICT: WASHINGTONVILLE
9. OWNER: FORT WORTH HOLDINGS LLC.
10. THIS PROPERTY WAS SURVEYED IN THE FIELD BY ME, DARREN STRIDIRON, PLS, ON NOVEMBER 2, 2022.

BULK REQUIREMENTS

| | | | |
|---|---|---|--------------|
| ZONE: RURAL RESIDENTIAL USE: RESIDENTIAL | | PROVIDED LOT 1 | 261,373 S.F. |
| LOT DIMENSIONS | REQUIRED | | |
| MINIMUM LOT SIZE | DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD | | |
| MINIMUM FRONTAGE | DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD | | |
| MAXIMUM BUILDING COVERAGE | DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD | | |
| PRIMARY STRUCTURE | | | |
| MINIMUM FRONT YARD SETBACK | DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD | 61.6' | |
| MINIMUM SIDE YARD | DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD | 79.6' | |
| MINIMUM REAR YARD SETBACK | DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD | 245.8' | |
| MAXIMUM HEIGHT (IN STORIES) | 2 STORIES | 2 STORIES | |
| MAXIMUM HEIGHT (IN FEET) | 35 FEET | <35 FEET | |
| ACCESSORY STRUCTURE | | | |
| MINIMUM SIDE YARD | 10 FEET | N/A | |
| MINIMUM REAR YARD SETBACK | 10 FEET | N/A | |
| MAXIMUM HEIGHT (IN STORIES) | 2 STORIES | N/A | |
| MAXIMUM HEIGHT (IN FEET) | 20 FEET | N/A | |
| ZONE: RURAL RESIDENTIAL USE: COMMERCIAL | | PROVIDED LOT 2 | 687,941 S.F. |
| LOT DIMENSIONS | REQUIRED | PROVIDED LOT 3 | 23,205 S.F. |
| MINIMUM LOT SIZE | 20,000 S.F. | PROVIDED LOT 4 | 4,320 S.F. |
| MINIMUM FRONTAGE | 200 FEET | DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD | |
| MAXIMUM BUILDING COVERAGE | 20% | DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD | |
| PRIMARY STRUCTURE | | DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD | |
| MINIMUM FRONT YARD SETBACK | 50 FEET | DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD | 180.2' |
| MINIMUM SIDE YARD | 50 FEET | DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD | 5.5' |
| MINIMUM REAR YARD SETBACK | 50 FEET | DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD | 165.0' |
| MAXIMUM HEIGHT (IN STORIES) | 2 STORIES | 2 STORIES | 2 STORIES |
| MAXIMUM HEIGHT (IN FEET) | 35 FEET | <35 FEET | <35 FEET |
| ACCESSORY STRUCTURE | | | |
| MINIMUM SIDE YARD | 25 FEET | >25 FEET | N/A |
| MINIMUM REAR YARD SETBACK | 25 FEET | >25 FEET | N/A |
| MAXIMUM HEIGHT (IN STORIES) | 1 STORY | 1 STORY | N/A |
| MAXIMUM HEIGHT (IN FEET) | 35 FEET | <35 FEET | N/A |

REVISIONS:
 2/2/2023-PROPOSED EASEMENTS ADDED
 2/3/2023-PROPOSED EASEMENTS REVISED
 2/7/2023-PROPOSED EASEMENTS REVISED
 2/14/2023-PROPOSED EASEMENTS REVISED



HEREBY CERTIFY THAT:
 THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
 ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
 ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.
 UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 PLAN PREPARED PURSUANT TO SECTION 7208b OF THE NEW YORK STATE EDUCATION LAW.
 SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

Darren Stridiron
 DARREN J. STRIDIRON, P.L.S.
 NEW YORK STATE LICENSE No. 050487

PRELIMINARY SUBDIVISION PLAT
 LOCATED AT
58 FORT WORTH PLACE
 VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY NEW YORK
 CV ASSOCIATES NY, P.E., L.S., P.C.
 148 ROUTE 17M SUITE 2, HARRIMAN, NY 10926

TAX LOT:
 217-1-8
 AREA: AS SHOWN
 DATE: 1/9/2023
 SCALE: 1" = 100'
 JOB NO. 1416-001