

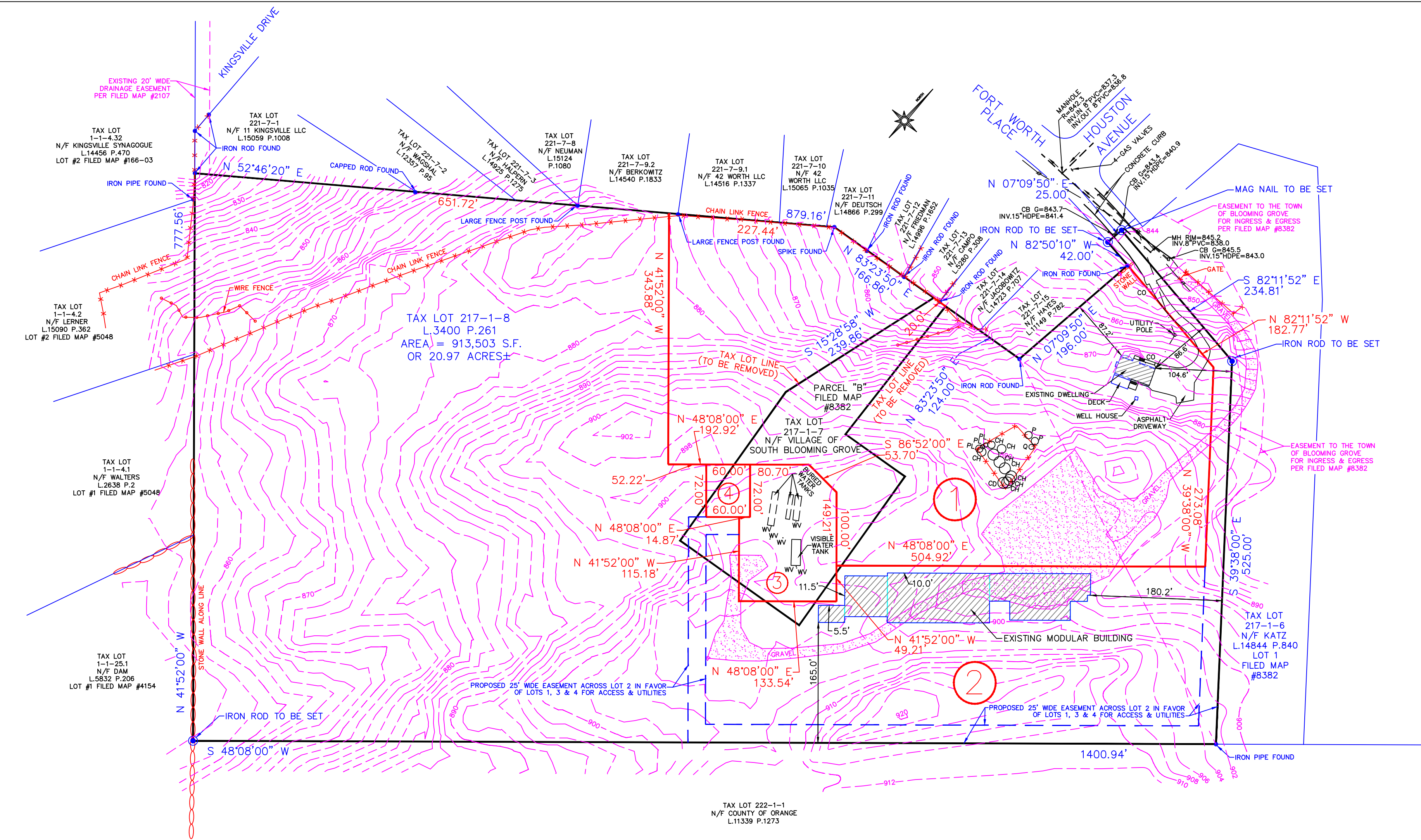
LEGEND

	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 CONTOUR LINE
	DENOTES EXISTING QUINCE FRUIT TREE
	DENOTES EXISTING CHERRY TREE
	DENOTES EXISTING CHERRY DOGWOOD TREE
	DENOTES EXISTING PLUM TREE

- REFERENCES:**
- VILLAGE OF SOUTH BLOOMING GROVE TAX MAP SECTION 217.
 - 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
 - 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



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

BULK REQUIREMENTS

ZONE: RURAL RESIDENTIAL
USE: RESIDENTIAL

LOT DIMENSIONS	REQUIRED	PROVIDED LOT 1
MINIMUM LOT SIZE	DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD	261,373 S.F.
MINIMUM FRONTAGE	DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD	0'
MAXIMUM BUILDING COVERAGE	DETERMINED DURING SUBDIVISION PROCESS BY PLANNING BOARD	1%
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

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



I 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 EVIDENCE OF EASEMENTS ON THE GROUND 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 7208m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

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

PRELIMINARY SUBDIVISION PLAT LOCATED AT		TAX LOT: 217-1-8
58 FORT WORTH PLACE		AREA: AS SHOWN
VILLAGE OF SOUTH BLOOMING GROVE ORANGE COUNTY NEW YORK		DATE: 1/9/2023
CV ASSOCIATES NY, P.E., L.S., P.C. 148 ROUTE 17M SUITE 2, HARRIMAN, NY 10926		SCALE: 1" = 100'
		JOB NO. 1416-001

- REVISIONS:**
- 2/2/2023-PROPOSED EASEMENTS ADDED
 - EXISTING ROADWAY (APPROXIMATE LOCATION) ON COUNTY PROPERTY DEPICTED
 - 2/3/2023-PROPOSED EASEMENTS REVISED
 - 2/7/2023-PROPOSED EASEMENTS REVISED
 - 2/14/2023-PROPOSED EASEMENTS REVISED