

LEGEND:

	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CHAINLINK FENCE
	EXISTING OVERHEAD WIRE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER
	EXISTING POLE
	EXISTING SEWER MANHOLE
	EXISTING STORM INLET
	PROPOSED SETBACK
	PROPOSED RETAINING WALL
	PROPOSED FENCE

BULK REQUIREMENTS
ZONING DISTRICT: RB (RESIDENCE B)

	REQUIRED	PROVIDED
MIN. LOT AREA (GROSS)	12,000 SF	12,459.78 SF
MIN. LOT AREA (NET)	10,000 SF	12,459.78 SF
MINIMUM FRONTAGE (FEET)	60*	123.67
MAXIMUM BUILDING COVERAGE (%)	50	25.66
MIN. FRONT YARD SETBACK (FEET)	40**	40
MIN. REAR YARD SETBACK (FEET)	40	40.5
MIN. SIDE YARD SETBACK (FEET)	15	15.1
MAX. HEIGHT (FEET)	35	35
MAX. HEIGHT (STORIES)	2	2

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

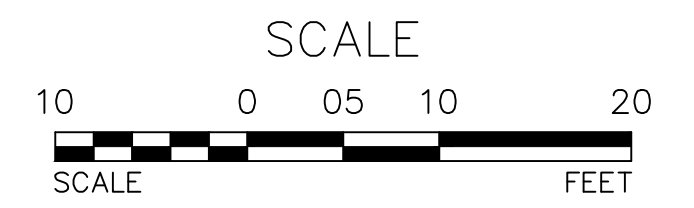
NOTE:
 GROSS = CALCULATIONS INCLUDE AREA THROUGH THE CENTER LINE OF THE PROPERTY'S (RIGHT-OF-WAY) ROAD
 FRONTAGE NET = CALCULATIONS EXCLUDE AREA THROUGH THE CENTER LINE OF THE PROPERTY'S (RIGHT-OF-WAY) ROAD

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

UDIG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION

SITE PLAN
SCALE: 1"=10'



REV.	BY	DATE	DESCRIPTION
3.	MM	11-3-25	ADA REVISIONS PER CLIENT
2.	MM	9-30-25	CONDO UNIT DESCRIPTION REVISION
1.	MM	5-16-25	PER CLIENT REVISION

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
 P.O. BOX 340 MONROE, N.Y.
 TEL: (845) 782-8114
 WWW.ARDENCONSULTING.NET

SITE PLAN PREPARED FOR
23 FORT WORTH PLACE
 VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, NEW YORK

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

JOB#: 24-050
 SCALE: AS NOTED
 DATE: 03-11-25
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 04 of 11