

5 Alamo Court.

Monroe New York 10950
Village Of South Bloominggrove

Sheet Title

PROPOSED SITE
2
LOT SUBDIVISIONS

Notes

Rev. ___ / ___
Rev. ___ / ___
Rev. ___ / ___
Sheet Size. _____
Scale. _____

Date

NOV 04 2024

Drawn By;

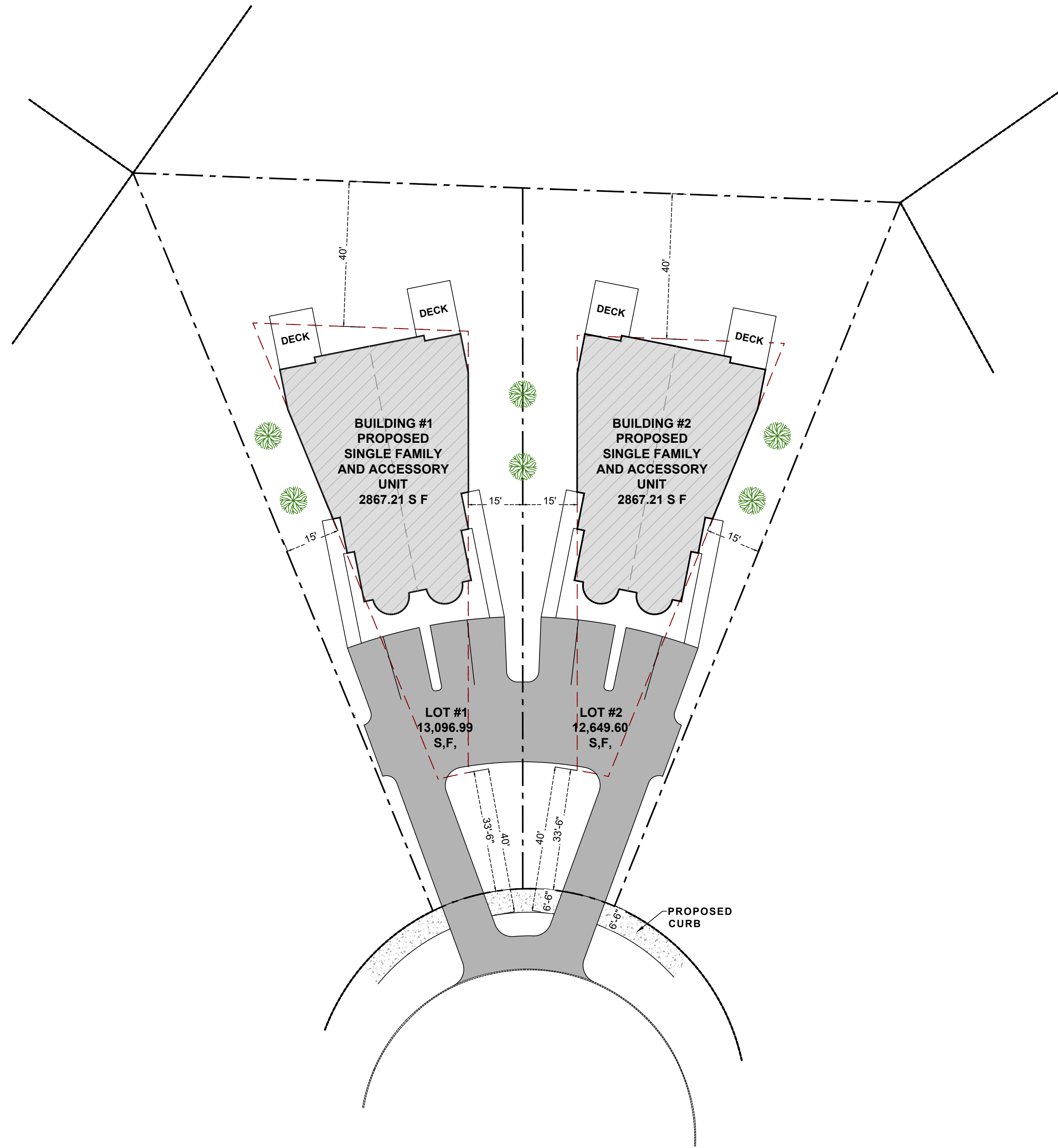
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Design Consult By;

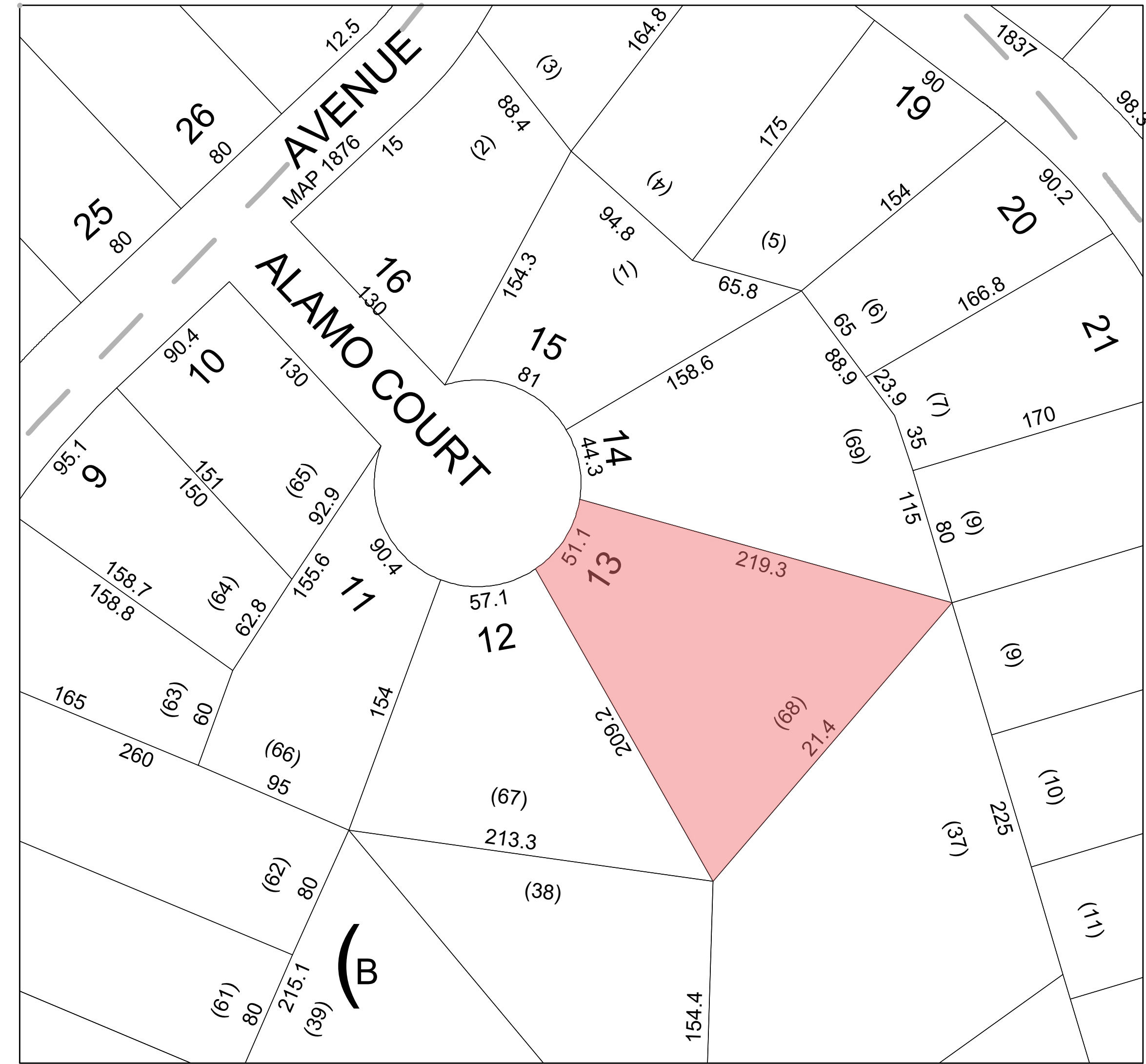


**GRF
STUDIO**
SOLUTIONS INC.

Gedalya Feldman
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Monroe NY 10950
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e.grfstudiogroup@gmail.com



PROPOSED SITE PLAN

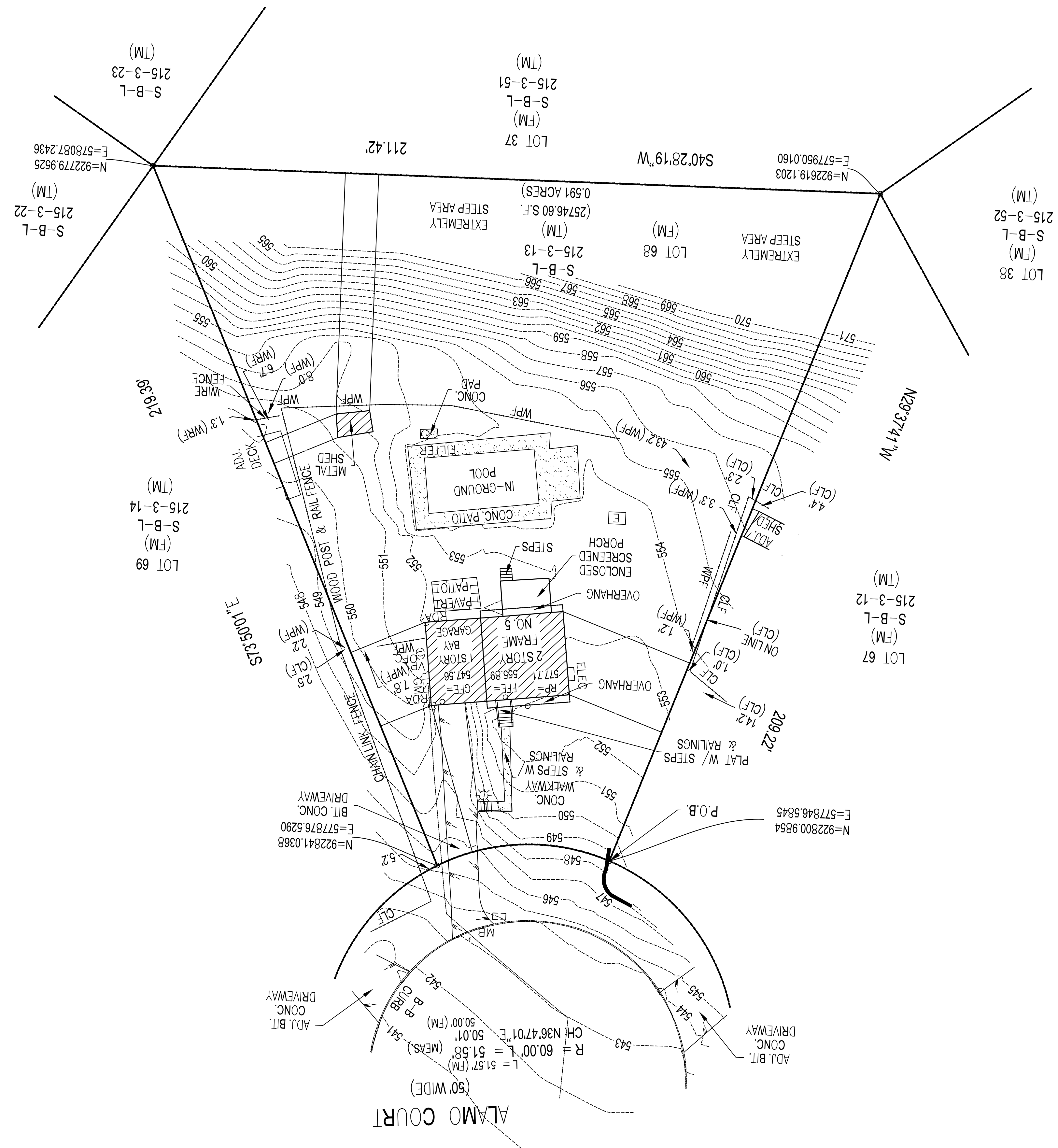


MAP PLAN

SBL 215-3-13

**BULK REQUIREMENTS – ZONING DISTRICT: RB
(RESIDENCE B)**

	REQUIRED	LOT 1	LOT 2
MIN, LOT AREA (GROSS)	12,000 SF	13,096.99 SF	12,649.60 SF
MIN, LOT AREA (NET)	10,000 SF	13,096.99 SF	12,649.60 SF
MIN, FRONT YARD SETBACK	*	33.5 FT	33.5 FT
MIN, REAR YARD SETBACK	*	40 FT	40 FT
MIN, SIDE YARD SETBACK	*	L-15 FT R-15 FT	L-15 FT R-15 FT
MAX, HEIGHT (FEET)	35 FT	35 FT	35 FT
MAX, HEIGHT (STORIES)	2.5 STORIES	2.5 STORIES	2.5 STORIES



EXISTING SITE PLAN

Project

5 Alamo Court.
 Monroe New York 10950
 Village Of South Bloomingrove

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PROPOSED SITE
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 LOT SUBDIVISIONS

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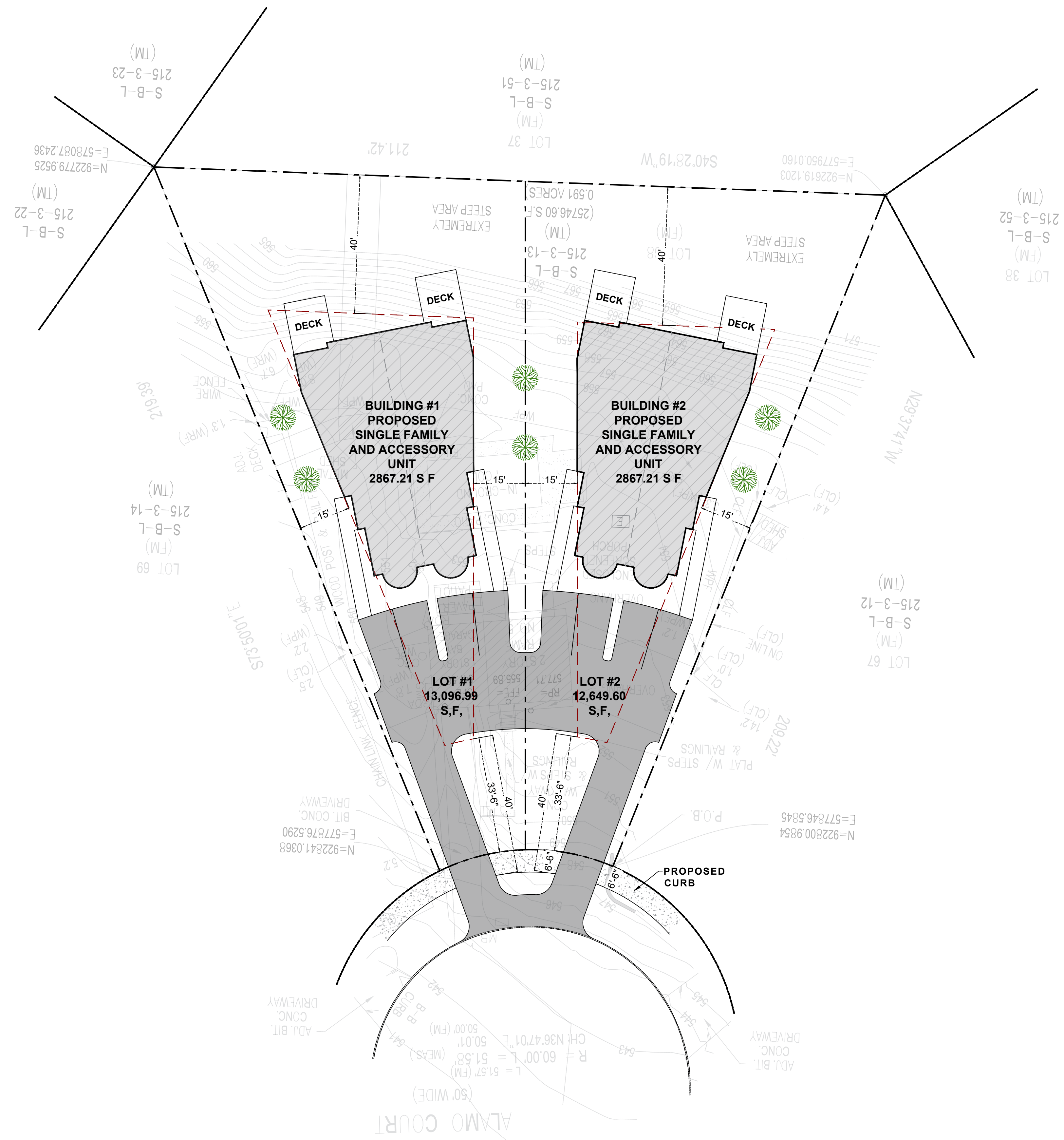
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PROPOSED SITE PLAN

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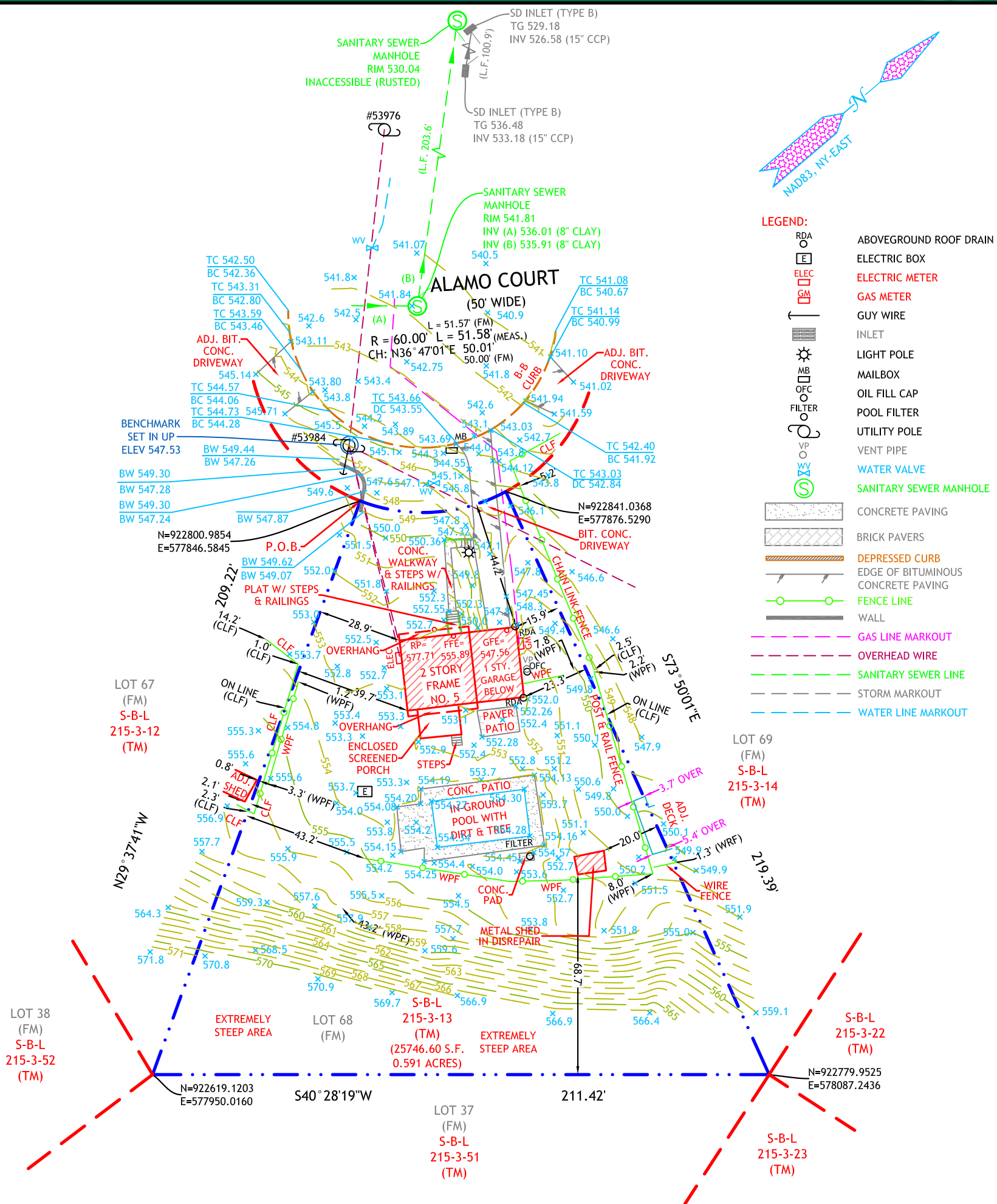
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NOTES:

- THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
- PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
- NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.Y. AS TIDELANDS;
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY;
- ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED OR PRINTED SEAL SHALL BE CONSIDERED VALID COPIES;
- SIGNATURE AND EMBOSSED OR PRINTED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW;
- OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES i.e. BUILDINGS, SHEDS, FENCES, ETC;
- THE HORIZONTAL DATUM IS NAD83, NY-EAST & THE VERTICAL DATUM IS NAVD88 ;
- THE SURVEY SHOWN HEREIN, AND/OR TOPOGRAPHY WAS MAPPED UTILIZING TRADITIONAL SURVEY METHODS, ROBOTICS, RECTIFIED ORTHO PHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS WERE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY ACCORDING TO CURRENT ALTA/NSPS STANDARDS;
- THE PROPERTY SHOWN HEREIN HAD VEGETATIVE & LEAF COVER AS WELL AS PILED ITEMS/DEBRIS IN VARIOUS SPOTS, AND THERE WERE VEHICLES PRESENT WHEN THE SURVEY WAS PERFORMED. DETAILS ARE THEREFORE LIMITED TO THOSE VISIBLE AND ABOVE GROUND AT THE TIME.

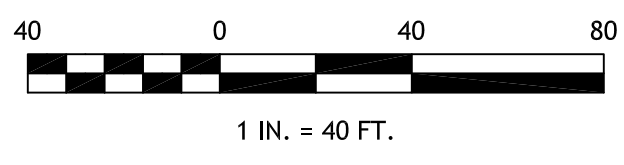
DESCRIPTION:

BEING KNOWN AS LOT 68, AS SHOWN ON A CERTAIN MAP ENTITLED: "PLAN OF SUBDIVISION FOR WORLEY HEIGHTS INC. SECTION 'B', TOWN OF BLOOMING GROVE ORANGE CO. N.Y.", FILED ON JULY 05, 1960 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 1876.

ALSO KNOWN AS SECTION 215, BLOCK 3, LOT 13, AS SHOWN ON THE OFFICIAL TAX MAPS FOR VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NEW YORK.

CERTIFIED TO:

YOEL FELDMAN.



<p>JOHN W. McCORD, Sr.</p>	<p>CLEARPOINT SURVEYING, DPC Professional Land Surveyors</p>		<p>OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR 5 ALAMO COURT ~ SECTION 215 ~ ~ BLOCK 3 ~ LOT 13 ~ SITUATED IN THE VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK</p>			
	<p>Headquarters 640 Herman Road Unit 1 Jackson, NJ 08527 New York Office 225 Dolson Avenue Suite 201 Middletown, NY 10940 732-905-5463 www.clearpointservices.com</p>		<p>CERTIFICATE OF AUTHORIZATION No. 0019218</p>			
<p>PROFESSIONAL LAND SURVEYOR NEW YORK LICENSE No. 050904</p>	<p>JOB NO. 24-36147</p>	<p>DATE: 11-05-24</p>	<p>SCALE 1"=40'</p>	<p>STARS NO. 24-36147</p>	<p>SHEET 1 OF 1</p>	<p>PM - JS</p>