

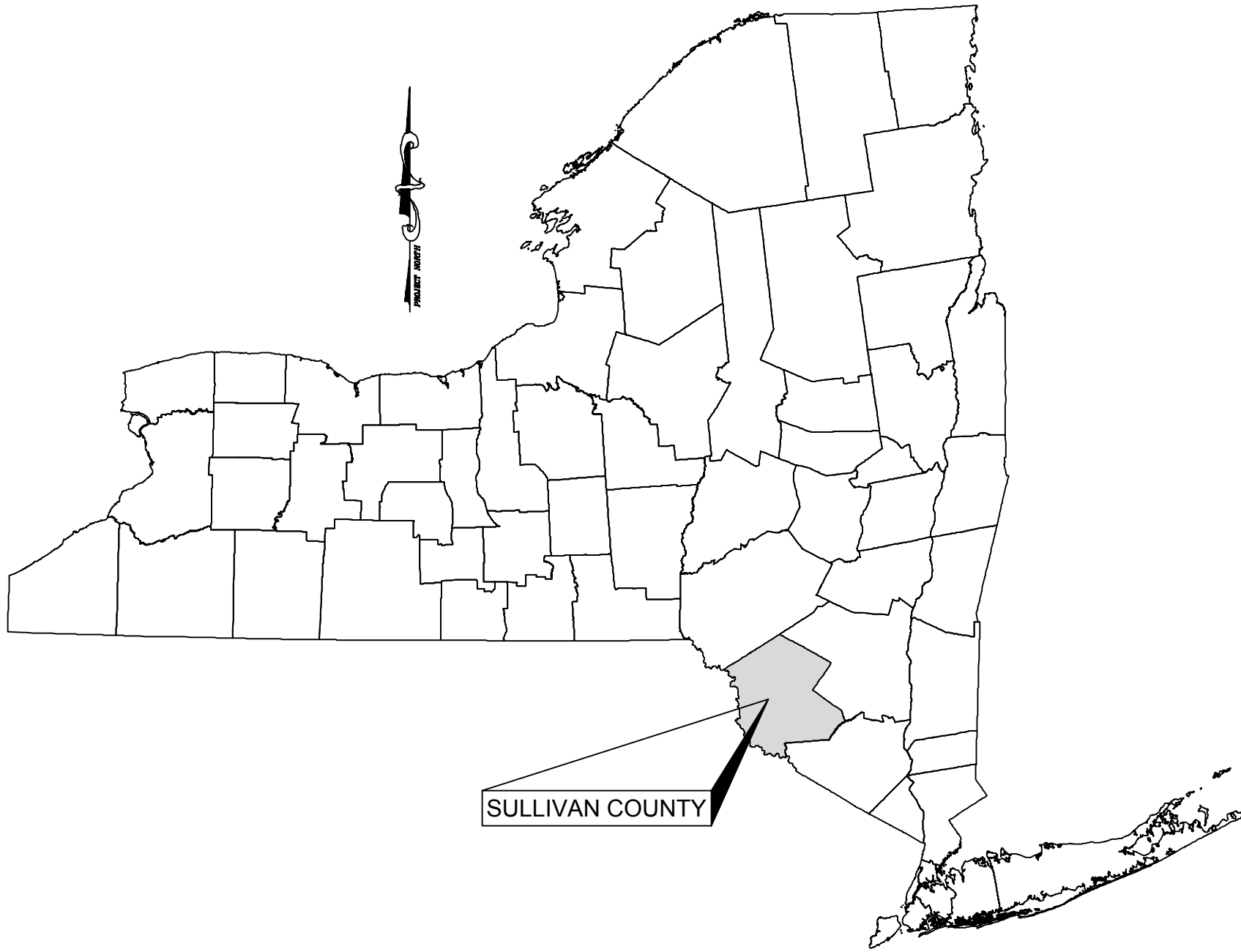
SUBDIVISION FEASIBILITY STUDY

40 ROD AND GUN CLUB ROAD

TOWN OF FORESTBURGH

COUNTY OF SULLIVAN

STATE OF NEW YORK

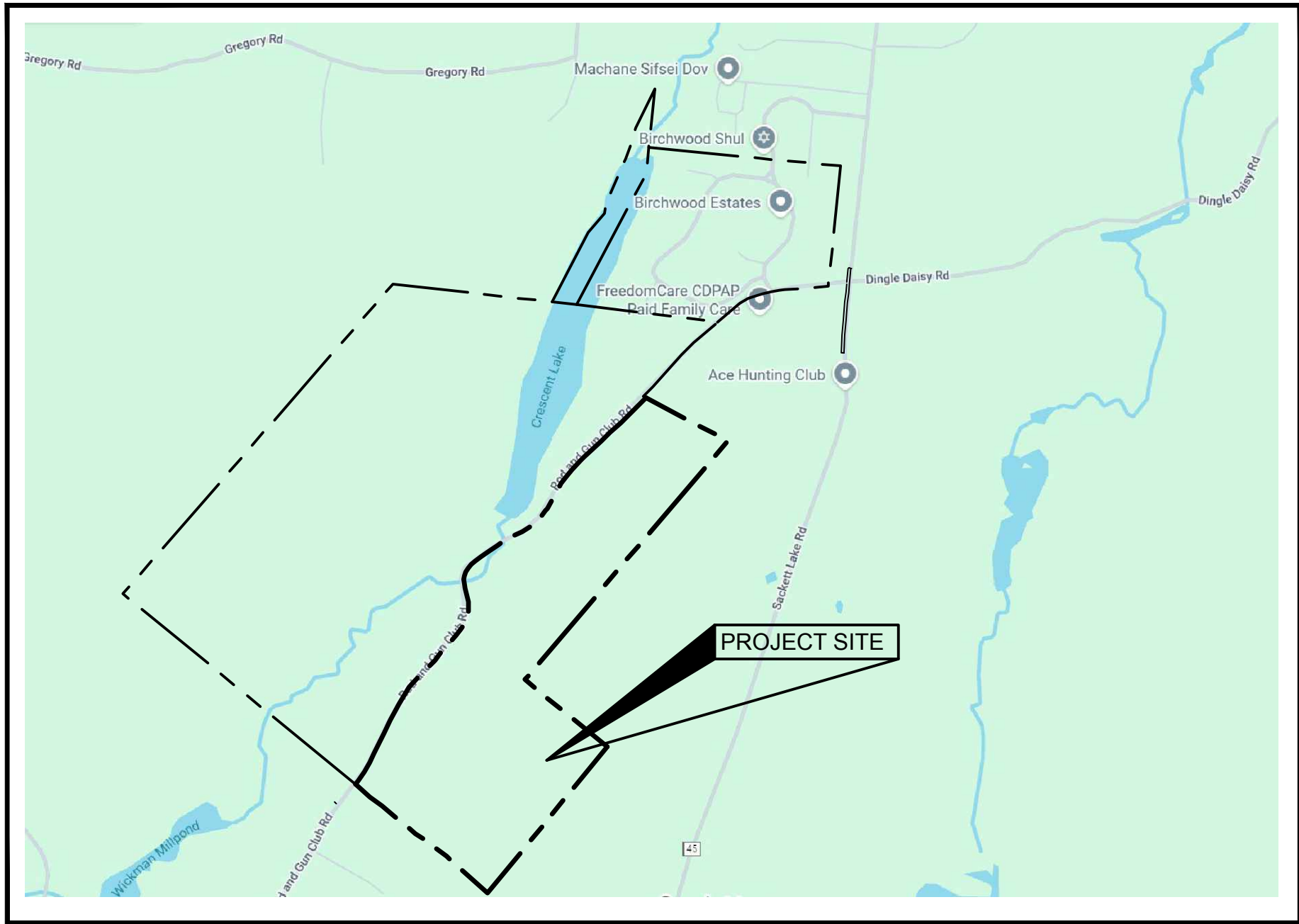


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INDEX OF DRAWINGS

<u>SHEET</u>	<u>TITLE</u>
C010	EXISTING SITE CONDITIONS
C050	OVERALL LAYOUT SKETCH WITH AERIAL
C100	LAYOUT SKETCH



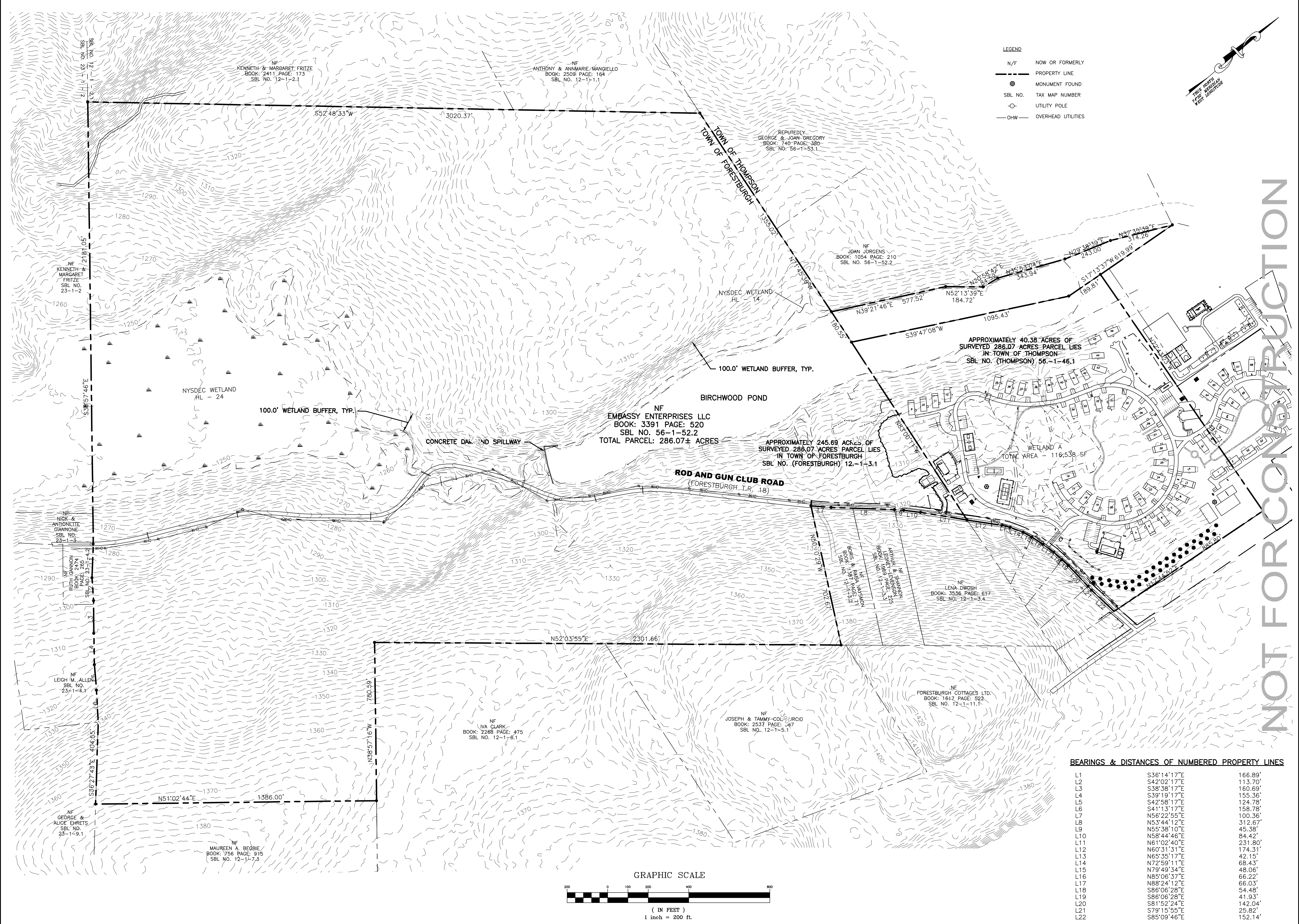
LOCATION MAP
SCALE: 1"=500'

DRAWINGS PREPARED BY



PROJECT NO. 3898.18425
SEPTEMBER 21, 2026

KENNETH D. ELLSWORTH, P.E. LIC. No. 066049-1
ALTERATIONS NOT CONFORMING TO SECTION 7209, SUBDIVISION 2,
NEW YORK STATE EDUCATION LAW ARE PROHIBITED BY LAW.



LEGEND

N/F NOW OR FORMERLY

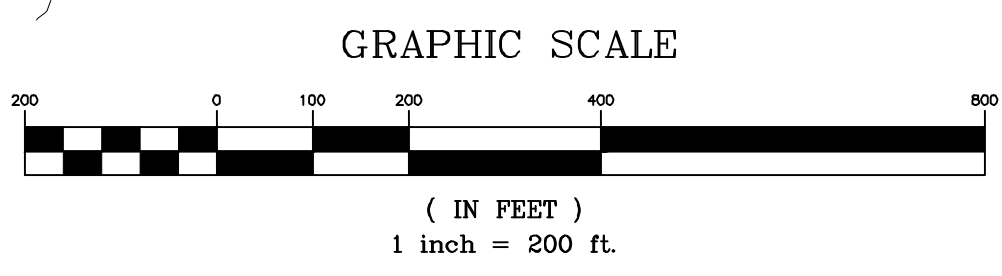
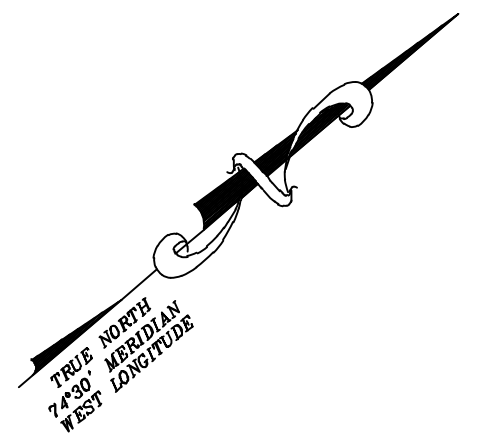
--- PROPERTY LINE

⊙ MONUMENT FOUND

SBL NO. TAX MAP NUMBER

○ UTILITY POLE

— OHW OVERHEAD UTILITIES



BEARINGS & DISTANCES OF NUMBERED PROPERTY LINES		
L1	S36°14'17"E	166.89'
L2	S42°02'17"E	113.70'
L3	S38°38'17"E	160.69'
L4	S39°19'17"E	155.36'
L5	S42°58'17"E	124.78'
L6	S41°13'17"E	158.78'
L7	N56°22'55"E	100.36'
L8	N53°44'12"E	312.67'
L9	N55°38'10"E	45.38'
L10	N58°44'46"E	84.42'
L11	N61°02'40"E	231.80'
L12	N60°31'31"E	174.31'
L13	N65°35'17"E	42.15'
L14	N72°59'11"E	68.43'
L15	N79°49'34"E	48.06'
L16	N85°06'37"E	66.22'
L17	N88°24'12"E	66.03'
L18	S86°06'28"E	54.48'
L19	S86°06'28"E	41.93'
L20	S81°52'24"E	142.04'
L21	S79°15'55"E	25.82'
L22	S85°09'46"E	152.14'

CERTIFICATE OF AUTHORIZATION
ENGINEERING - 0021631
SURVEY - 0020652

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KEYSTONE ASSOCIATES
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

EXP. 04/30/2029

WARNING: It is a violation of Section 2209, Education Law for any person unless duly licensed to practice as a Professional Engineer, Professional Architect, Engineer or Surveyor, to prepare, seal or sign any drawings, specifications, plans or reports, or to perform any services which require the exercise of the judgment of a Professional Engineer or Surveyor. Any person who violates this section shall be guilty of a Class B misdemeanor.

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Architects, Engineers
and Surveyors, LLC

SUBDIVISION FEASIBILITY STUDY
40 ROD AND GUN CLUB ROAD
TOWN OF FORESTBURGH

EXISTING SITE CONDITIONS

SHEET NO.
C010

PROJECT NO.
3898.18425

DATE: 09/21/2026

DRAWING NO. 389818425-SITE total build

9/29/2026 3:19:43 PM



CERTIFICATE OF AUTHORIZATION
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EXD 04/30/2025

WARNING:
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NO.	REVISIONS AND DESCRIPTIONS	DATE

SUBDIVISION FEASIBILITY STUDY
40 ROD AND GUN CLUB ROAD
TOWN OF FORESTBURGH
SULLIVAN COUNTY
OVERALL LAYOUT SKETCH WITH AERIAL

SHEET NO.
C050
PROJECT NO.
3898.18425
DATE: 09/21/2026
SAD FILE NO. 389818425-SITE total build

ZONING NOTES

ZONING DISTRICT: RR-RESIDENTIAL RECREATION DISTRICT

	REQUIRED	ACTUAL
MINIMUM LOT SIZE:	100,188 SQ. FT. (2.3 ACRES)	100,208 SQ. FT. (LOT NO. 29)
MINIMUM LOT FRONTAGE:	200 LF	200+ LF
MAXIMUM LOT COVERAGE:	20%	<20%
MINIMUM YARD DIMENSIONS:		
PRINCIPAL:		
FRONT	75 LF	75 LF
REAR	100 LF	100 LF
SIDE	50 LF	50 LF
ACCESSORY:		
FRONT	75 LF	75 LF
REAR	25 LF	25 LF
SIDE	25 LF	25 LF
MAXIMUM BUILDING HEIGHT:	30 FT	<30 FT
OFF STREET PARKING:		
2/DWELLING UNIT:	2	2

MAXIMUM DENSITY: BUILDABLE YIELD (BY)
(FOR MAJOR SUBDIVISIONS)

(T) TOTAL ACREAGE:	245.69± AC
(W) WETLANDS:	37.38± AC
(F) FLOODPLAIN:	0.00± AC
(S) SLOPES >15%:	16.85± AC
(I) PUBLIC IMPROVEMENTS:	
ROADWAY:	5.90± AC
STORMWATER:	17.00± AC (1/4 "/LOTX68' LOTS)

BY: T-(W+F+S+I) 245.69-77.13± AC = 168.56± AC

TOTAL BY = 168.56/2.3 REQ'D LOT SIZE=73.29 OR 73

RECREATIONAL AREA:
5% OF BUILDABLE YIELD: 8.43 AC
RECREATION AREA PROVIDED: 13.58 AC

GRAPHIC SCALE
200 0 100 200 400 600
(IN FEET)
1 inch = 200 ft.

MAXIMUM DENSITY: BUILDABLE YIELD (BY)
(FOR MAJOR SUBDIVISIONS)

(T) TOTAL ACREAGE: 245.69± AC

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SUBDIVISION FEASIBILITY STUDY 40 ROD AND GUN CLUB ROAD TOWN OF FORESTBURGH SULLIVAN COUNTY LAYOUT SKETCH						NO REVISIONS OR RESUBMISSIONS DATE:	
SHEET NO. C100							
PROJECT NO. 3898.18425							
DATE: 09/21/2026							
CAR FILE NO.: 389818425-SITE TOTAL							