Fawn Ridge Subdivision

MAP NO. 3877 FILED IN THE ESSEX COUNTY CLERK'S OFFICE
ADIRONDACK PARK AGENCY PERMIT NO. 87-28, APA BOOK 21 / PG 333

Reputed Owner
KATHLEEN A. BYRNE
12 JAN 2016, 1824/270

49

43

Reputed Owner
GREGORY CRISCUOLO
31 JUL 2007, 1548/146

48

Reputed Owner
THE HOWARD AND NANCY GORDON LIVING TRUST
06 APR 2018, 1918/198

North

FND 5/8" IR

N 76° 59' 00" E 123.22'

FND 1/2" IP

0.72 ACRES
31,494 SQ. FT.

S 22° 39' 20" E 97.76'

FND 5/8" IR

MIXED FOREST
SUCCESSIONAL GROWTH

50' REAR

90.6'

1988 SETBACK LINES FROM APPROVED SUBDIVISION PLAN
ECO MAP NO. 3877

PROPOSED CLEARING LIMITS

46

PROPOSED GARAGE

PROPOSED RESIDENCE

PROPOSED GRAVEL DRIVE & PARKING

DECK

PROPOSED SUBSURFACE UTILITIES BURIED IN AND ALONG DRIVE

30.0'

20' SIDE

26.1'

20' SIDE

75.0'

50' FRONT

N 09° 15' 10" W 217.15'

S 02° 42' 30" E 154.42'

DEVELOPMENT CONTROL PLAN
MAP NO. 92-30-LR
22 JULY 1992

1955 1960 1961 1959 1958 1957 1956 1954 1953 1951 1950 1949 1948 1947 1946 1945 1944 1943 1942 1941 1940 1939 1938

10' UTILITY EASEMENT

T J-BOX
FND 3/4" IP
T J-BOX
TRANS

APPROXIMATE UTILITY LATERALS

(cont)

N 86° 03' 20" W 62.50'

FND 1 1/4" IP

R = 350.00'
L = 67.87'
Δ = 011° 06' 38"
C = S 88° 23' 21" W
67.76'

CB

BENCHMARK
RIM EL. = 1937.70'
AS-BUILT DWG'S 1987

CB

ALGONQUIN DRIVE
(20' PAVEMENT ~ TOWN MAINTAINED)

6" WATERLINE, ±

FND 3/4" IP

FND 3/4" IP

Reputed Owner
TOWN OF NORTH ELBA
06 APR 1990, Misc. 14/109

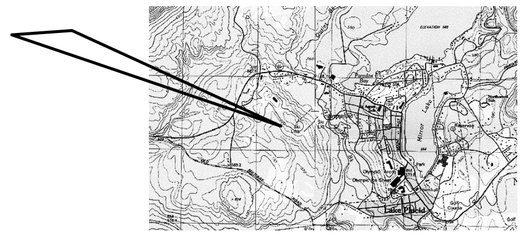
Reputed Owner
TOWN OF NORTH ELBA as Trustee for
FAWN RIDGE SEWER DISTRICT EXTENSION NO. 1
06 APR 1990, 969/135

42

Reputed Owner
BARTKOWSKI FRANKLIN ROAD ASSSOCIATES, LLC
07 DEC 2007, 1560/7

47

Reputed Owner
RICHARD M. FOSTER & KAREN L. FOSTER
20 AUG 2001, 1293/288



Village of Lake Placid,
Town of North Elba Land Use Code 2011
Amended August 2011, September 2011, June 2013 & September 2017

Zoning Regulations:	Existing	Proposed
District: TR, Town Residential with Viewshed Overlay		
Permitted Use: Single Family Residence (SFR)		One SFR
Minimum Lot Area: 0.5 Acres	0.72 Ac.	0.72 Ac.
Maximum Residential Density (unit/acre): 2 units/acre		1
Minimum Lot Width: 100'	136.1'	136.1'
Maximum Impervious Area: 65%		8.4%
Minimum Yard Dimensions		
Front: The average front yard of principal structures on both sides of the street wholly or partially within 500' / or a minimum of 35'.		75.0'
Side: 20'		26.1' & 30.0'
Rear: 25'		90.6'
Maximum Building Height: 30'		≤ 25'

SCALE: 1" = 20'

1 1/2 0 1 2 3 4 5
20 10 0 20 40 60 80 100
CONTOUR INTERVAL = 1 FT. (ELEVATIONS ARE BASED ON AS-BUILT SEWERLINE INFORMATION)

NOTES:

All Rights-of-Way and Easements discoverable by inspection of the subject premises are indicated hereon.

Only copies from the original of this survey marked with an original of the Land Surveyor's Embossed Seal shall be considered to be valid true copies.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's Seal is a violation of Section 7209 Sub-Division 2, of the New York State Education Law.

Certification indicated hereon shall run only to the parties for whom the survey is prepared and on their behalf to the Title Company and Lending Institution listed hereon.

Certifications are not transferable to subsequent owners or additional institutions.

Underground improvements or encroachments, if any, are not shown hereon or located by survey.

MAP OF SURVEY

SHOWING CERTAIN LANDS TO BE CONVEYED TO

KLABIN ECO DEVELOPMENT, LLC

SITUATE

TOWN OF NORTH ELBA COUNTY OF ESSEX STATE OF NEW YORK

being part of

LOT NO. 238, TOWNSHIP 11, OLD MILITARY TRACT, RICHARDS' SURVEY

Being Lot 46 of a subdivision shown on a map entitled "Subdivision Plan, Fawn Ridge, Lands of Lakewood Properties, Inc." by Ivan Zdrahal, P.E. and Bert K. Hough, L.S., dated November 19, 1987 filed in the Essex County Clerk's Office on 25 Aug 1988 as Map No. 3877.

being the same premises as conveyed by

THE DAVID E. WILCOX REVOCABLE TRUST to THE MAUREEN C. WILCOX REVOCABLE TRUST by deed dated 27 DEC 2007 and recorded in the Essex County Clerk's Office on 04 JAN 2008 in Deed Book 1562 at Page 150.

TOWN OF NORTH ELBA TAX MAP NO. 42.10-1-59.000

SURVEY COMPLETED:	03 MAR 2020	ROBERT M. MARVIN, JR.,	LAND SURVEYOR
MAP PLOTTED:	12 JUN 2020	LAKE PLACID, NEW YORK	12946-0969