



Zoning and Regulations

Zone: Rural - R
Lot Size, Minimum: 1.5 Acres (65,340 Square Feet)
Lot Frontage, Minimum: 220 Feet
Lot Frontage To Lot Width Ratio, Minimum: 1:3 (frontage must be at least one third of width)
Lot Width To Lot Depth Ratio, Minimum: 1:5 (width must be at least one fifth of depth)
Front Yard, Minimum: 25 feet from R-O-W or 50 feet from road centerline (whichever is greater)
Side Yard, Minimum: 20 feet
Rear Yard, Minimum: 40 feet

General Notes

- 1.) Total Acreage = 181.71 +/-
- 2.) Fieldwork performed March 2025.
- 3.) Horizontal Datum = State Planes NAD 83 - NY Central Zone.
- 4.) This survey was prepared with the benefit of the Abstract of Title, and is subject to any additional facts such Abstract of Title may disclose.
- 5.) This survey is subject to any and all subsurface conditions, improvements, if any, as well as any apparent encroachments within and/or adjacent to the platted parcel.
- 7.) Elevation Contours shown hereon are approximate and were transposed from USGS Quadangle Map and verified by actual field measurements.
- 8.) New York State Wetlands shown hereon are approximate and were transposed from the New York State Department of Conservation Wetland Mapper. Wetlands areas should be delineated by the New York State Department of Conservation before any land development and/or improvements occur. 100' Wetland Buffer not shown hereon.
- 9.) Location of perc test holes shown hereon were performed by Eric Buck, P.E., and the percolation report is attached with this subdivision map.

" Stonewall Farm Subdivision "
Preliminary Plan

Graphic Barscale
One Inch = One Hundred Feet

Property Information
Tax Parcel # 192.00-01-11
Deed / Instrument # 2024 - 11151
Owner: Home Bridge Real Estate, LLC

Revisions	37 First Street, Camillus, New York 13031 Email: jrlandsurveying@aol.com	Phone: (315) 263-9621 Fax: (315) 320-4298
04-25-2025 - 25' Building Setback Line	James Richard Lighton New York State Licensed Land Surveyor #50606	
06-05-2025 - Location of Perc Test Holes	Subdivision Map on Part of Great Lots 21, 46, and 47 of Scriba's Patent - Town of Parish.	
08-05-2025 - Lot Line Adjustment, Lot 7 & Lot 8	Known as No.295 White Road, Town of Parish, County of Oswego, State of New York.	
	Scale: 1"= 100' Date: 04-13-2025 Drawn By: JRL	
		Revisions: