



LEGEND			
WETLAND FLAG	△	UNKNOWN MANHOLE	⊙
MONUMENT	□	ELECTRIC MANHOLE	⊕
IRON PIPE	○	SANITARY MANHOLE	⊖
BOOK	BK	CLEAN OUT	⊙
PAGE	PG	TELEPHONE MANHOLE	⊕
RIGHT OF WAY	R.O.W.	STORM MANHOLE	⊖
SIGN	⊙	CATCH BASIN	⊕
FLAGPOLE	⊙	FLARED END SECTION	⊕
MAILBOX	MB	LIGHT POLE	⊕
DUMPSTER	DM	WALL-MOUNTED LIGHT	⊕
HANDICAP SYMBOL	♿	BOLLARD	⊕
		TREE	⊕
PROPERTY LINE (PO)	---	WATER LINE	W
PROPERTY LINE	---	GAS LINE	G
SETBACK LINE	---	ELECTRIC LINE	E
WETLANDS BOUNDARY	---	TELEPHONE LINE	T
STREAM OR BROOK	---	OVERHEAD WIRES	OH WIRES
TREE LINE	---	SANITARY SEWER	SAN
CHAIN LINK FENCE	X	STORM SEWER	ST
WOOD FENCE	---	GUIDE RAIL	---

ZONING REQUIREMENTS			
ZONE DISTRICT RU	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (ACRES)	2	87.10±	10.67
MINIMUM ROAD FRONTAGE (FEET)	200	320.67	10,280
MINIMUM FRONT YARD SETBACK (FEET)	50	N/A	±747.6
MINIMUM SIDE YARD SETBACK (FEET)	30	N/A	±230.5
MINIMUM REAR YARD SETBACK (FEET)	50	N/A	±425.8
MAXIMUM IMPERVIOUS SURFACES (%)	10	N/A	±0.048



Date: 12/17/19  
 Checked: EB  
 Drawn: JK  
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Revisions:  
 LAN ASSOCIATES  
 engineering • planning • architecture • surveying  
 252 MAIN STREET, GOSHEN, NEW YORK 10924 (845)819-0350

PROPOSED CONDITION SITE PLAN  
 SUBDIVISION HOME & SEPTIC DESIGN  
 ALSO KNOWN AS STATE ROUTE 17A  
 TOWN OF GOSHEN  
 ORANGE COUNTY, NEW YORK  
 Job No. 4,1452.01  
 File No. 145201C1  
 SP.21

PROPOSED PLOT PLAN  
 SCALE: 1"=50'

