

CONSTRAINED LANDS MAP

**ZONING - RU
OVERLAY DISTRICT - AQ-3**

1. **TOTAL SITE AREA = 92.90± ACRES**
2. **CONSTRAINTS**
 - SLOPES GREATER THAN 25% = 2.12± ACRES
 - WETLANDS AREA = 29.80± ACRES
 - FLOODPLAIN AREA = 0.0 ACRES
 - UPLAND AREA = 63.10± ACRES
 - TOTAL CONSTRAINTS = 31.9± ACRES**
3. **UNCONSTRAINED AREA = 61.0± ACRES**
4. **BASE DENSITY IN AQ-3 OVERLAY DISTRICT
61 AC x 0.5 = 30.5 - SAY 30 UNITS**

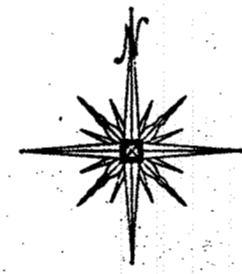
LEGEND

-----	PROPOSED PROPERTY LINE
-----	EXISTING STRUCTURE
-----	ADJOINING LOT LINE
-----	SCENIC ROAD CORRIDOR
-----	OVERLAY LINE
-----	EDGE OF PAVEMENT
-----	EXISTING CONTOUR LINE MINOR
-----	EXISTING CONTOUR LINE MAJOR
390	EXISTING SPOT ELEVATION
432	EXISTING STONE WALL
-----	EXISTING FENCE LINE
-----	WATER EDGE OR STREAM
-----	WETLANDS LINE
-----	SOILS LINE
-----	UTILITY
-----	EXISTING TREELINE
-----	EXISTING TREES

RECORD OWNER & APPLICANT:
ESTATE OF JOHN W. DICKERSON
C/O MARY ELLEN NUTLEY
13 DUNMORE LANE
GOSHEN, NEW YORK 10924



PHOTO IMAGE
SCALE: 1"=400'



SITE CONTEXT MAP LEGEND

-----	PROPOSED PROPERTY LINE
-----	PARCELS
-----	EXISTING ROADS
-----	EXISTING STRUCTURE
-----	WATER EDGE OR STREAM
-----	SCENIC ROAD CORRIDOR
-----	OVERLAY LINE
-----	DEC WETLANDS LINE
-----	FED WETLANDS LINE
-----	SOILS LINE

SITE CONTEXT MAP

SCALE: 1"=600'

**FILE COPY
RECEIVED**
MAY 02 2009
TOWN OF GOSHEN
BUILDING AND ZONING

03/14/05	Date of Origin	
	Description	
Revisions		
ESPOSITO & ASSOCIATES		
262 Greenwich Avenue Goshen NY, 10924		
STEVEN T. ESPOSITO Landscape Architect License No. 02165		
DICKERSON ESTATES TOWN OF GOSHEN		
Project Title: Tax Map: Sec. B, Blk. I, Lot 69		
CONSERVATION ANALYSIS		
Drawing Title:		
Unauthorized alteration or addition to a plan bearing a Licensed Land Surveyor's or Professional Engineer's seal is a violation of section 1209, subdivision 2 of the NY State Educational Law.		
Scale: 1"=200'	Drawing No: 1 of 1	Project No: 20455.01
CAD Reference: Aug	of	of