



NOTES:

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SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

NORTH ORIENTATION IS PER NEW YORK STATE PLANE EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83). BEARINGS SHOWN HEREON ARE REFERENCED TO THIS DATUM AND THEREFORE DO NOT MATCH RECORD BEARINGS.

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FLOOD ZONE NOTE:					
PARCELS ARE SHOWN TO BE WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF GOSHEN, IDENTIFIED AS MAP NUMBER 3607100289E BEARING AN EFFECTIVE DATE OF AUGUST 3, 2009.					
ZONING INFORMATION:					
TOWN OF GOSHEN, VILLAGE OF GOSHEN MINIMUM AREA AND BULK REGULATIONS: ART. 22, SEC. 2.1 ZONING DISTRICT: OBH (OFFICE BUILDING HOSPITAL DISTRICT) (USE GROUP C)					
ITEM	EXISTING	PROPOSED	AREA	AREA	
ART. IV SEC. 4.2	REQUIRED	REQUIRED	(120 VARIANCE REQUIRED)	(120 VARIANCE REQUIRED)	
BULK REQUIREMENTS					
1. PERMITTED USES	NURSING HOMES	NURSING HOME	EXISTING, NO CHANGE	EXISTING, NO CHANGE	
2. MINIMUM LOT	20 ACRES	10.56 ACRES (460,002 SF)	3.45 ACRES (150,475 SF)	7.11 ACRES (307,527 SF)	x
3. LOT WIDTH	450 FT	696' 3" +/-	498' 5" +/-	696' 3" +/-	x
4. FRONT YARD	50 FT	50' 4" +/-	50' 4" +/-	15' 0" +/-	x
5. SIDE YARD	50 FT OR 1.5 X HEIGHT OF BLDG	94' 4" +/- (EAST) 135' 5" +/- (WEST)	1.5 X 30'H = 45' 0" (EAST) 0' (WEST)	1.5 X 24'H = 36' 0" (EAST) 0' (WEST)	x
6. SIDE YARD TOTAL	100 FT	229' 9" +/-	0' 0"	135' 5" +/-	x
7. REAR YARD	50 FT OR 1.5 X BLDG HEIGHT	146' 3" +/-	1.5 X 30'H = 45' 15' 0" +/-	1.5 X 24'H = 36' 146' 3" +/-	x
8. STREET FRONTAGE	300 FT MINIMUM	50' 0" +/-	EXISTING, NO CHANGE	0'	x
9. MAXIMUM BUILDING HEIGHT	75 FT, 6 STORIES	30' H, 2 STORIES	EXISTING, NO CHANGE	EXISTING, NO CHANGE	
10. MAXIMUM BUILDING COVERAGE	35%	14.80%	23.10%	10.80%	
11. MAXIMUM DEVELOPMENT COVERAGE	60%	42%	50.70%	38.40%	
ART. VI PARKING AND LOADING REQUIREMENTS					
12. MINIMUM PARKING	9'Wx19'L	9'Wx18'L	9'Wx18'L	9'Wx18'L	
13. LOADING AREA REQUIRED; 1 PER 1ST 10,000 SF; +1 PER ADDITIONAL 25 SF	4	2	1 (EXISTING, NO CHANGE)	1 (EXISTING, NO CHANGE)	
14. PARKING SPACES	360 SPACES	171 SPACES	40 SPACES ON SITE	71 SPACES ON SITE	
15. SPACES PER BED	(240 BEDS TOTAL + 1.5)		20 SHARED 80 TOTAL	20 SHARED 91 TOTAL (TOTAL NEED, 80*)	

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I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED APRIL 30, 2021 AND THAT THE SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

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REV.	DATE	DESCRIPTION
1	11/13/21	REVISED PER TOWN COMMENTS
2	5/2/21	REVISED PER TOWN COMMENTS

#46 HARRIMAN DRIVE
PRELIMINARY SUBDIVISION PLAT
PREPARED FOR
46 HARRIMAN DRIVE REAL ESTATE, LLC
VILLAGE OF GOSHEN, ORANGE COUNTY, NEW YORK

designed FJM
checked SJA
date 11/13/20
scale 1"=40'
project no. 52068.00
sheet: SV1