

TAX LOT: SECTION 106, BLOCK 3, LOT 101

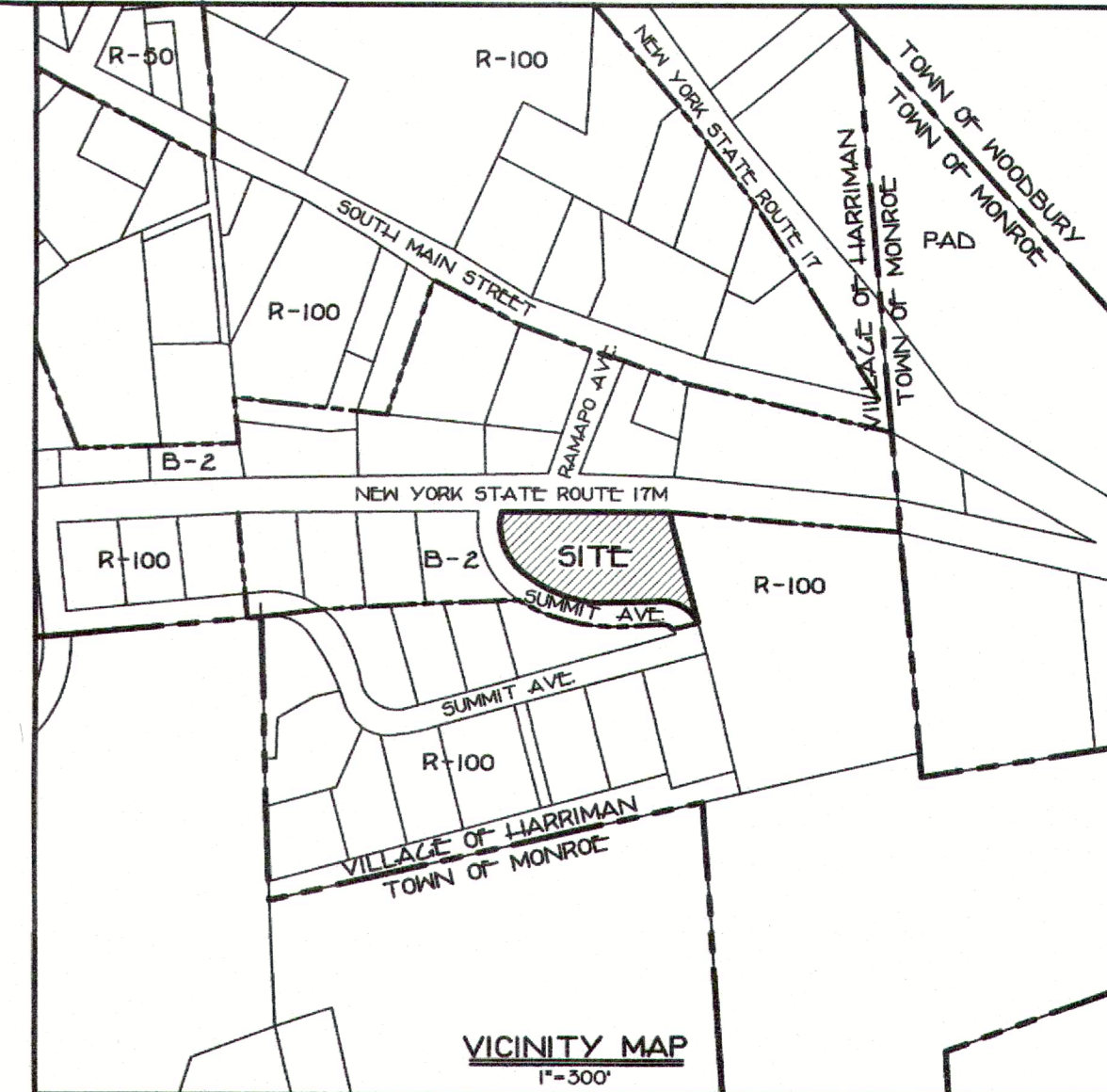
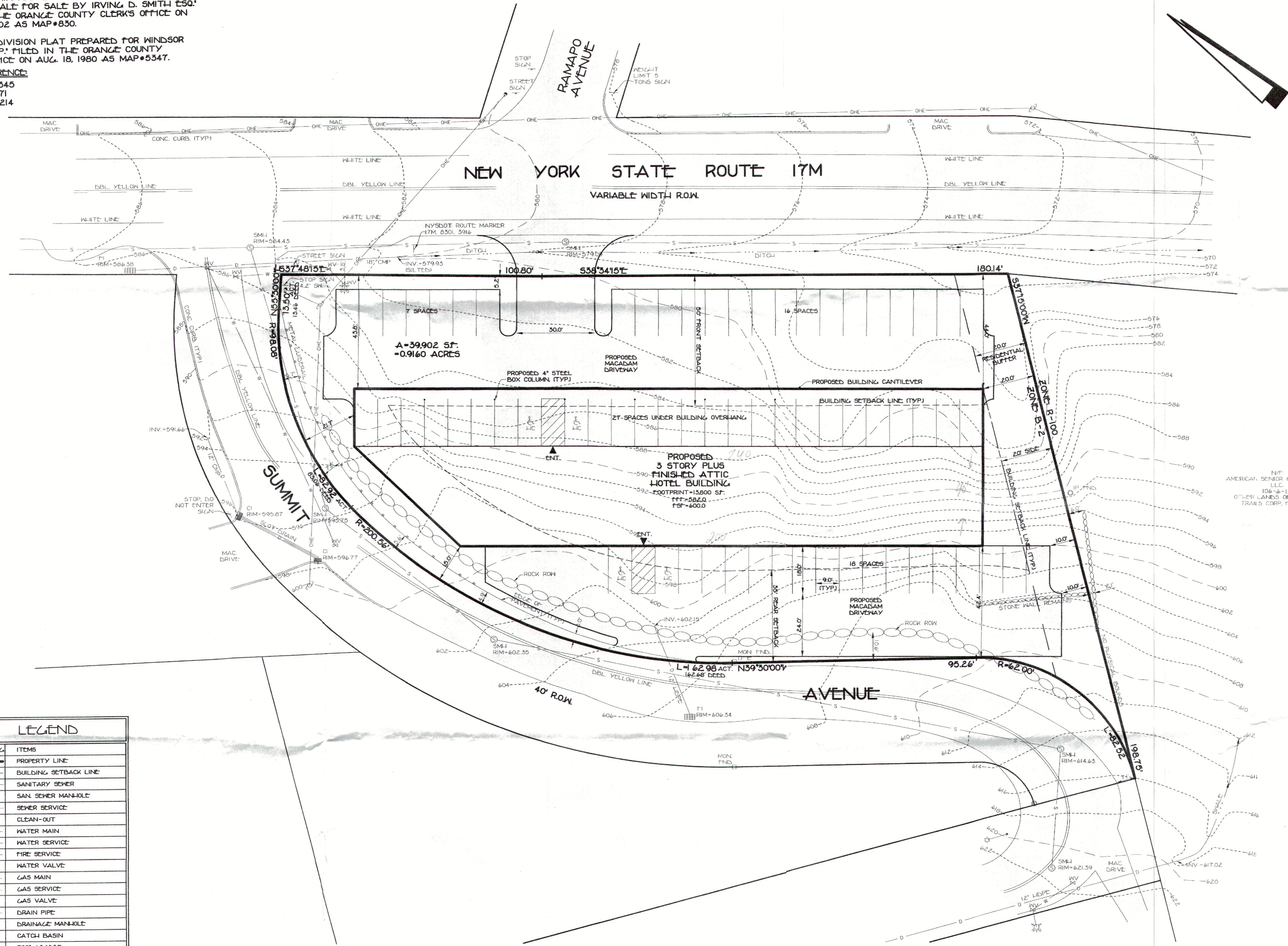
MAP REFERENCE:

BEING KNOWN AND DESIGNATED AS P/O BLOCK 'D'
ON A CERTAIN MAP ENTITLED 'MAP OF BUILDING
LOTS FOR SALE FOR SALE BY IRVING D. SMITH ESQ.'
FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON
JULY 30, 1902 AS MAP #830.

MINOR SUBDIVISION PLAT PREPARED FOR WINDSOR
TRAILS CORP. FILED IN THE ORANGE COUNTY
CLERK'S OFFICE ON AUG. 18, 1980 AS MAP #5347.

DEED REFERENCE:

- L 5053, P. 345
- L 5240, P. 71
- L 5402, P. 214



- NOTES:**
- THIS IS A SITE PLAN OF LOT 101, BLOCK 3, SECTION 106 AS SHOWN ON THE VILLAGE OF HARRIMAN TAX MAP.
 - AREA OF TRACT: 39,902 SF = 0.9160 ACRES
 - ZONE: B-2 - GENERAL BUSINESS
 - PROPOSED USE: HOTEL
 - RECORD OWNER & APPLICANT: PL GROUP, LLC
9 COFFEY ROAD
MONROE, NY, 10950
 - FIRE DISTRICT: HARRIMAN FIRE DISTRICT
 - SCHOOL DISTRICT: MONROE-WOODBURY CENTRAL
 - WATER DISTRICT: VILLAGE OF HARRIMAN
 - SEWER DISTRICT: VILLAGE OF HARRIMAN

*16 Imp
12 Imp
1st floor 14 - 9
2nd floor 13 - 10
3rd floor 13 - 10
50 - 29*

LEGEND

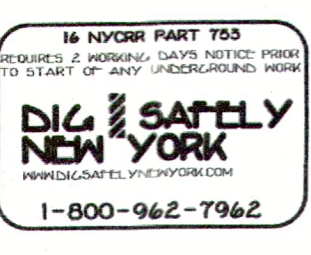
EXISTING	ITEMS
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	SANITARY SEWER
⊙	SAN. SEWER MANHOLE
LS	SEWER SERVICE
CO	CLEAN-OUT
W	WATER MAIN
WS	WATER SERVICE
FS	FIRE SERVICE
WV	WATER VALVE
GM	GAS MAIN
GS	GAS SERVICE
GV	GAS VALVE
D	DRAIN PIPE
DM	DRAINAGE MANHOLE
CB	CATCH BASIN
RL	ROOF LEADER
FD	FOOTING DRAIN
UR	UTILITY POLE
UE	UNDERGROUND ELECTRIC
OE	OVERHEAD ELECTRIC
500	5' CONTOUR INTERVAL
100	1' CONTOUR INTERVAL
150.3	SPOT GRADE
WALL	WALL ELEV.

BULK TABLE

ZONE	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT WIDTH (FEET)	MINIMUM FRONT YARD (FEET)	MINIMUM SIDE YARD (FEET)	MINIMUM REAR YARD (FEET)	MINIMUM TOTAL SIDE YARD (FEET)	MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT (FEET)	MAXIMUM BUILDING HEIGHT (STORIES)	MINIMUM OFF-STREET PARKING SPACES
REQUIRED	15,000	100	50	20	30	35	50	35	2	T.B.D.
PROVIDED	39,902	315	*43.8	20	N/A	*15	34.587	35	*3	68

*VARIANCE REQUIRED
NOTES: SUBJECT PARCEL HAS ONE SIDE YARD, THEREFORE TOTAL SIDE YARD IS NOT APPLICABLE.
SUBJECT PARCEL ABUTS THE R-100 DISTRICT, THEREFORE MINIMUM SIDE YARD IS 20' PER SECTION 104-16.

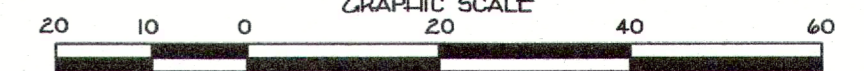
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
CONCEPTUAL SITE PLAN
FOR
PL GROUP LLC.
LOCATED IN
VILLAGE OF HARRIMAN
TOWN OF MONROE
ORANGE COUNTY, NEW YORK



SPARACO & YOUNG BLOOD, PLLC
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SITE PLANNING

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DATE: JULY 21, 2014
SCALE: 1" = 20'
DWG NO: 1 OF 2