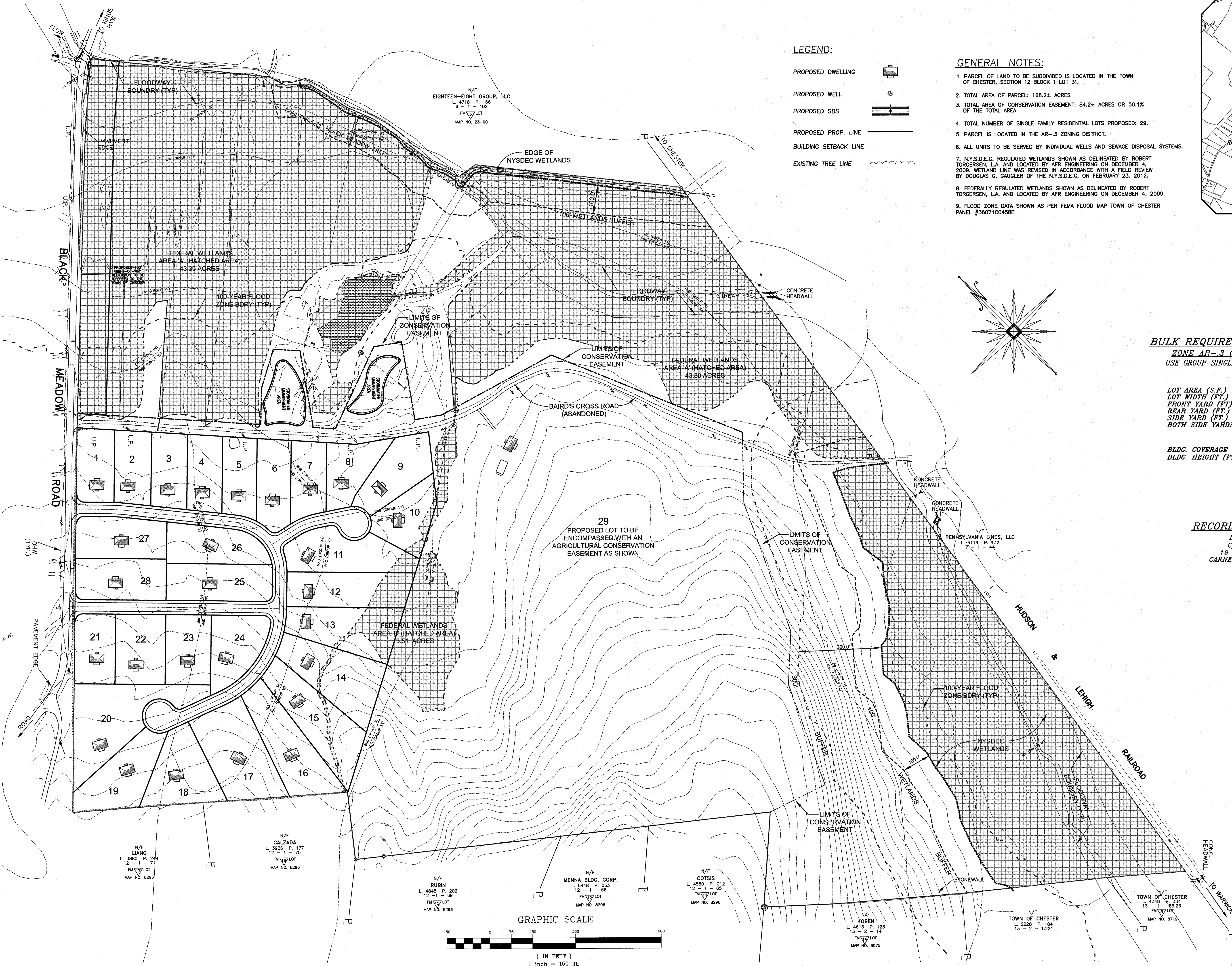


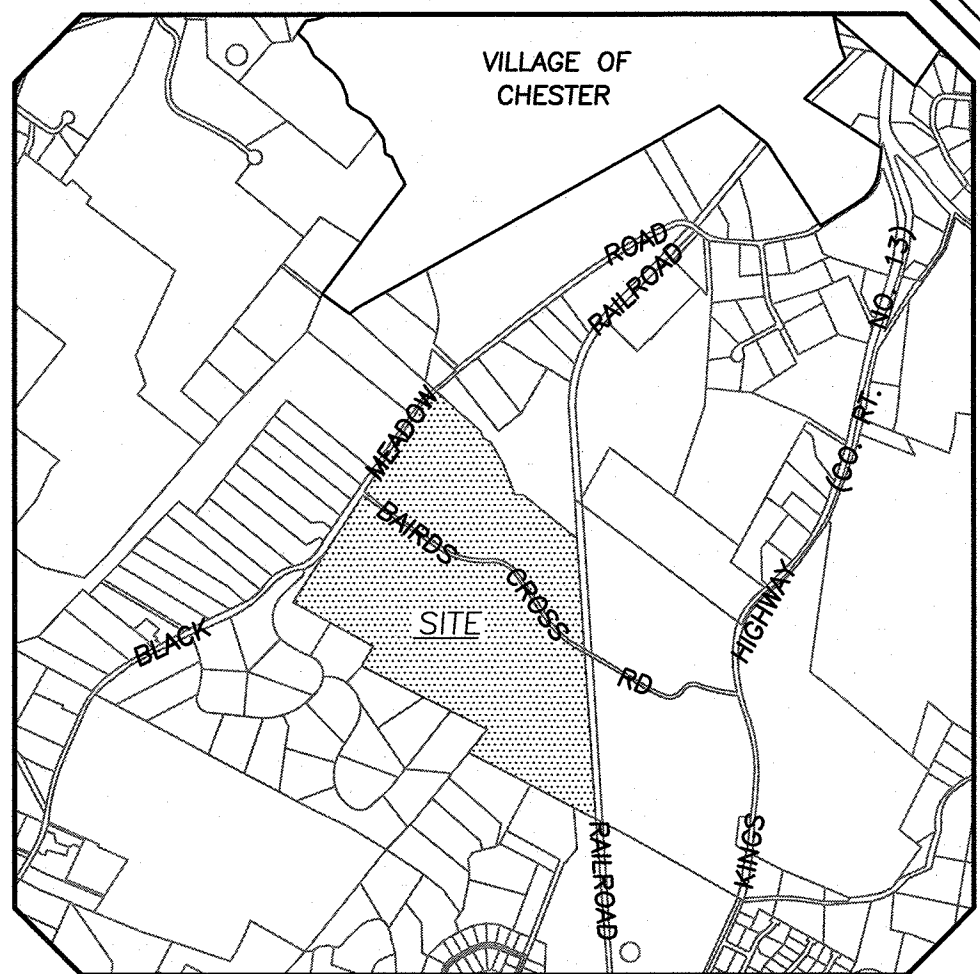


LEGEND:

- PROPOSED DWELLING
PROPOSED WELL
PROPOSED SDS
PROPOSED PROP. LINE
BUILDING SETBACK LINE
EXISTING TREE LINE

GENERAL NOTES:

1. PARCEL OF LAND TO BE SUBDIVIDED IS LOCATED IN THE TOWN OF CHESTER, SECTION 12 BLOCK 1 LOT 31.
2. TOTAL AREA OF PARCEL: 168.2± ACRES
3. TOTAL AREA OF CONSERVATION EASEMENT: 84.2± ACRES OR 50.1% OF THE TOTAL AREA.
4. TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS PROPOSED: 29.
5. PARCEL IS LOCATED IN THE AR-3 ZONING DISTRICT.
6. ALL UNITS TO BE SERVED BY INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS.
7. N.Y.S.D.E.C. REGULATED WETLANDS SHOWN AS DELINEATED BY ROBERT TORGENSEN, L.A. AND LOCATED BY AFR ENGINEERING ON DECEMBER 4, 2009. WETLAND LINE WAS REVISED IN ACCORDANCE WITH A FIELD REVIEW BY DOUGLAS G. GAUGLER OF THE N.Y.S.D.E.C. ON FEBRUARY 23, 2012.
8. FEDERALLY REGULATED WETLANDS SHOWN AS DELINEATED BY ROBERT TORGENSEN, L.A. AND LOCATED BY AFR ENGINEERING ON DECEMBER 4, 2009.
9. FLOOD ZONE DATA SHOWN AS PER FEMA FLOOD MAP TOWN OF CHESTER PANEL #36071C0458E



LOCATION PLAN
SCALE: 1"=2000'

BULK REQUIREMENTS-TOWN OF CHESTER
ZONE AR-3 (AGRICULTURAL RESIDENTIAL)
USE GROUP-SINGLE FAMILY CLUSTER DEVELOPMENTS

	MIN. REQUIRED	PROVIDED
LOT AREA (S.F.)	32,670	32,670
LOT WIDTH (FT.)	100	100
FRONT YARD (FT.)	35	35
REAR YARD (FT.)	40	40
SIDE YARD (FT.)	15	15
BOTH SIDE YARDS (FT.)	30	30
MAX. PERMITTED		
BLDG. COVERAGE (%)	20	<20
BLDG. HEIGHT (FT.)	40	40

RECORD OWNER/APPLICANT
BARODA REALTY, LLC
C/O DEO N. PERSAUD
19 DE NOYELLES STREET
GARNERVILLE, NEW YORK 10923

3-31-16	REVISED LAYOUT	NR
6-19-15	REVISED PER PB COMMENTS	MWS
9-4-14	REVISED ENTRANCE	JUP
6-16-14	CLUSTER PLAN PREPARATION DATE	JUP
DATE	DESCRIPTION	INITIALS

REVISIONS	
MAP CHECK DATE: 00/00/00	INITIALED BY: --

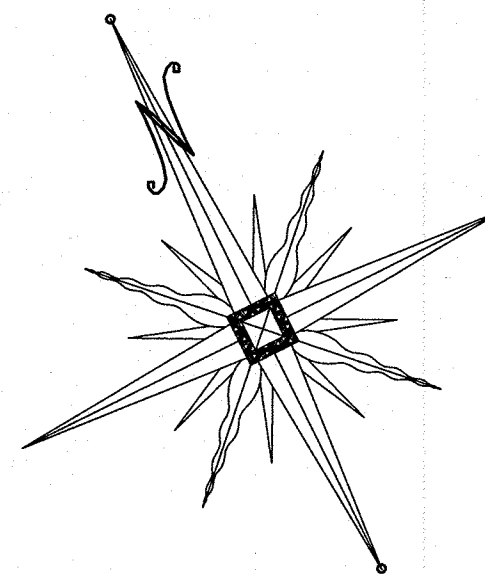
PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 284-0806

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 798-4646

BARODA REALTY SUBDIVISION
TOWN OF CHESTER
COUNTY OF ORANGE, NEW YORK
PROJECT TITLE

OVERALL CLUSTER
SKETCH PLAN
SECTION 12, BLOCK 1, LOT 31

O.C.H.D. SHEET NO. # OF #	D.E.C. SHEET NO. # OF #	DRAWING NUMBER 1 OF 2
SCALE 1"=150'	CAD REFERENCE 14118-SK1	PROJECT NUMBER 14118.01



GENERAL NOTES:

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BLDG. HEIGHT (FT.)	40	40

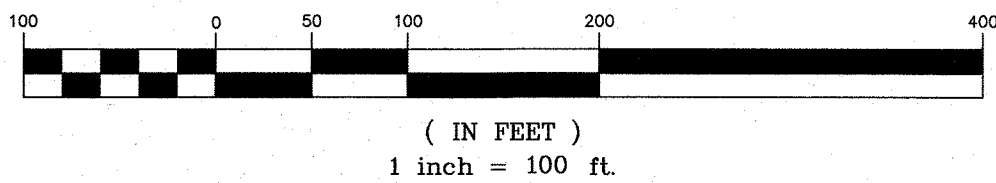
RECORD OWNER/APPLICANT

BARODA REALTY, LLC
C/O DEO N. PERSAUD
19 DE NOYELLES STREET
GARNERVILLE, NEW YORK 10923

LEGEND:

- PROPOSED DWELLING
- PROPOSED WELL
- PROPOSED SDS
- PROPOSED PROP. LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE

GRAPHIC SCALE



3-31-16	REVISED LAYOUT	NR
6-19-15	REVISED PER PB COMMENTS	MWS
9-4-14	REVISED ENTRANCE	JUP
6-16-14	CLUSTER PLAN PREPARATION DATE	JUP
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE:	00/00/00	INITIALED BY: --

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JOSEPH J. PFAU P.E.
LICENSE NO. 055845

MICHAEL P. CROGAN P.L.S.
LICENSE NO. 055823

VINCENT J. PIETRZAK P.E. P.L.S. LEED® AP
LICENSE NO. 055875

BARODA REALTY, LLC
LICENSE NO. 33396

SIGNATURE:
DATE: 3-31-16

BARODA REALTY SUBDIVISION
TOWN OF CHESTER
COUNTY OF ORANGE, NEW YORK
PROJECT TITLE

CLUSTER SKETCH PLAN

SECTION 12, BLOCK 1, LOT 31
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 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. 1 OF 1	D.E.C. SHEET NO. 1 OF 1	DRAWING NUMBER 14118-SK1
SCALE 1"=100'	CAD REFERENCE 14118-SK1	PROJECT NUMBER 14118-01