

**BULK REQUIREMENTS**  
**LB/SL ZONE**

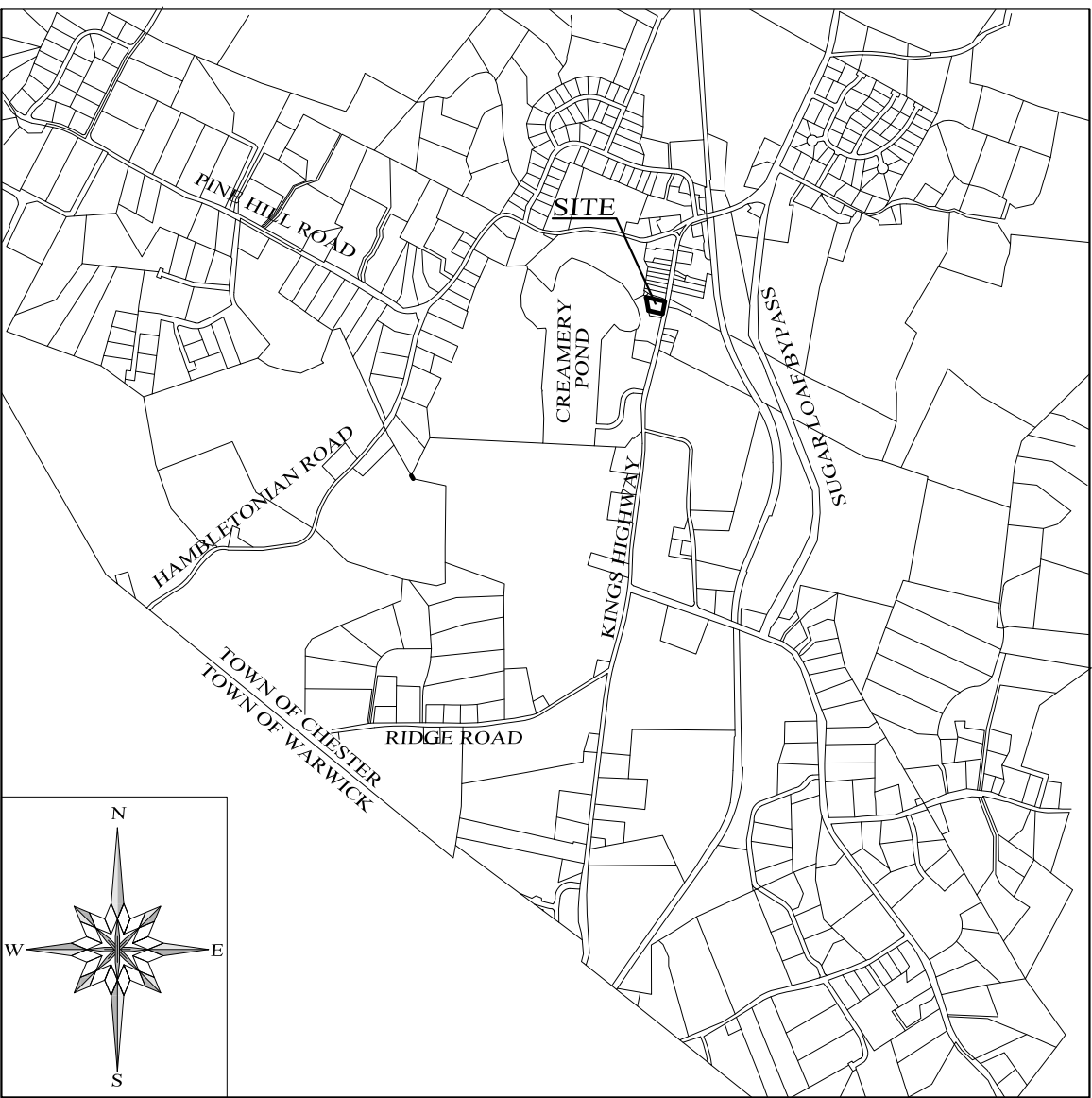
	MINIMUM REQUIRED	PROVIDED
LOT AREA (SQ.FT.)	10,890	25,264+/-
LOT WIDTH (FT.)	50	<137
FRONT YARD (FT.)	20'	20'
REAR YARD (FT.)	30	92+/-
ONE SIDE YARD (FT.)	5	17+/-
BOTH SIDE YARDS (FT.)	10	48.5+/-

	MAXIMUM ALLOWED	PROVIDED
BUILDING HEIGHT (FT.)	35	<35
LOT COVERAGE (%)	50	<50

NOTES:  
1.) Except for all buildings constructed prior to July 1, 1973, for which front yard setbacks shall not be required. This shall only apply to those lots located on both sides of County Route 13 from its intersection with Pine Hill Road south for 1,300 feet to the Orange County Citizens Foundation and Lycian parcels.  
2.) Lot area requirements are 175% of the requirement for single-family dwelling unit for similar utilities.  
3.) Same not to exceed 20% of lots or uses in a subdivision or site plan.

**PROPOSED BUILDING**  
PROPOSED 1,440 S.F. RETAIL / 150 = 9.6 SPACES (10)  
**EXISTING BUILDING**  
EXISTING 1,250 S.F. OFFICE/RETAIL / 150 = 8.3 (9)  
SECOND FL. RESIDENCE = 2 SPACES  
TOTAL REQUIRED SPACES = 21 SPACES  
SUPPLIED SPACES = 21 SPACES



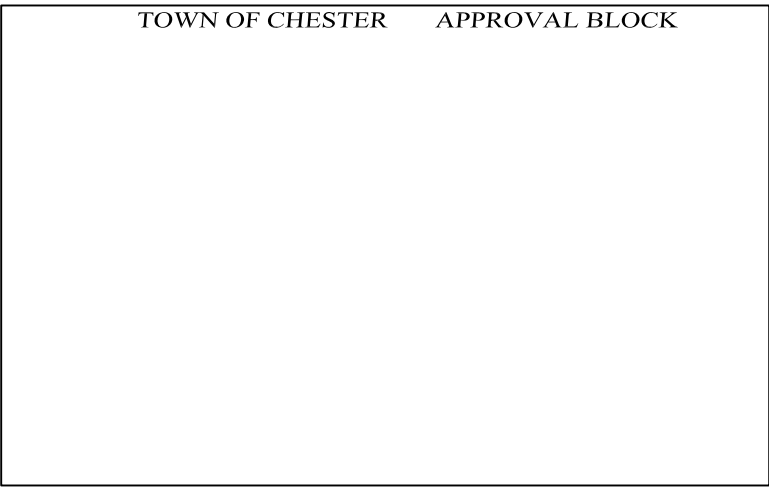
**LOCATION MAP**  
SCALE: 1" = 2000'

**GENERAL NOTES:**

1. TOWN OF CHESTER TAX MAP DESIGNATION: SEC. 14 BLK. 6 LOT 12
2. TOTAL AREA OF PARCELS: 0.58+/- ACRES PER SURVEY.
3. PARCEL IS LOCATED IN THE LB/SL ZONING DISTRICT.
4. TOTAL NUMBER OF RESIDENTIAL LOTS: 1
5. BOUNDARY TAKEN FROM MAP ENTITLED: "FINAL BUILDING LOCATION SURVEY" FOR ELAINE J. & NICHOLAS J. SCARANE, JR. PROVIDED BY JAMES A. DILLIN, PLS. LAST REVISED JUNE 12, 2015.
6. TOPOGRAPHY TAKEN FROM MAP ENTITLED: "FIELD CHANGE SITE PLAN FOR SCARLET'S WAY" PROVIDED BY JAMES A. DILLIN, PLS. LAST REVISED APRIL 1, 2015.
7. PROPOSED BUILDINGS TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS.
8. ALL NEW UTILITIES SHALL BE INSTALLED UNDER GROUND.

**LEGEND**

EXISTING PROPERTY LINE	---
EXISTING CONTOUR LINE	---OHW---
EXISTING EDGE OF PAVEMENT	---
EXISTING OVER HEAD UTILITIES	---
SETBACK LINE	---
EXISTING UTILITY POLE	---
EXISTING WELL	---
PROPOSED BUILDING ADDITION	---



**RECORD OWNER/APPLICANT**

PATRICK & HAZEL CORCORAN  
154 HAMBLETONIAN ROAD  
CHESTER, NY 10918

OWNER REVIEW AND CONCURRENCE WITH PLAN	
OWNER	DATE

**\*NOTE\***  
CONTACT UNDERGRONUD FACILITIES PROTECTION ORGANIZATION 3 DAYS PRIOR TO CONSTRUCTION @ "DIG SAFELY N.Y. 800-962-7962".

05-14-19	REV. PER CLIENT
03-28-19	REV. BLDG & PARKING PER CLIENT
03-13-19	REV. BLDG & PARKING PER CLIENT
02-20-19	INITIAL PREPARATION

DATE	REVISIONS

Lands of  
**CORCORAN**  
TOWN OF CHESTER, ORANGE COUNTY, NEW YORK  
PROJECT TITLE

**SITE PLAN**

DRAWING TITLE  
**KIRK ROTHER, P.E.**  
CONSULTING ENGINEER, PLLC  
5 Saint Stephens Lane, Warwick, NY 10990  
(845) 988-0620

KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 079053	DATE
D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #
N.A.	N.A.	N.A.
CAD #	PROJECT #	SCALE
19107	19107.0	AS SHOWN
site plan		