KEUFFEL & ESSER COMPANY

ZONING INDUSTRIAL PARK

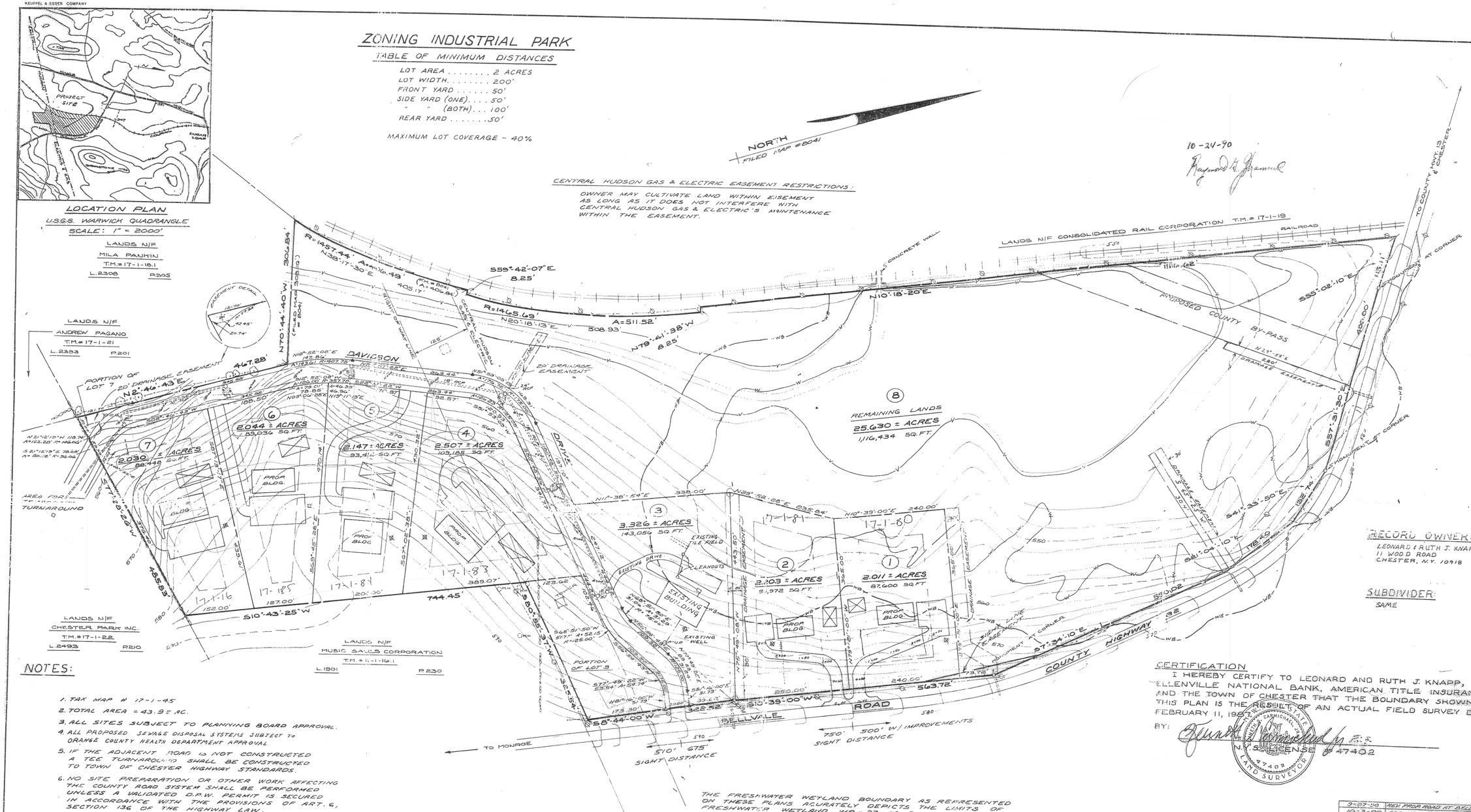
TABLE OF MINIMUM DISTANCES

LOT AREA . . . . . 2 ACRES
LOT WIDTH . . . . . 200'
FRONT YARD . . . . . 50'
SIDE YARD (ONE) . . . 50'
" " (BOTH) . . . 100'
REAR YARD . . . . . 50'

MAXIMUM LOT COVERAGE - 40%

LOCATION PLAN
U.S.G.S. WARWICK QUADRANGLE
SCALE: 1" = 2000'

CENTRAL HUDSON GAS & ELECTRIC EASEMENT RESTRICTIONS:
OWNER MAY CULTIVATE LAND WITHIN EASEMENT AS LONG AS IT DOES NOT INTERFERE WITH CENTRAL HUDSON GAS & ELECTRIC'S MAINTENANCE WITHIN THE EASEMENT.



RECORD OWNER:
LEONARD & RUTH J. KNAPP
11 WOOD ROAD
CHESTER, N.Y. 10918

SUBDIVIDER:
SAME

NOTES:

1. TAX MAP # 17-1-45
2. TOTAL AREA = 43.9 ± AC.
3. ALL SITES SUBJECT TO PLANNING BOARD APPROVAL.
4. ALL PROPOSED SEWAGE DISPOSAL SYSTEMS SUBJECT TO ORANGE COUNTY HEALTH DEPARTMENT APPROVAL.
5. IF THE ADJACENT ROAD IS NOT CONSTRUCTED A TEE TURNAROUND SHALL BE CONSTRUCTED TO TOWN OF CHESTER HIGHWAY STANDARDS.
6. NO SITE PREPARATION OR OTHER WORK AFFECTING THE COUNTY ROAD SYSTEM SHALL BE PERFORMED UNLESS A VALIDATED D.P.W. PERMIT IS SECURED IN ACCORDANCE WITH THE PROVISIONS OF ART. 6, SECTION 136 OF THE HIGHWAY LAW.

THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND WR-27 AS DELINEATED BY DEC STAFF.

CERTIFICATION
I HEREBY CERTIFY TO LEONARD AND RUTH J. KNAPP, PELLENVILLE NATIONAL BANK, AMERICAN TITLE INSURANCE CO., AND THE TOWN OF CHESTER THAT THE BOUNDARY SHOWN ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY DONE ON FEBRUARY 11, 1989.
BY: Everett J. Carmichael Jr. P.L.S.
N.Y.S. LICENSE # 47402

LEGEND:

- MONUMENT (PROPOSED)
- IRON PIPE FOUND
- UTILITY POLE
- MONUMENT (EXISTING)
- TREE
- STONE WALL
- FENCE
- MANHOLES & TOWER LOCATED PER FILED MAP # 8041 - FILED IN ORANGE COUNTY CLERK'S OFFICE ON 12-30-86
- PROPOSED S.D.S.
- PROPOSED WELL
- WETLANDS BOUNDARY AS FIELD LOCATED BY N.Y.S. DEC
- 100' BUFFER ZONE
- FLOODPLAIN BOUNDARY AS NOTED ON FEMA PANEL # 10 REVISED IN 1989. REPORT BY EUSTANCE & HOROWITZ P.C.

Lance S. Kolto
DEC STAFF

Principal Wildlife Tech.
TITLE

JANUARY 23, 1989
DATE FLAGGED

Everett J. Carmichael Jr. P.L.S.
N.Y.S. LICENSE # 47402

FEBRUARY 7, 1989
DATE OF FIELD SURVEY

REVISED	NATURE OF REVISION
3-22-90	REV. PROP. ROAD AT PELLVILLE RD.
10-3-90	ADDED DRAINAGE EASEMENTS
10-23-90	ADDED EASEMENTS

REVISED	NATURE OF REVISION
11/14/1989	ADD DRAINAGE EASEMENTS, REVISE LOTS 1-2
4-5-89	DELETE LOTS 1-3 ADD FLOODPLAIN & WETLANDS BOUNDARIES
10/20/89	REVISE WETLANDS PER NYS DEC

REVISED	NATURE OF REVISION
3-27-90	NOTE ADDED
9-10-89	REVISE ROAD LOTS; ADD NOTES & DRAINAGE
9-12-89	FLOODPLAIN BOUND. REF. NOTE & ADD.
1-24-90	NOTE ADD, DRIVEWAYS, CURVE REV.

FINAL PLAN
SUGAR LOAF INDUSTRIAL PARK

TOWN OF CHESTER — ORANGE COUNTY, N.Y.

SCALE: 1" = 100' — MAY 2, 1988

SHEET 1 OF 2

DRAWN BY P. TOWNS
CHKD BY

EUSTANCE & HOROWITZ, P.C.
P.O. BOX 42, CIRCLEVILLE, N.Y. 10919 (P.O. BOX 403), FISHKILL, N.Y. 12524

DWG. # A-3563-E
JOB # 870557

UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

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