

LEGEND:

- FEDERAL WETLAND FLAG LOCATION ▲
UTILITY POLE ○
SILT FENCE —SF—
PERC TEST/SOIL LOG ○ PT/SL 1
CONTOUR LINE —380—
SETBACK LINES ———
EX. SPOT ELEVATIONS + 474.0'
PROP. SPOT ELEVATIONS + 474.0'
LIMITS OF DISTURBANCE ———
FLOODWAY AREA [Hatched Box]

TREE LIST:

- RED SUNSET MAPLE [Symbol] M
WHITE PINE [Symbol] W
EVERGREEN SHRUBS:
AMERICAN BOXWOOD [Symbol]
JAPANESE BARBERRY [Symbol]
STAGGERED SPACING

OWNER & APPLICANT:

EIGHTEEN-EIGHT GROUP LLC.
P.O. BOX 388
SUGAR LOAF NY. 10981

ZONE:IP (INDUSTRIAL PARK)
(LIGHT INDUSTRIAL)

	REQUIRED	SUPPLIED
MINIMUM LOT AREA	2 ACRES	23.3 ACS.
MINIMUM LOT WIDTH	200 FT.	300.4 FT.
MINIMUM FRONT YARD	60 FT.	137.9 FT.
MINIMUM SIDE YARD	50 FT.	54.5 FT.
TOTAL BOTH SIDE YARDS	100 FT.	175.3 FT.
MINIMUM REAR YARD	50 FT.	1800 FT.
MAXIMUM BLDG. COVERAGE	40%	<40%
MAXIMUM BLDG. HEIGHT	45 FT	<45 FT.

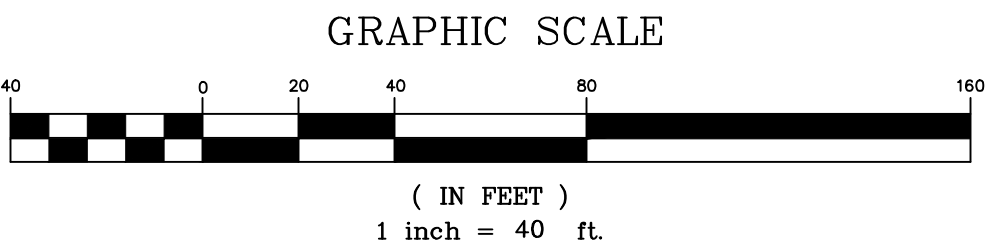
NOTES:

- TAX MAP DESIGNATION: TOWN OF CHESTER
SECTION 6 BLOCK 1 LOT 102
- WATER SUPPLY: PRIVATE WELL
- SEWAGE DISPOSAL: PRIVATE SUBSURFACE
- REFERENCE: BEING LOT #3 ON MAP ENTITLED,"MINOR SUBDIVISION OF LANDS OF THE EIGHTEEN-EIGHT GROUP LLC., FILED IN THE O.C.C.O. AS FILED MAP No.23-00.
- FEDERAL WETLANDS BY PETE TORGENSEN ON MARCH 29, 2013 AND FIELD LOCATED APRIL 3, 2013, BY JAMES A. DILLIN, PLS.
- TOPOGRAPHY DATUM NAVD 88.
- FIRM PANEL 0458E TOWN OF CHESTER, EFFECTIVE DATE AUGUST 3, 2009. ZONE AE FLOOD ELEVATION 474.00.
- PARKING: INDUSTRIAL, MANUFACTURING OR RESEARCH
2 SPACES PER. 3 EMPLOYEES
TOTAL EMPLOYEES 15 = 10 SPACES
= 12 SPACES SUPPLIED
- NO OUTSIDE STORAGE PERMITTED.
- INDIVIDUAL WELL AND SEWAGE TREATMENT SYSTEM SHALL NO LONGER BE USED WHEN PUBLIC FACILITIES BECOME AVAILABLE: CONNECTION TO THE PUBLIC SYSTEM IS REQUIRED WITHIN ONE YEAR OF ITS AVAILABILITY.

SITE PLAN
FOR
EIGHTEEN-EIGHT GROUP LLC.
TOWN OF CHESTER
SCALE: 1" = 40'
ORANGE COUNTY, N.Y.
AREA= 23.3± ACRES

FEBRUARY 16, 2016

REVISIONS	
03-29-16	PER. ENG. COMMENTS
07-18-16	PER. ENG. COMMENTS



TOWN OF CHESTER — APPROVAL BOX

UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW SECTION 7209 (2).

STEPHEN DEUTSCH, P.E. DATE
N.Y.S. License No. 45900
CENTRAL VALLEY, N.Y.

JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK
LIC.49087