

LOCATION MAP  
SCALE: 1"=2,000'

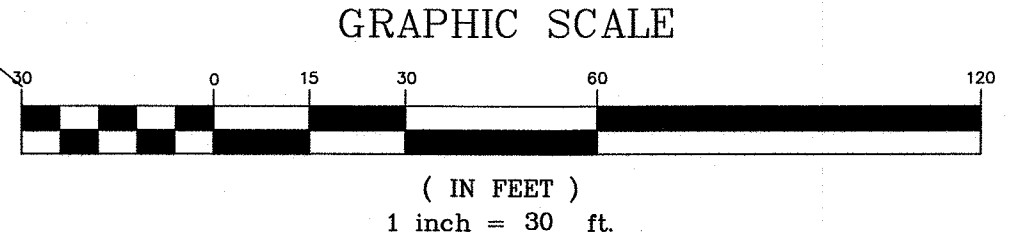
**BULK REQUIREMENTS**  
**SR-2 ZONING DISTRICT**  
(USE GROUP-SINGLE FAMILY DETACHED DWELLING)

	MIN. REQUIRED	PROVIDED
LOT AREA (AC.)	1	>1
LOT WIDTH (FT.)	150	>150
FRONT YARD (FT.)	60	>60
SIDE YARD (FT.)	30	>30
BOTH SIDE YARDS (FT.)	60	>60
REAR YARD (FT.)	60	>60
<b>MAX. PERMITTED</b>		
BLDG. COVERAGE (%)	15	<15
BLDG. HEIGHT (FT.)	35	35

**RECORD OWNER/APPLICANT**  
**MEADOW HILL, LLC**  
P.O. BOX 1053  
MONROE, NEW YORK 10956

- GENERAL NOTES:**
1. TAX MAP DESIGNATION: TOWN OF MONROE: SECTION 15 BLOCK 1 LOT 24.
  2. TOTAL AREA OF PARCEL: 4.8± ACRES.
  3. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED: 3.
  4. PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS.
  5. PARCEL IS LOCATED WITHIN THE SR-2 ZONING DISTRICT.
  6. PARCEL IS LOCATED WITHIN THE MONROE WOODBURY SCHOOL DISTRICT.
  7. PROPOSED PROJECT TO BE SERVED BY INDIVIDUAL WELLS AND SEPTICS.
  8. ALL UTILITY SERVICE TO THE SITE SHALL BE UNDERGROUND.
  9. WETLAND AREAS TAKEN FROM A MAP ENTITLED "SKETCH SUBDIVISION PLAT STANDARD LAYOUT" DATED APRIL 20, 2004 PREPARED BY ATZL, SCATASSA, AND ZIGLER P.C.

RESERVED FOR TOWN OF CHESTER PLANNING BOARD APPROVAL



**LEGEND:**

- PROPOSED DWELLING
- PROPOSED WELL
- PROPOSED SDS
- PROPOSED PROP. LINE
- BUILDING SETBACK LINE
- EXISTING UTILITY POLE
- WETLAND LIMITS
- SLOPES > 30%
- EXISTING CONTOUR
- SOILS LINE

10-10-18  
DATE

SKETCH PLAN PREPARATION DATE

JJP  
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) 284-0006

2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
(845) 796-4646

JOSEPH J. PFAU P.E.  
LICENSE NO. 050040 (E) IN N.Y.

MICHAEL F. CORREAN P.L.S.  
LICENSE NO. 050023

MICHAEL F. CORREAN P.L.S. LEAD@PFAU.COM  
P.E. LICENSE NO. 068608 (E) IN N.Y. LICENSE NO. 050075  
P.L.S. LICENSE NO. 050075

SIGNATURE OF PROFESSIONAL SURVEYOR

10-10-18  
DATE

**LANDS OF MEADOW HILL**  
**MINOR SUBDIVISION**  
TOWN OF CHESTER  
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

**SKETCH PLAN**

SECTION 15 BLOCK 1 LOT 24

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.  
N/A. OF N/A.

D.E.C. SHEET NO.  
N/A. OF N/A.

DRAWING NUMBER  
1 OF 1

SCALE  
1"=30'

CAD REFERENCE  
XX

PROJECT NUMBER  
XX