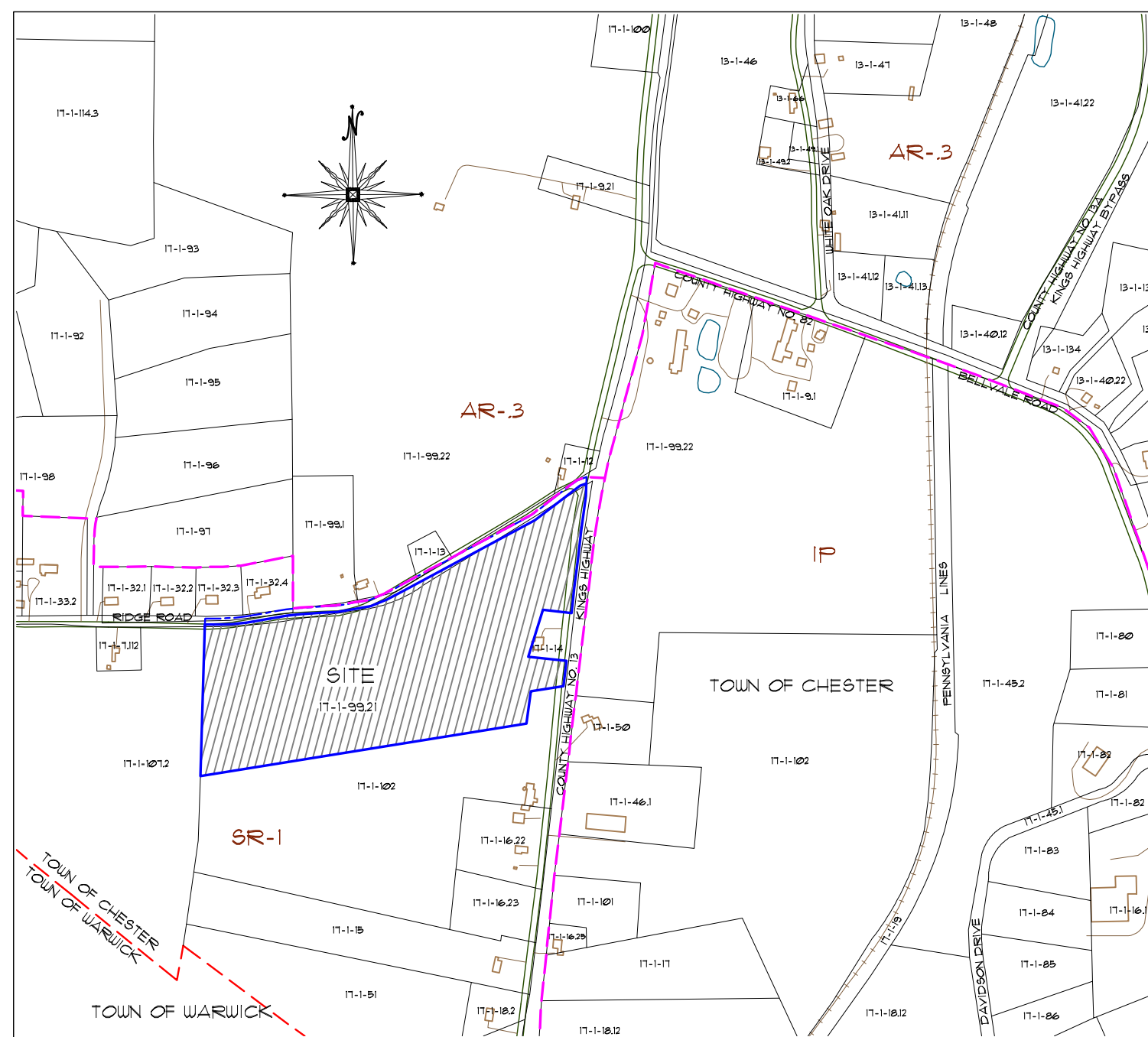




LOCATION MAP

SCALE: 1" = 600'

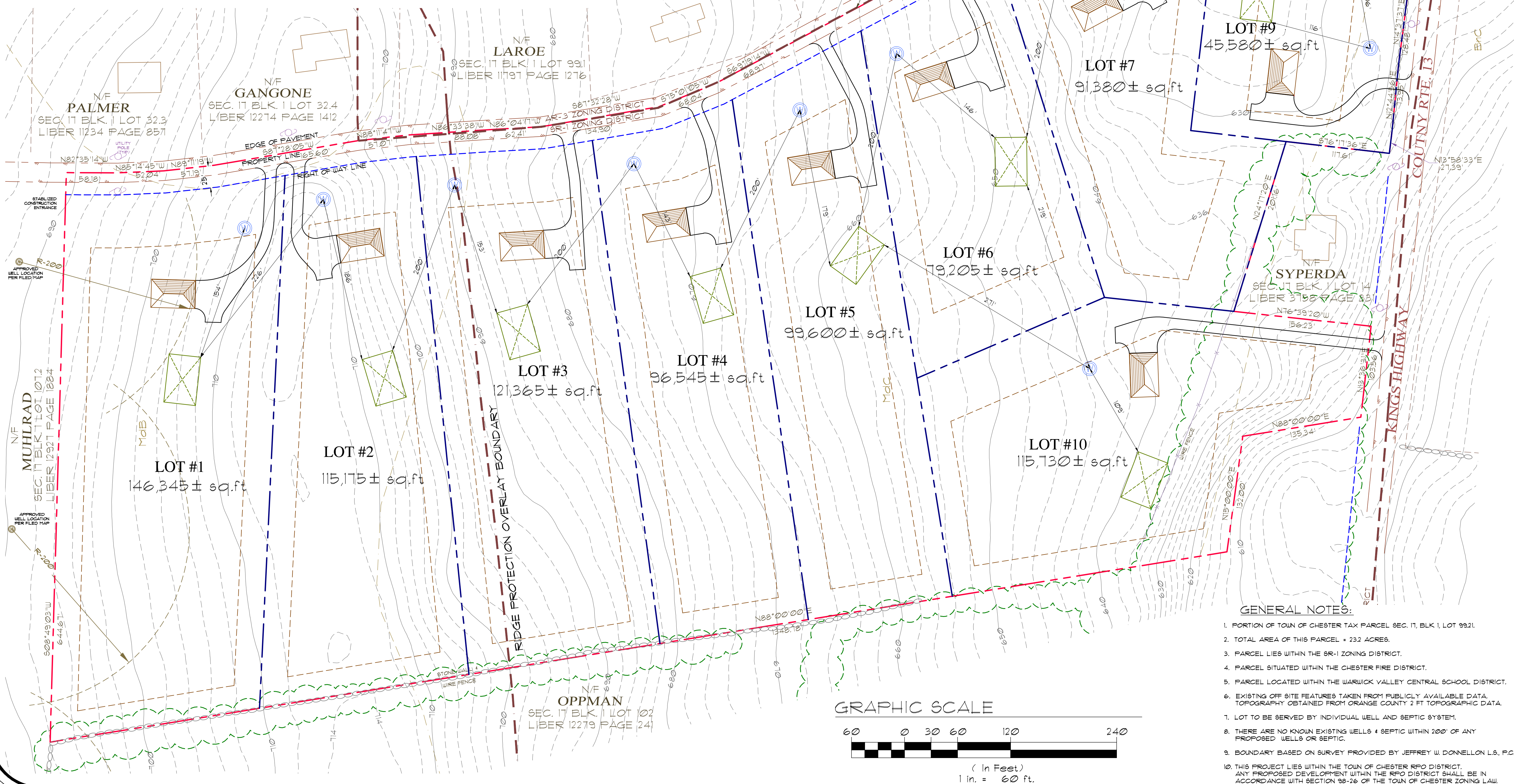
BULK TABLE

ZONE: SR-1 - SUBURBAN RESIDENTIAL (1 DU/AC)
TAX LOT: 17-1-99.21

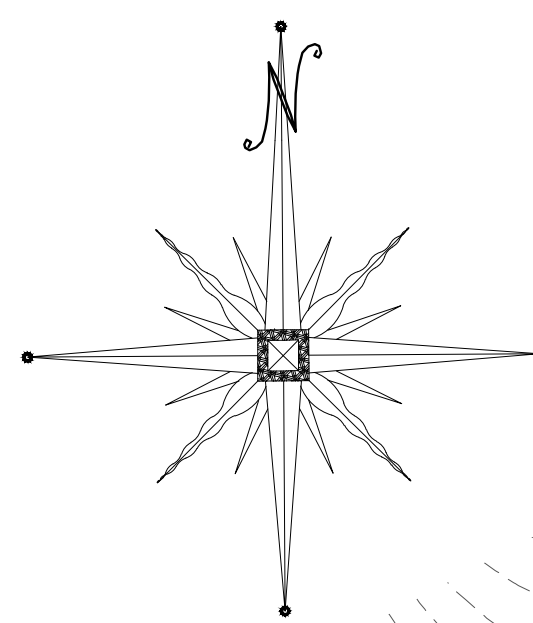
	REQUIRED (MIN.)	PROPOSED
LOT AREA (AC.)	10	10
LOT WIDTH (FT.)	150	>150
FRONT YARD (FT.)	60	>60
ONE SIDE YARD (FT.)	30	>30
TOTAL SIDE YARD (FT.)	60	>60
REAR YARD (FT.)	60	>60
	REQUIRED (MAX.)	PROPOSED (MAX.)
BUILDING HEIGHT (FT./STORIES)	35	<35
BUILDING COVERAGE (%)	15	<15

RECORD OWNER AND APPLICANT :

RIDGE ROAD EQUITIES LLC
1 JEFFREY DRIVE
CHESTER, NEW YORK 10918



GRAPHIC SCALE



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- SUBDIVISION PROPERTY LINE
- MINIMUM SETBACK LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED STRUCTURE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED WELL
- PROPOSED SDS
- ADJOINING LOT LINE
- EXISTING STRUCTURE
- EDGE OF EXISTING PAVEMENT
- EXISTING CONTOUR LINE MINOR
- EXISTING CONTOUR LINE MAJOR
- EXISTING FENCE LINE
- EXISTING WELL
- EXISTING TREELINE
- EXISTING STONEWALL
- EXISTING UTILITY POLE



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TWO WORKING DAYS NOTICE, BUT NOT MORE THAN
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DRAWING IS A VIOLATION OF SECTION 1203 (2) OF
THE NYS EDUCATION LAW.

THIS DRAWING IS ONE IN A SET OF DRAWINGS AND IS
INCOMPLETE AND INVALID WHEN IT IS SEPARATED
FROM THE SET.

Date	Description
04/18/18	REVISED LAYOUT
05/24/16	Date of Origin

ESPOSITO & ASSOCIATES

262 GREENWICH AVENUE
GOSHEN NY, 10924
845.294.0558 Fax 845.294.0580



KEVIN O'REILLY

TOWN OF CHESTER

TAX MAP: SEC. 17, BLK. 1, LOT 99.21

REVISED SKETCH PLAN

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 1203,
subdivision 2 of the NY State Educational Law.

Scale:	Drawing No.:	Project No.:
1"=60'	1 of 1	2160401
CAD Reference:	O.C.H.D. Sheet No.:	D.E.C. Sheet No.:
.dwg	of	of

GENERAL NOTES:

- PORTION OF TOWN OF CHESTER TAX PARCEL SEC. 17, BLK. 1, LOT 99.21.
- TOTAL AREA OF THIS PARCEL = 232 ACRES.
- PARCEL LIES WITHIN THE SR-1 ZONING DISTRICT.
- PARCEL SITUATED WITHIN THE CHESTER FIRE DISTRICT.
- PARCEL LOCATED WITHIN THE WARWICK VALLEY CENTRAL SCHOOL DISTRICT.
- EXISTING OFF SITE FEATURES TAKEN FROM PUBLICLY AVAILABLE DATA TOPOGRAPHY OBTAINED FROM ORANGE COUNTY 2 FT TOPOGRAPHIC DATA.
- LOT TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM.
- THERE ARE NO KNOWN EXISTING WELLS & SEPTIC WITHIN 200' OF ANY PROPOSED WELLS OR SEPTIC.
- BOUNDARY BASED ON SURVEY PROVIDED BY JEFFREY W. DONNELSON L.S., P.C.
- THIS PROJECT LIES WITHIN THE TOWN OF CHESTER RPO DISTRICT. ANY PROPOSED DEVELOPMENT WITHIN THE RPO DISTRICT SHALL BE IN ACCORDANCE WITH SECTION 38-26 OF THE TOWN OF CHESTER ZONING LAW.