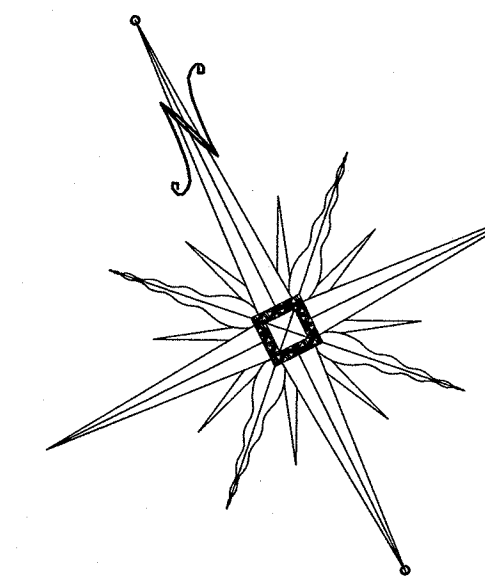




GENERAL NOTES:

1. PARCEL OF LAND TO BE SUBDIVIDED IS LOCATED IN THE TOWN OF CHESTER, SECTION 12, BLOCK 1 LOT 31.
2. TOTAL AREA OF PARCEL: 168.2± ACRES.
3. TOTAL AREA OF CONSERVATION EASEMENT: 84.2± ACRES, OR 50.1% OF THE TOTAL PARCEL AREA.
4. TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS PROPOSED: 29.
5. PARCEL IS LOCATED IN THE AR-3 ZONING DISTRICT.
6. ALL UNITS TO BE SERVED BY INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS.
7. N.Y.S.D.E.C. REGULATED WETLANDS SHOWN AS DELINEATED BY ROBERT TORGENSEN, L.A. AND LOCATED BY AFR ENGINEERING ON DECEMBER 4, 2009. WETLAND LINE WAS REVISED IN ACCORDANCE WITH A FIELD REVIEW BY DOUGLAS G. GAUGLER OF THE N.Y.S.D.E.C. ON FEBRUARY 23, 2012.
8. FEDERALLY REGULATED WETLANDS SHOWN AS DELINEATED BY ROBERT TORGENSEN, L.A. AND LOCATED BY AFR ENGINEERING ON DECEMBER 4, 2009.
9. FLOOD ZONE DATA SHOWN AS PER FEMA FLOOD MAP TOWN OF CHESTER PANEL #36071C0458E.

**BULK REQUIREMENTS-TOWN OF CHESTER
ZONE AR-3 (AGRICULTURAL RESIDENTIAL)
USE GROUP-SINGLE FAMILY CLUSTER DEVELOPMENTS**

	MIN. REQUIRED	PROVIDED
LOT AREA (S.F.)	32,670	32,670
LOT WIDTH (FT.)	100	100
FRONT YARD (FT.)	35	35
REAR YARD (FT.)	40	40
SIDE YARD (FT.)	15	15
BOTH SIDE YARDS (FT.)	30	30

	MAX. PERMITTED	
BLDG. COVERAGE (%)	20	<20
BLDG. HEIGHT (FT.)	40	40

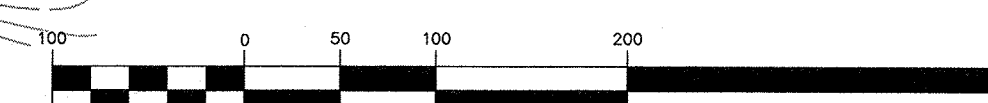
RECORD OWNER/APPLICANT

BARODA REALTY, LLC
C/O DEO N. PERSAUD
19 DE NOYELLES STREET
CARNERVILLE, NEW YORK 10923

LEGEND:

- PROPOSED DWELLING
- PROPOSED WELL
- PROPOSED SDS
- PROPOSED PROP. LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

6-19-15	REVISED PER PB COMMENTS	MWS
9-4-14	REVISED ENTRANCE	JUP
6-16-14	CLUSTER PLAN PREPARATION DATE	JUP
DATE	DESCRIPTION	INITIALS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
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JOSEPH J. PIETRZAK
LICENSED PROFESSIONAL ENGINEER
LICENSE NO. 050023
MICHAEL F. PFAU
LICENSED PROFESSIONAL SURVEYOR
LICENSE NO. 050075
DATE: 6-19-15

BARODA REALTY SUBDIVISION

TOWN OF CHESTER
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

CLUSTER SKETCH PLAN

SECTION 12, BLOCK 1, LOT 31
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.	D.E.C. SHEET NO.	DRAWING NUMBER
# OF #	# OF #	# OF #
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=100'	14118-SK1	14118.01