

SCALE: 1" = 800'


1. TAX MAP IDENTIFICATION NUMBER: SECTION 1 BLOCK 1 LOTS 77 & 82
2. TOTAL AREA OF SUBJECT PARCELS: 5.074 ACRES.
3. BOUNDARY AND PLANNIMETRIC INFORMATION BASED UPON FOOTING FORM LOCATION SURVEY AS PERFORMED BY JAMES A. DILLIN, PLS ON SEPTEMBER 14, 2007.
4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM UGGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
5. OWNER(S): RONALD & MARJORIE NELSON  
26 MCBRIDE ROAD  
CHESTER, NY 10018
6. APPLICANT: RONALD NELSON JR  
600 STAFFORD LANE, APT 138  
MIDDLETOWN, NY 10940
7. EXISTING NUMBER OF LOTS: 2
8. PROPOSED NUMBER OF LOTS: 2
9. ALL PROPOSED LOTS SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEPTICS.
10. DUE TO THE PROXIMITY OF THE PROJECT SITE TO A KNOWN NORTHERN LONG-EARED BAT HABITAT, ANY TREE CUTTING OR REMOVAL SHALL OCCUR WITHIN THE APPROPRIATE TIME OF YEAR WORK WINDOW, NOVEMBER 1ST THROUGH MARCH 31ST, TO AVOID DIRECT IMPACT TO INDIVIDUALS AND THE NEED FOR AN ANNUAL 11 TAKE PERMIT.

## TOWN OF CHESTER - ZONING DISTRICT A

TOWN OF CHESTER - ZONING DISTRICT AR-3

MAXIMUM ALLOWABLE			
BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
BUILDING COVERAGE	10 %	< 10 %	< 10 %

NOTES:  
\* PRE-EXISTING CONFORMING

 <p><b>ENGINEERING &amp; SURVEYING PROPERTIES, INC.</b> Achieving Successful Results with Innovative Designs</p>	<p><b>MONTGOMERY OFFICE</b> 71 CLINTON STREET MONTGOMERY, AL 36109 Ph: (845) 457-1249 WWW.EP-PC.COM</p>
	<p><b>SKETCH PLAN</b></p> <p><b>NELSON LOT LINE CHANGE</b> <b>26 MCBRIDE ROAD</b> <b>TOWN OF CHESTER</b> <b>ORANGE COUNTY, NEW YORK</b></p>