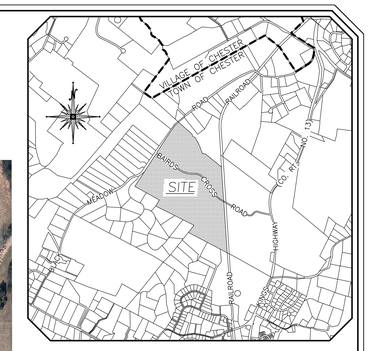
BARODA CLUSTER SUBDIVISION

TOWN OF CHESTER
ORANGE COUNTY, NEW YORK



LOCATION MAP
SCALE: 1" =2,000'

N/F
BLACK MEADOW PROPERTIES, LLC
SECTION 12 BLOCK 1 LOT 76

N/F
VILLAGE OF CHESTER
SECTION 6 BLOCK 1 LOT 21.1

N/F
DP HAMLING HOLDINGS, LLC
SECTION 6 BLOCK 1 LOT 101

N/F
SHUNOSKI
SECTION 12 BLOCK 1 LOT 29

NORTHERN RAILROAD

N/F
EIGHTEEN-EIGHT GROUP, LLC
SECTION 6 BLOCK 1 LOT 102

EDGE OF NY STATE D.E.C. WETLANDS

100' ADJACENT AREA

LIMITS OF 100 YEAR FLOOD PLAIN ZONE AE PER NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 36071C0063E EFFECTIVE DATE OF AUGUST 3, 2009

HIGHWAY OF HISTORIC SIGNIFICANCE LISTING TO THE TOWN OF CHESTER

EXISTING CONDING AREA

FEDERAL WETLANDS AREA "A" 43.30 ACRES

N/F
BLACK MEADOW ROAD, LLC
SECTION 12 BLOCK 1 LOT 53.1

N/F
IRVINE/SHAW
SECTION 12 BLOCK 1 LOT 52

N/F
SKALINSKI
SECTION 12 BLOCK 1 LOT 51

N/F
WARREN
SECTION 12 BLOCK 1 LOT 50

N/F
BANDELIER
SECTION 12 BLOCK 1 LOT 49

N/F
DONNELLY
SECTION 12 BLOCK 1 LOT 48

N/F
SOCCI
SECTION 12 BLOCK 1 LOT 47

N/F
JENNINGS
SECTION 12 BLOCK 1 LOT 46

N/F
MOLROD
SECTION 12 BLOCK 1 LOT 45

BLACK MEADOW ROAD

MICROPOOL EXTENDED DETENTION POND 40'

MICROPOOL EXTENDED DETENTION POND 30'

BAIRDS CROSS ROAD

RIDGE PRESERVATION OVERLAY DISTRICT ELEVATION=500'

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 22

ROAD A
ROAD B
ROAD C

FEDERAL WETLANDS AREA "B" 3.51 ACRES

LIMITS OF AGRICULTURAL CONSERVATION EASEMENT (HATCHED AREA)

300.0'

100' ADJACENT AREA

LIMITS OF N.Y.S.D.E.C. WETLAND WR-18

N/F
HARTEL
SECTION 12 BLOCK 1 LOT 71

N/F
CALZADA
SECTION 12 BLOCK 1 LOT 70

N/F
ANDRICI
SECTION 12 BLOCK 1 LOT 69

N/F
DUGGAN
SECTION 12 BLOCK 1 LOT 66

N/F
CUSIS
SECTION 12 BLOCK 1 LOT 65

N/F
HINTERMEISTER
SECTION 12 BLOCK 1 LOT 72

N/F
WEINBERG
SECTION 13 BLOCK 2 LOT 14

N/F
NEWBURGH & SOUTHERN RAILROAD
SECTION 7 BLOCK 1 LOT 44

N/F
NORFOLK SOUTHERN CORP
SECTION 7 BLOCK 1 LOT 44

N/F
TOWN OF CHESTER
SECTION 13 BLOCK 1 LOT 1.1

N/F
TOWN OF CHESTER
SECTION 13 BLOCK 1 LOT 88.23

N/F
PALMER
SECTION 13 BLOCK 1 LOT 14.1

BULK REQUIREMENTS

ZONE AR-3 (AGRICULTURAL RESIDENTIAL)
USE GROUP - SINGLE FAMILY (CLUSTERED DEVELOPMENT)

	MIN. REQUIRED	PROVIDED
LOT AREA (SQ.FT.)	32,760	32,760
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	PROVIDED
BUILDING COVERAGE (%)	20	20
BUILDING HEIGHT (FT.)	40	40

RECORD OWNER/APPLICANT
B D R GROUP, LLC
P.O. BOX 259
GARNERVILLE, NY 10923

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

DATE	DESCRIPTION	INITIALS
	REVISIONS	
03-01-18	ORIGINAL PREPARATION DATE	MWS
MAP CHECK DATE: 00/00/00	INITIALED BY: _._	

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH J. PFAU P.E.
LICENSE NO. 068945
MICHAEL F. CROGHAN P.L.S.
LICENSE NO. 050323
VINCENT A. PIETRZAK P.E. P.P. LLA, AICP
P.E. LICENSE NO. 076938 |P.L.S. LICENSE NO. 050075
N.J.P.L.S. LICENSE NO. 35396

SIGNATURE DATE

BARODA CLUSTER SUBDIVISION

TOWN OF CHESTER
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

MEETING DISPLAY SHEET

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
N/A OF N/A	N/A OF N/A	1 OF 1
SCALE 1"=150'	CAD REFERENCE MEETING SHEET	PROJECT NUMBER 14118.01