

LEGEND:

NYS WETLANDS	-----
NYS WETLANDS BUFFER	-----
EXISTING GRADES	-----
PROPOSED GRADES	-----
PROPOSED SPOT ELEVATIONS	-----
UTILITY POLE	-----
STONE WALL	-----

ZONE:IP (INDUSTRIAL PARK)
LIGHT INDUSTRIAL USE

MINIMUM LOT AREA	REQUIRED	EXISTING SUPPLIED
2 ACRES	2 ACRES	7.30 ACS.
MINIMUM LOT WIDTH	200 FT.	577 FT.
MINIMUM FRONT YARD	60 FT.	151.6 FT.
MINIMUM SIDE YARD	50 FT.	53.4 FT.
MINIMUM REAR YARD	100 FT.	N/A
TOTAL BOTH SIDE YARDS	50 FT.	188 FT.
MINIMUM REAR YARD	45 FT.	<45 FT.
MAXIMUM BLDG. COVERAGE	40%	<40%
MAXIMUM BLDG. HEIGHT	45 FT.	<45 FT.
MINIMUM SETBACK FROM RESIDENTIAL	200 FT.	182.5 FT.

VARIANCE GRANTED

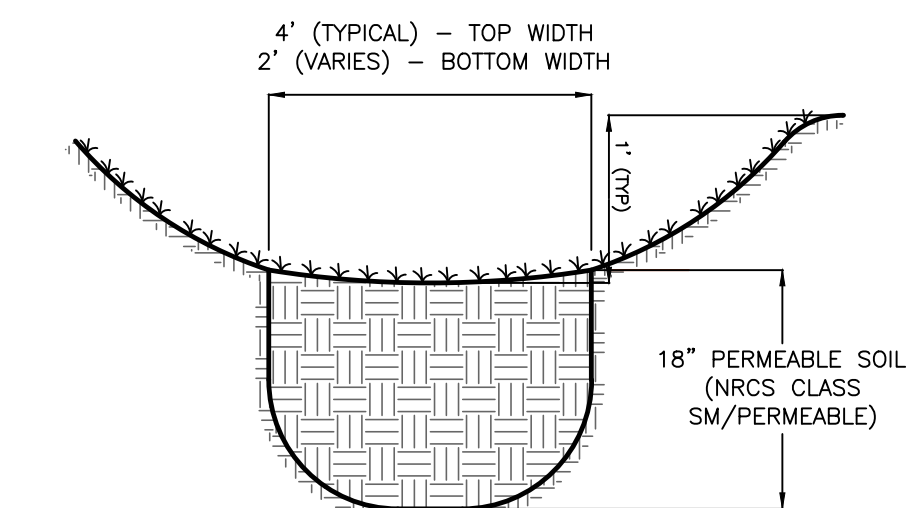
OWNER: APPLICANT:

BETH CHAMPEAU
120 RTE. 9W NORTH
HAVERSTRAW, N.Y. 10927

BAZS
RD 2, BOX 205 A
CHESTER, N.Y. 10918

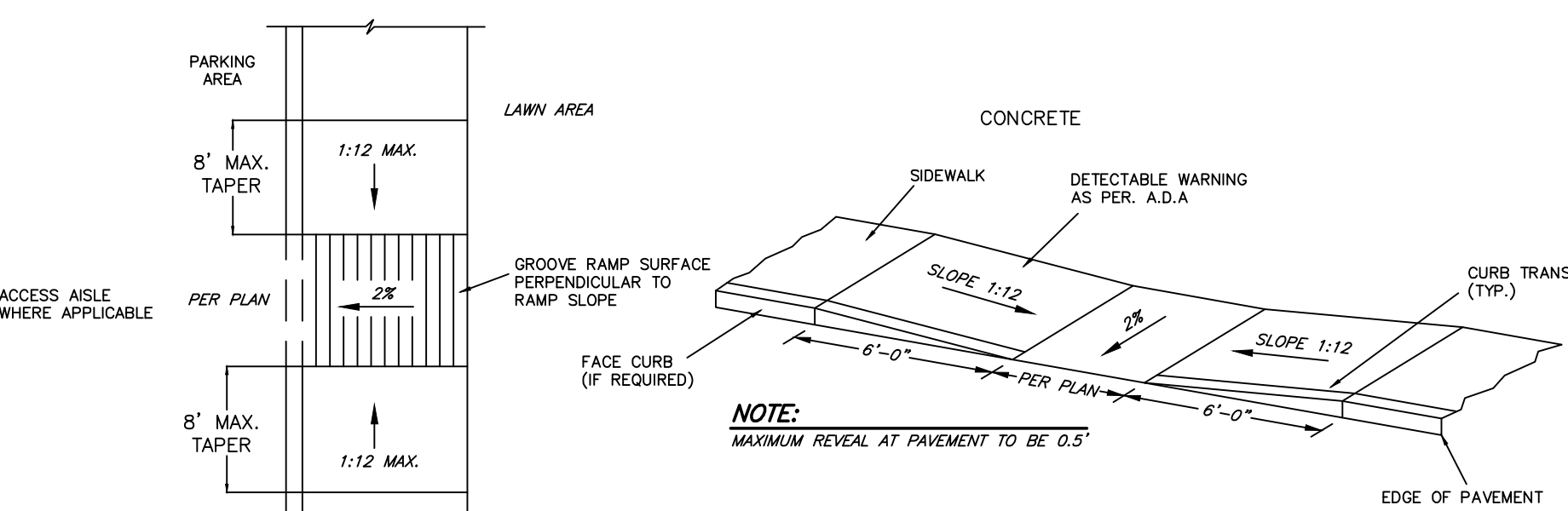
NOTES:

- TAX MAP DESIGNATION: TOWN OF CHESTER
SECTION 17 BLOCK 1 LOT 88
- WATER SUPPLY: PRIVATE WELL (EXISTING)
- SEWAGE DISPOSAL: PRIVATE SUBSURFACE
- BEING LOT #2 AS SHOWN ON MAP ENTITLED,"INDUSTRIAL SUBDIVISION OF PROPERTY FOR BELLVALE LAKE REALTY CORP." FILED IN THE O.C.C.O. ON MARCH 6, 1991, AS MAP No.10162.
- PARKING: INDUSTRIAL, MANUFACTURING OR RESEARCH
2 SPACES PER. 3 EMPLOYEES
TOTAL EMPLOYEES 24 = 16 SPACES
= 61 SPACES SUPPLIED
- ALL WELL AND SEPTIC DISPOSAL AREAS WITHIN 300 FEET OF THE PROPOSED WELL AND PROPOSED SEPTIC DISPOSAL AREA ARE SHOWN.
- IF TOTAL EMPLOYEES IS 25 PEOPLE OR GREATER A NON-TRANSIENT NON-COMMUNITY WATER SYSTEM WILL BE REQUIRED AND APPROVED BY THE ORANGE COUNTY HEALTH DEPARTMENT AND ADMINISTERED BY THE TOWN OF CHESTER BUILDING DEPARTMENT.
- LIMITS OF DISTURBANCE SHOWN ON SHEET 4 OF 6, AREA WITHIN THE PROPOSED DISTURBANCE LIMITS TO BE DISTURBED.
- ELEVATION DATUM 2.77 FEET LESS THAN NAVD 88
- ROOF DRAINS TO BE TIED INTO EXISTING 8" SDR.35 PIPES.



- NOTES:
- REMOVE SEDIMENT BUILD-UP WITHIN BOTTOM OF CHANNEL, WHEN 25% OF THE SWALE DEPTH HAS BEEN EXCEEDED.
 - MAINTAIN SURFACE GRASS HEIGHT AT A MINIMUM OF 4"-6".
 - INSTALL DRY SWALES ONLY AFTER UPSLOPE AREA IS REGRADED AND STABILIZATION IS COMPLETE.

DRY SWALE DETAIL
NOT TO SCALE



HANDICAP SIDEWALK RAMP DETAIL
NOT TO SCALE

UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW SECTION 7209 (2).

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GRADING AND DRAINAGE PLAN
FOR
BAZS

TOWN OF CHESTER
SCALE: 1"=50'

ORANGE COUNTY, N.Y.
AREA= 7.30 ACRES

REVISED: DECEMBER 3, 2014
REVISED: FEBRUARY 3, 2015
REVISED: AUGUST 6, 2015

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK