

ZONE: AR-.3 AGRICULTURAL RESIDENTIAL
USE: SINGLE FAMILY DWELLINGS

REQUIRED

SUPPLIED

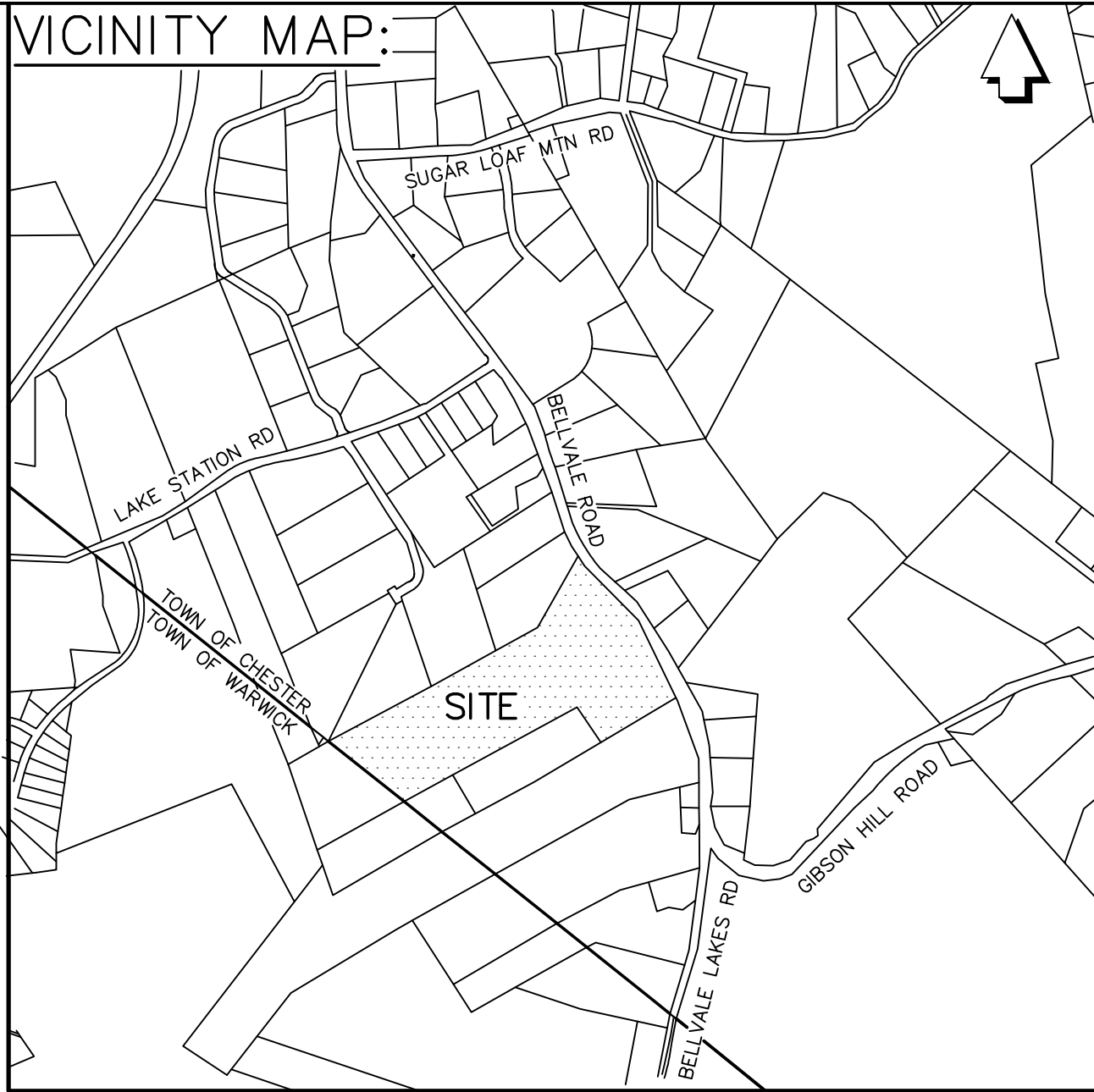
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MINIMUM LOT AREA.....	3 ACRES	3,000 ACS.	4,076 ACS.	3,708 ACS.	3,806 ACS.	13,469 ACS.
MINIMUM LOT WIDTH.....	250 FT./25 FT.	316.8 FT.	365.7 FT.	299.1 FT.	25 FT.	25 FT.
MINIMUM FRONT YARD.....	100 FT.	101.0 FT.	* 31.9 FT.	103.0 FT.	760.0 FT.	1085.0 FT.
MINIMUM SIDE YARD.....	40 FT.	102.5 FT.	149.0 FT.	78.2 FT.	50.5 FT.	143.3 FT.
MINIMUM BOTH SIDE YARD.....	100 FT.	226.0 FT.	312.2 FT.	224.1 FT.	188.4 FT.	312.4 FT.
MINIMUM REAR YARD.....	100 FT.	262.2 FT.	510.4 FT.	409.8 FT.	186.4 FT.	679.9 FT.
MAXIMUM LOT COVERAGE.....	10 %	<	<	<	<	<
MAXIMUM BUILDING HEIGHT.....	35 FT.	< 35'	< 35'	< 35'	< 35'	< 35'

LEGEND

SYMBOL	DESCRIPTION
○	PROPOSED WELL
—ST—	PROPOSED SEPTIC TANK
—DB—	PROPOSED DISTRIBUTION BOX
—FES—	FLARED END SECTION
—	PROPOSED DRAINAGE PIPE
○ PT	PERCOLATION TEST
□ DT	DEEP TEST
—+—+—	SURFACE WATER SWALE
—	EXISTING CONTOURS
—594—	PROPOSED CONTOURS
—S—	SILT FENCE
—	DISTURBANCE LINE

GRAVEYARD EASEMENT

LINE	BEARING	DISTANCE
E1	S 22°06'06" E	11.25'
E2	S 40°36'05" W	12.00'
E3	N 22°06'06" W	11.25'
E4	N 40°36'05" E	12.00'



OWNER & APPLICANT:

BELL STATION CORP.
379 BELLVALE ROAD
CHESTER, NY 10918

NOTES:

- TAX MAP DESIGNATION: TOWN OF CHESTER
SECTION 18 BLOCK 1 LOT 12
- WATER SUPPLY: PRIVATE WELL
- SEWAGE DISPOSAL: PRIVATE SUBSURFACE
- FEDERAL WETLANDS FLAGGED BY ROBERT G. TORGENSEN, L.A. CPESC,
AND FIELD LOCATED ON MAY 20, 2022 BY JAMES A. DILLIN, PLS.
- RESTRICTION PROHIBITING FURTHER SUBDIVISION OF FLAG LOT IN EXCESS
OF FIVE ACRES.
- COMMON DRIVEWAY DESCRIPTION AND MAINTENANCE AGREEMENT TO BE
RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.

SUBDIVISION OF PROPERTY
FOR

BELL STATION CORP.

TOWN OF CHESTER
SCALE: 1"=100'

ORANGE COUNTY, N.Y.
AREA= 28.059 ACRES

JUNE 21, 2022

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD
SURVEY COMPLETED ON MARCH 22, 2022.

DRAWING INDEX

- SUBDIVISION PLAN
- OVERALL SITE PLAN
- SITE PLAN LOTS 1, 2, 3
- SITE PLAN LOTS 4 & 5

COUNTY HIGHWAY ENTRANCE DESIGN

NOTE: NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS
SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN
SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS
UNDER SECTION 136 OF THE HIGHWAY LAW.

APPROVED FOR FILING

OWNER

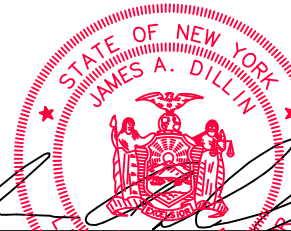
DATE

TOWN OF CHESTER

APPROVAL BOX

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED SEAL
OR RED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE
TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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



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

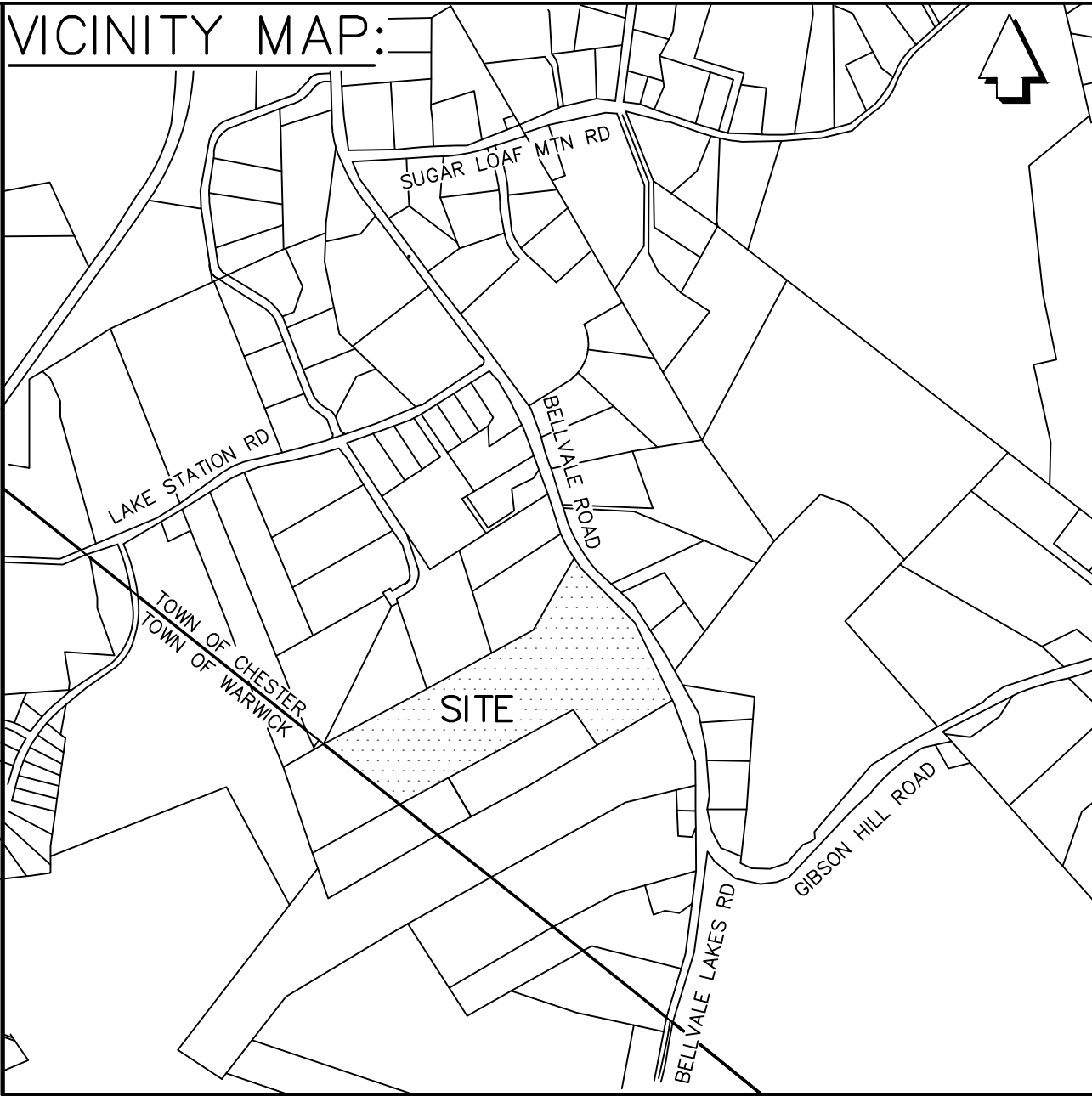
ZONE: AR-.3

AGRICULTURAL RESIDENTIAL

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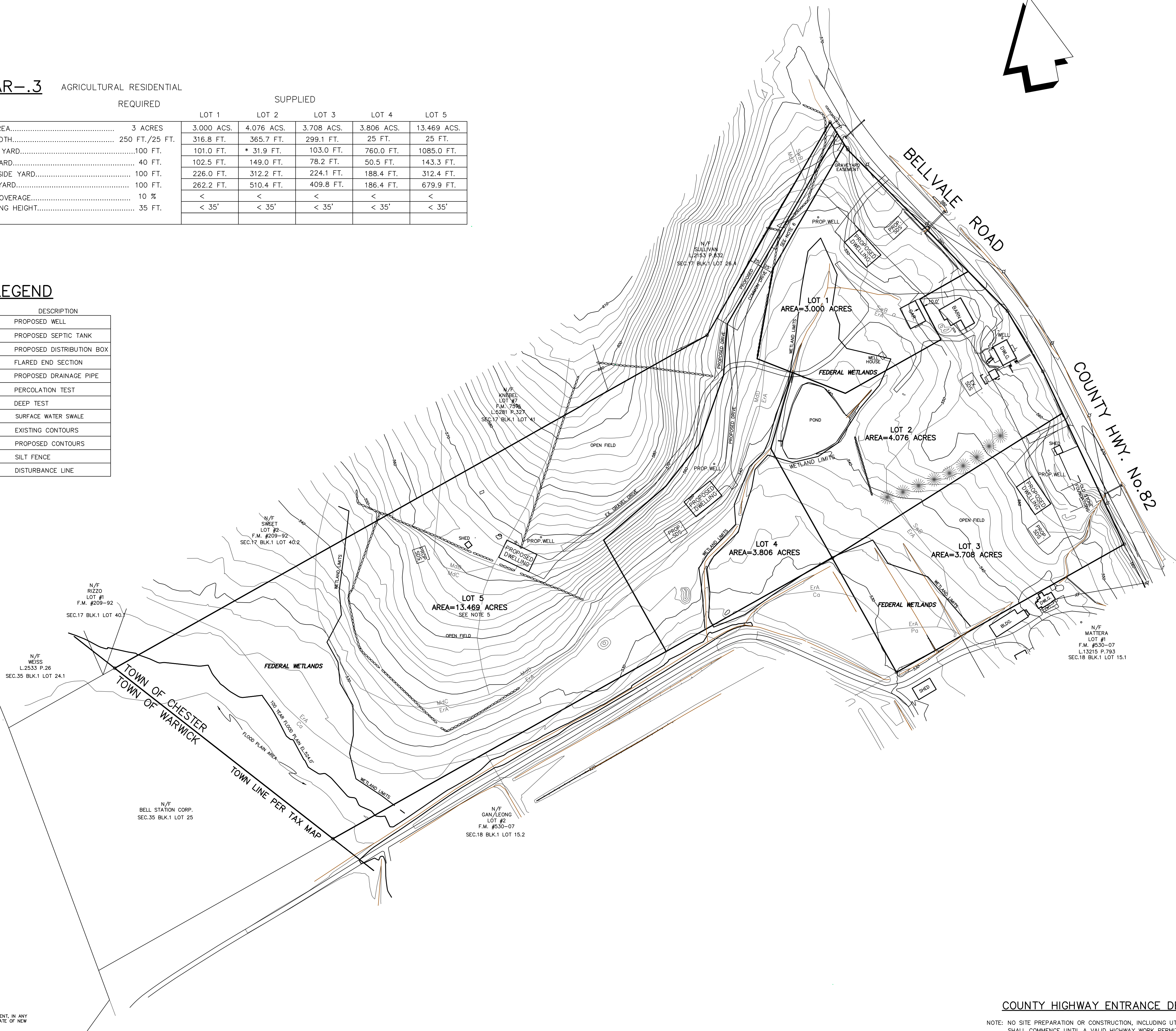
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STATE OF NEW YORK
JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK
LIC.49087

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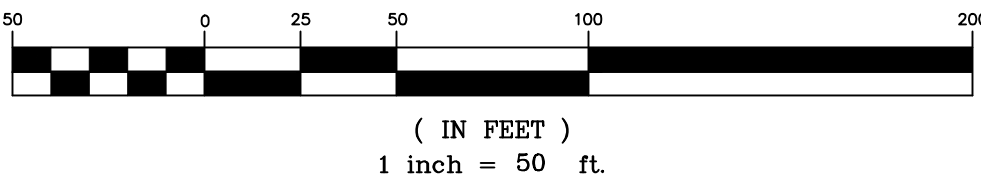
SITE PLAN
FOR
BELL STATION CORP.

TOWN OF CHESTER
SCALE: 1"=50'

ORANGE COUNTY, N.Y.
AREA= 28.059 ACRES

JUNE 21, 2022

GRAPHIC SCALE

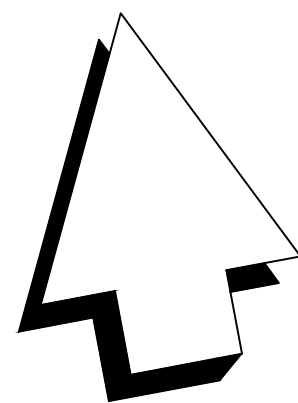


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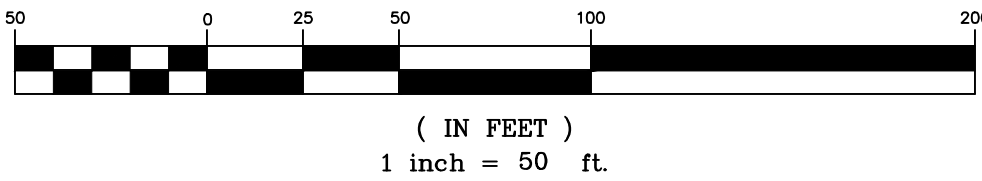


SITE PLAN
FOR
BELL STATION CORP.

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