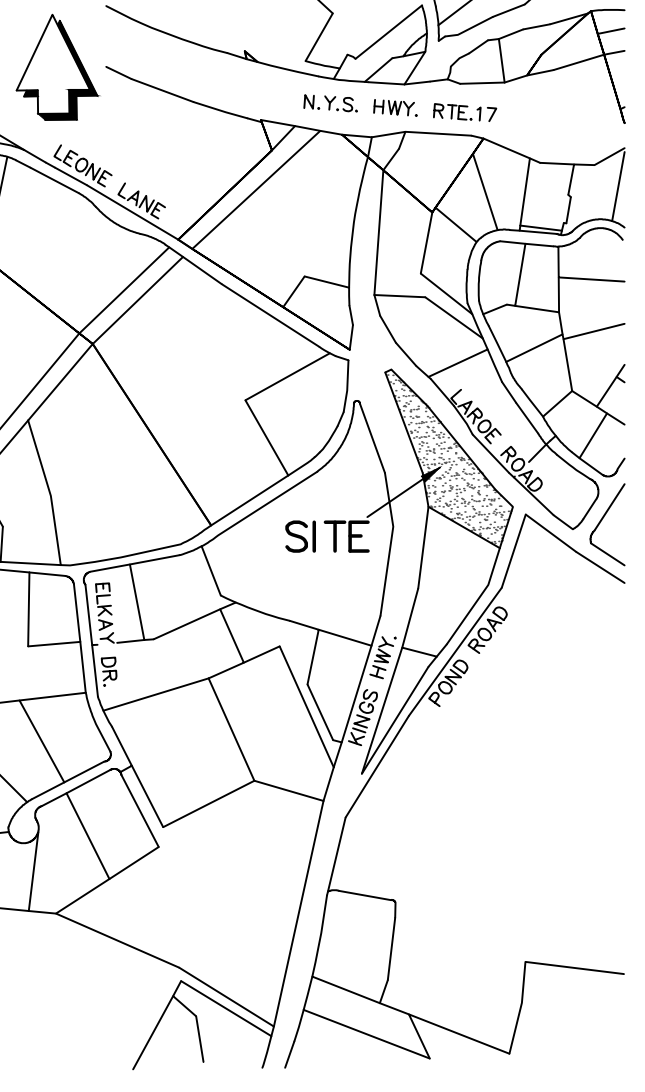


VICINITY MAP:



ZONE: GC

(GENERAL COMMERCIAL)
COMMERCIAL INDOOR RECREATIONAL

	REQUIRED	SUPPLIED
MINIMUM LOT SIZE	1 ACRES	3.2889 ACRES.
MINIMUM LOT WIDTH	200 FT.	708 FT.
MINIMUM FRONT YARD	75 FT.	75.7 FT.
MINIMUM REAR YARD	50 FT.	81.9 FT.
MINIMUM SIDE YARD	20 FT.	21 FT.
MINIMUM TOTAL BOTH SIDE YARDS	40 FT.	N/A
MAXIMUM BUILDING HEIGHT	40 FT.	< 40 FT.
MAXIMUM PERCENT BUILDING COVERAGE	30 %	12 %

OWNER & APPLICANT:

BELL STATION CORP.
366 BELLVALE ROAD
CHESTER N.Y. 10918

Dig safely New York

Call811

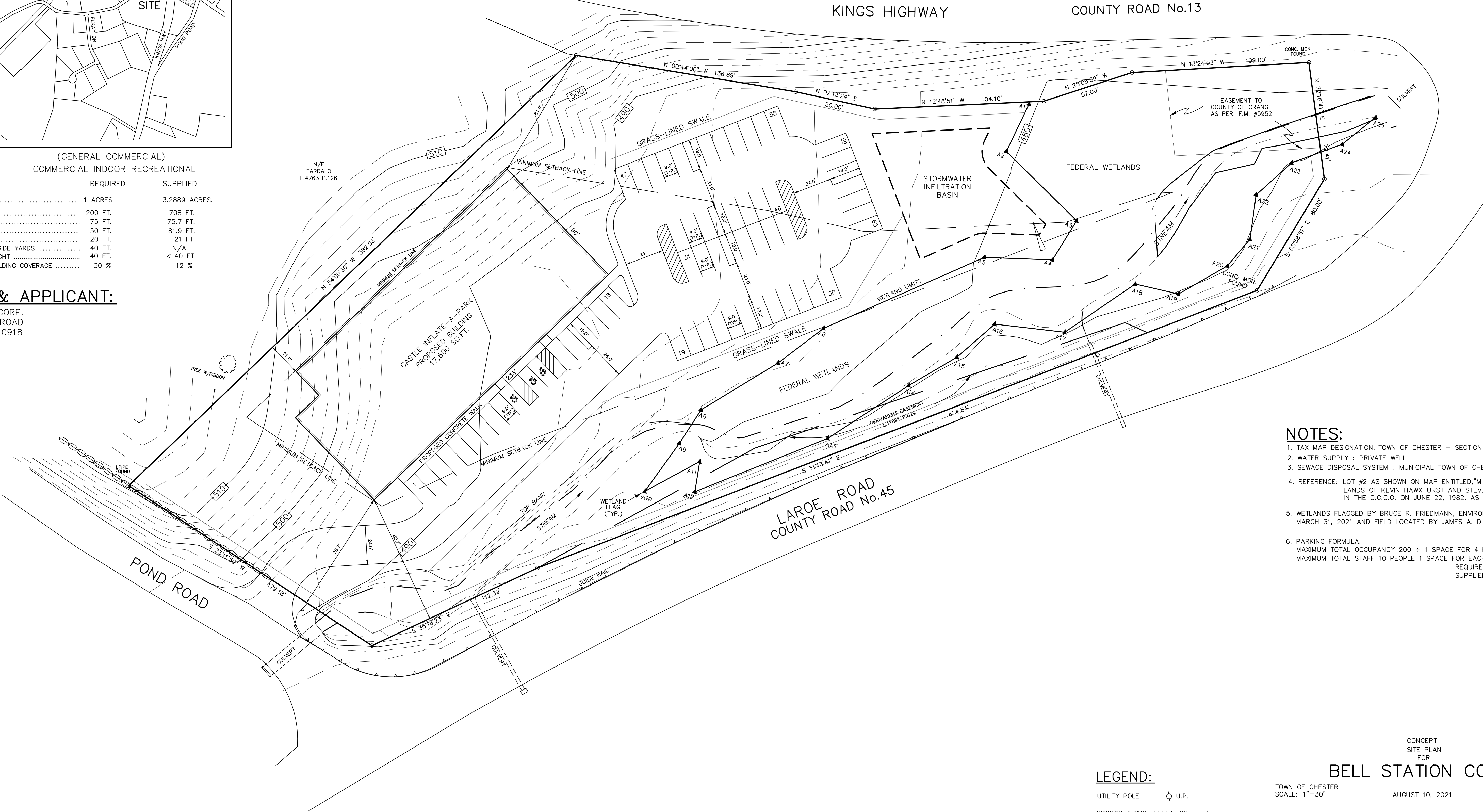
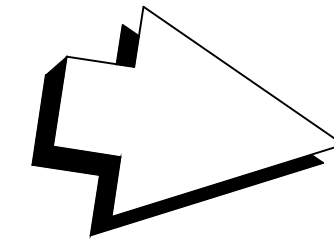
before you dig

-CALL TOLL FREE 1-800-962-7962
-NY INDUSTRIAL CODE RULE 753 REQUIRES NO LESS THAN TWO
WORKING DAYS NOTICE, BUT NOT MORE THAN TEN DAYS

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

OR20-160

SHEET 1 OF 1



NOTES:

1. TAX MAP DESIGNATION: TOWN OF CHESTER - SECTION 4 BLOCK 1 LOT 6.22
2. WATER SUPPLY : PRIVATE WELL
3. SEWAGE DISPOSAL SYSTEM : MUNICIPAL TOWN OF CHESTER
4. REFERENCE: LOT #2 AS SHOWN ON MAP ENTITLED,"MINOR SUBDIVISION OF LANDS OF KEVIN HAWKHURST AND STEVEN BABCOCK", FILED IN THE O.C.C.O. ON JUNE 22, 1982, AS MAP No.5952.
5. WETLANDS FLAGGED BY BRUCE R. FRIEDMANN, ENVIRONMENTAL SCIENTIST, ON MARCH 31, 2021 AND FIELD LOCATED BY JAMES A. DILLIN, PLS ON APRIL 6, 2021.
6. PARKING FORMULA:
MAXIMUM TOTAL OCCUPANCY 200 + 1 SPACE FOR 4 PEOPLE = 50 SPACES
MAXIMUM TOTAL STAFF 10 PEOPLE 1 SPACE FOR EACH PERSON = 10 SPACES
REQUIRED SPACES = 60 SPACES
SUPPLIED SPACES = 65 SPACES

CONCEPT
SITE PLAN
FOR

BELL STATION CORP.

TOWN OF CHESTER
SCALE: 1"=30'

AUGUST 10, 2021

ORANGE COUNTY, N.Y.
AREA=3.2889 ACRES

LEGEND:

UTILITY POLE U.P.

PROPOSED SPOT ELEVATION + 875.2

EXISTING SPOT ELEVATION + 378.2

EXISTING CONTOUR LINE 380

PROPOSED CONTOUR LINE

PROP. GRASS LINED SWALE

DISTURBANCE LIMITS

DEEP/PERC TEST PT/PTP 1

HANDICAPPED SIGN

SILT FENCE S

GRAPHIC SCALE

