

### BULK REQUIREMENTS LB/SL ZONE

	MINIMUM REQUIRED	PROVIDED
LOT AREA (SQ.FT.)	10,890	25,264+/-
LOT WIDTH (FT.)	50	<137
FRONT YARD (FT.)	20	20
REAR YARD (FT.)	30	92+/-
ONE SIDE YARD (FT.)	5	17+/-
BOTH SIDE YARDS (FT.)	10	48.5+/-

	MAXIMUM ALLOWED	PROVIDED
BUILDING HEIGHT (FT.)	35	<35
LOT COVERAGE (%)	50	<50

### PROPOSED BUILDING

PROPOSED 1,440 S.F. RETAIL / 150 = 9.6 SPACES (10)

### EXISTING BUILDING

EXISTING 1,250 S.F. OFFICE/RETAIL / 150 = 8.3 (9)  
SECOND FL. RESIDENCE = 2 SPACES

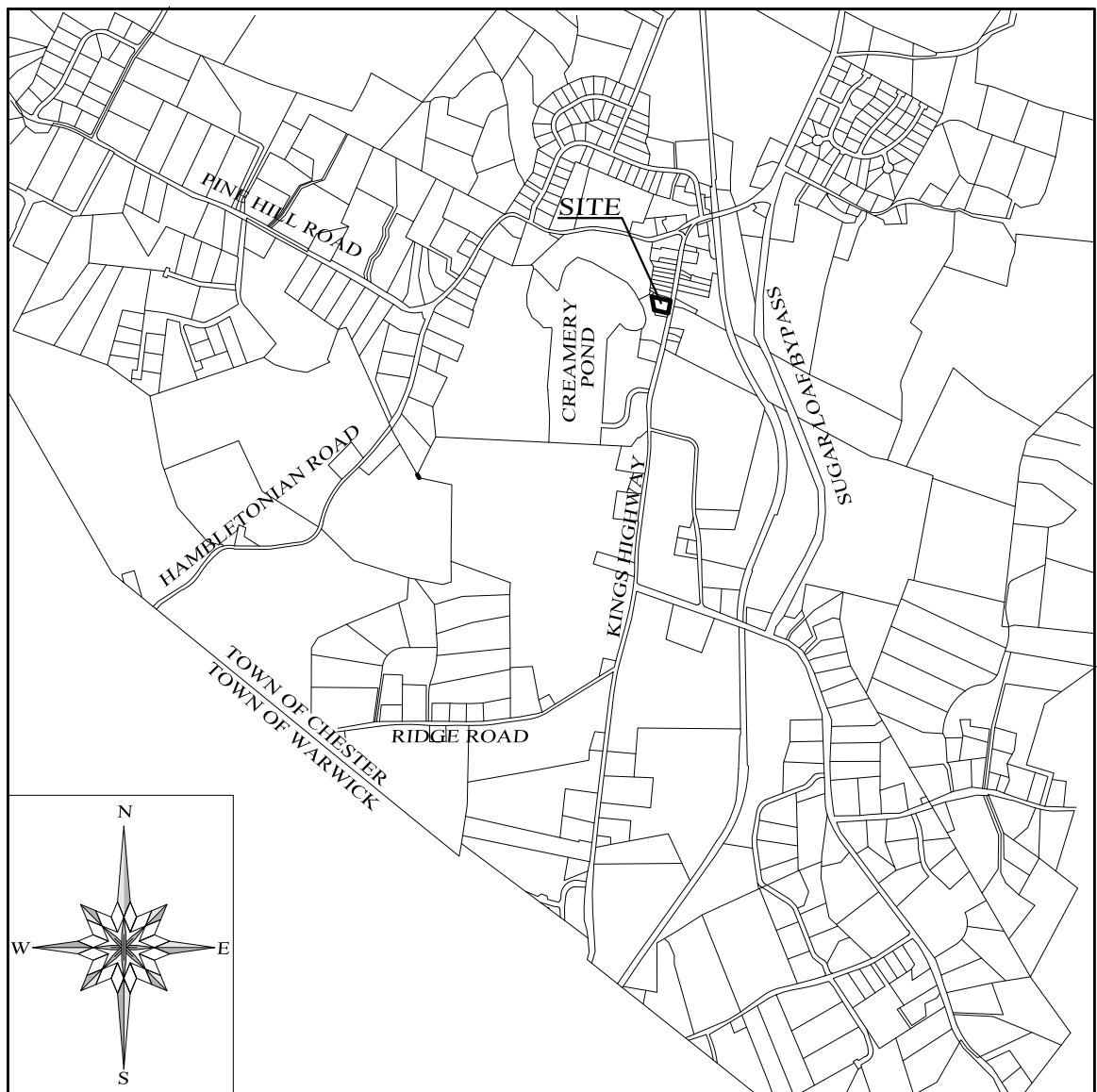
TOTAL REQUIRED SPACES = 21 SPACES  
SUPPLIED SPACES = 21 SPACES

### SEPTIC ABATEMENT NOTES

- CONSTRUCTION SEQUENCES AS RELATES TO THE ABATEMENT OF THE EXISTING SEPTIC SYSTEM.
1. OBTAIN PERMITS FROM ORANGE COUNTY DPW AND TOWN OF CHESTER FOR HIGHWAY UTILITY WORK AND SEWER CONNECTION.
  2. PRE-CONSTRUCTION MEETING.
  3. INSTALL NEW SEPTIC TANK AND PUMP STATION.
  4. COMMENCE INSTALLATION OF FORCE MAIN UNDER C.R.13.
  5. CONNECT TO EXISTING FORCE MAIN AND NEW PUMP CHAMBER.
  6. REDIRECT BUILDING SEWER TO NEW SEPTIC TANK AND PUMP CHAMBER.
  7. PUMP OUT EXISTING SEPTIC FACILITIES.
  8. REMOVE EXISTING LEACH FIELD.
  9. CLOSE OUT PERMITS.

### ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS NOTES:

1. THERE SHALL BE NO SITE DISTURBANCE UNTIL A VALID PERMIT HAS BEEN OBTAINED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS IN ACCORDANCE WITH SECTION 136 OF THE HIGHWAY LAW.
2. THE VEGETATIVE DRIP EDGE, AT MATURITY, SHALL NOT PROJECT INTO THE COUNTY R.O.W.
3. NO SIGNS SHALL BE PLACED WITHIN, OR PROJECT INTO, THE COUNTY R.O.W.

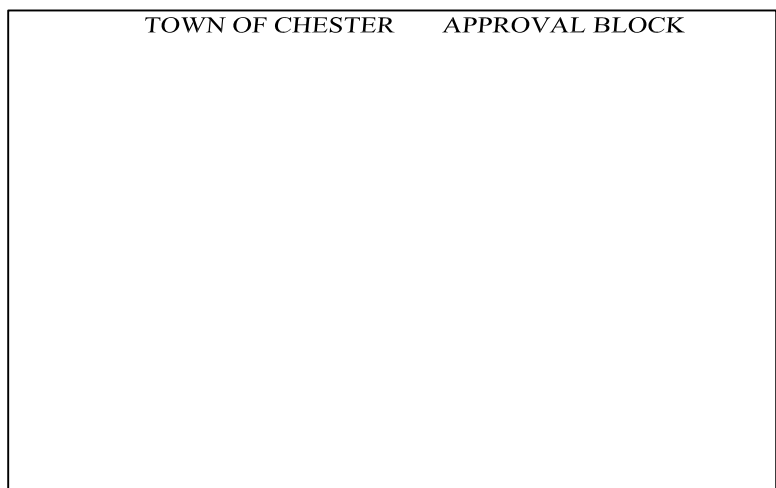
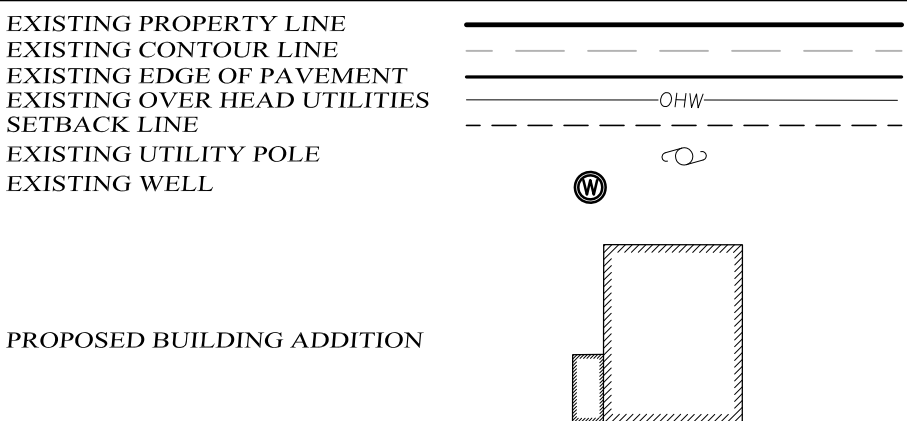


LOCATION MAP  
SCALE: 1" = 2000'

### GENERAL NOTES:

1. TOWN OF CHESTER TAX MAP DESIGNATION: SEC. 14 BLK. 6 LOT 12
2. TOTAL AREA OF PARCELS: 0.58+/- ACRES PER SURVEY.
3. PARCEL IS LOCATED IN THE LB/SL ZONING DISTRICT.
4. TOTAL NUMBER OF RESIDENTIAL LOTS: 1
5. BOUNDARY TAKEN FROM MAP ENTITLED: "FINAL BUILDING LOCATION SURVEY" FOR ELAINE J. & NICHOLAS J. SCARANE, JR. PROVIDED BY JAMES A. DILLIN, PLS. LAST REVISED JUNE 12, 2015.
6. TOPOGRAPHY TAKEN FROM MAP ENTITLED: "FIELD CHANGE SITE PLAN FOR SCARLET'S WAY" PROVIDED BY JAMES A. DILLIN, PLS. LAST REVISED APRIL 1, 2015.
7. PROPOSED BUILDINGSS TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS.
8. ALL NEW UTILITIES SHALL BE INSTALLED UNDER GROUND.

### LEGEND



### RECORD OWNER/APPLICANT

PATRICK & HAZEL CORCORAN  
154 HAMBLETONIAN ROAD  
CHESTER, NY 10918

OWNER REVIEW AND CONCURRENCE WITH PLAN

OWNER DATE

\*NOTE\*

CONTACT UNDERGRONUD FACILITIES PROTECTION ORGANIZATION 3 DAYS PRIOR TO CONSTRUCTION @ "DIG SAFELY N.Y. 800-962-7962".

11-07-19	REV. MOVE ADDITION FORWARD
08-08-19	REV. PER PLANNING BOARD COMMENTS
05-14-19	REV. PER CLIENT
03-28-19	REV. BLDG & PARKING PER CLIENT
03-13-19	REV. BLDG & PARKING PER CLIENT
02-20-19	INITIAL PREPARATION

DATE	REVISIONS

**KIRK ROTHER, P.E.**  
CONSULTING ENGINEER, PLLC  
5 Saint Stephens Lane, Warwick, NY 10990  
(845) 988-0620

KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 079053	DATE
D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #
N.A.	N.A.	N.A.
CAD #	PROJECT #	SCALE
19107	19107.0	AS SHOWN
site plan		

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