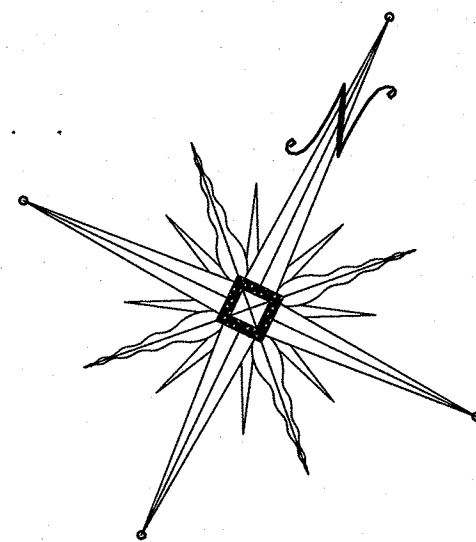
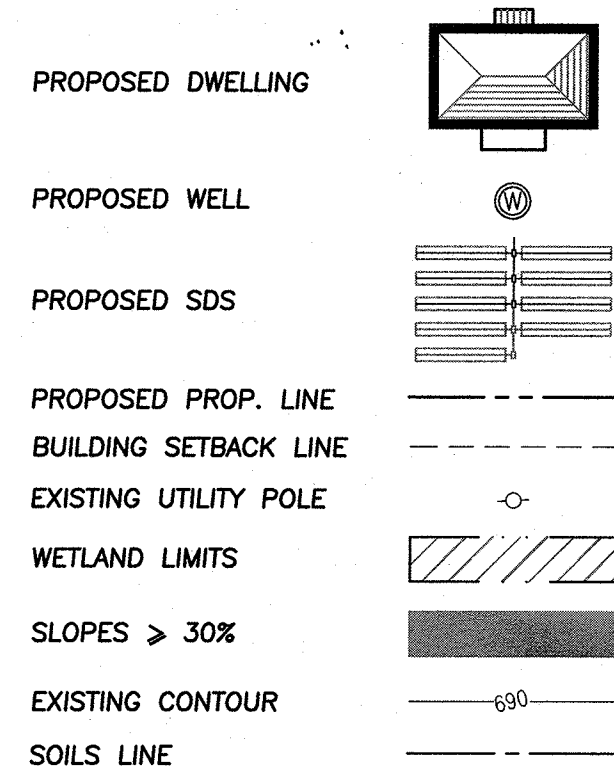


LEGEND:



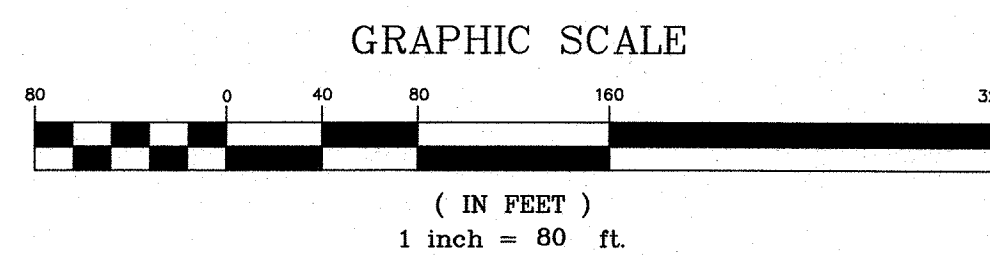
BULK REQUIREMENTS AR-3 ZONING DISTRICT (USE GROUP-SINGLE FAMILY DETACHED DWELLING)

	MIN. REQUIRED	PROVIDED
LOT AREA (AC.)	3	3
LOT WIDTH (FT.)	250	250
FRONT YARD (FT.)	100	100
SIDE YARD (FT.)	40	40
BOTH SIDE YARDS (FT.)	100	100
REAR YARD (FT.)	100	100
MAX. PERMITTED		
BLDG. COVERAGE (%)	10	10
BLDG. HEIGHT (FT.)	35	35

RECORD OWNER/APPLICANT
MEADOW HILL, LLC
48 JENNA DRIVE
MONROE, NEW YORK 10950

GENERAL NOTES:

- TAX MAP DESIGNATION: TOWN OF CHESTER: SECTION 15 BLOCK 1 LOT 27.41.
- TOTAL AREA OF PARCEL: 26.9± ACRES.
- TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED: 6.
- PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS.
- PARCEL IS LOCATED WITHIN THE AR-3 ZONING DISTRICT.
- PARCEL IS LOCATED WITHIN THE MONROE WOODBURY SCHOOL DISTRICT.
- ALL LOTS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTICS.
- ALL UTILITY SERVICE TO THE SITE SHALL BE UNDERGROUND.
- FEDERAL JURISDICTIONAL WETLANDS SHOWN HEREON DELINEATED AND LOCATED ON MARCH 28, 2019 BY NORTH COUNTRY ECOLOGICAL SERVICES.
- A TIME OF YEAR RESTRICTION FOR TREE REMOVAL BETWEEN NOVEMBER 1ST AND MARCH 31ST IS TO BE IMPLEMENTED FOR THE PROJECT TO AVOID IMPACTS TO THE INDIANA BATS.
- VERIFICATION OF MINIMUM 25' R.O.W. DEDICATION FROM CENTERLINE OF CAMP MONROE ROAD TO BE PROVIDED PRIOR TO PLANNING BOARD SIGNATURE.



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 OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NYS EDUCATION LAW.
-THIS DRAWING IS ONE IN A SET OF DRAWINGS AND IS INCOMPLETE AND INVALID WHEN IT IS SEPARATED FROM THE SET.

04-200-210	CONTRACT NUMBER/PROJECT NAME	DATE	DATE	DATE
DATE	DESCRIPTION	INITIALS		
REVISIONS				
MAP CHECK DATE:	00/00/00	INITIALED BY:	--	
PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC 282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 284-0606 2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 786-4646 JOSEPH J. PFAU P.E. LICENSE NO. 068946 VINCENT J. PIETRZAK P.E., P.L.S., LEED-AP P.E. LICENSE NO. 070338 P.L.S. LICENSE NO. 066075 N.E.P.S. LICENSE NO. 93066 MICHAEL F. CHERMAN P.L.S. LICENSE NO. 050323 SIGNATURE _____ DATE 1-10-20				
OAK WOODS SUBDIVISION				
TOWN OF CHESTER COUNTY OF ORANGE, NEW YORK SECTION 15 BLOCK 1 LOT 27.41				
PROJECT TITLE				
SKETCH YIELD PLAN				
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.P.D. SHEET NO. N/A OF #	D.E.C. SHEET NO. N/A OF #	DRAWING NUMBER 1 OF 1		
SCALE 1"=80'	CAD REFERENCE 18122.01 Wetlands.dwg	PROJECT NUMBER 18122.01		