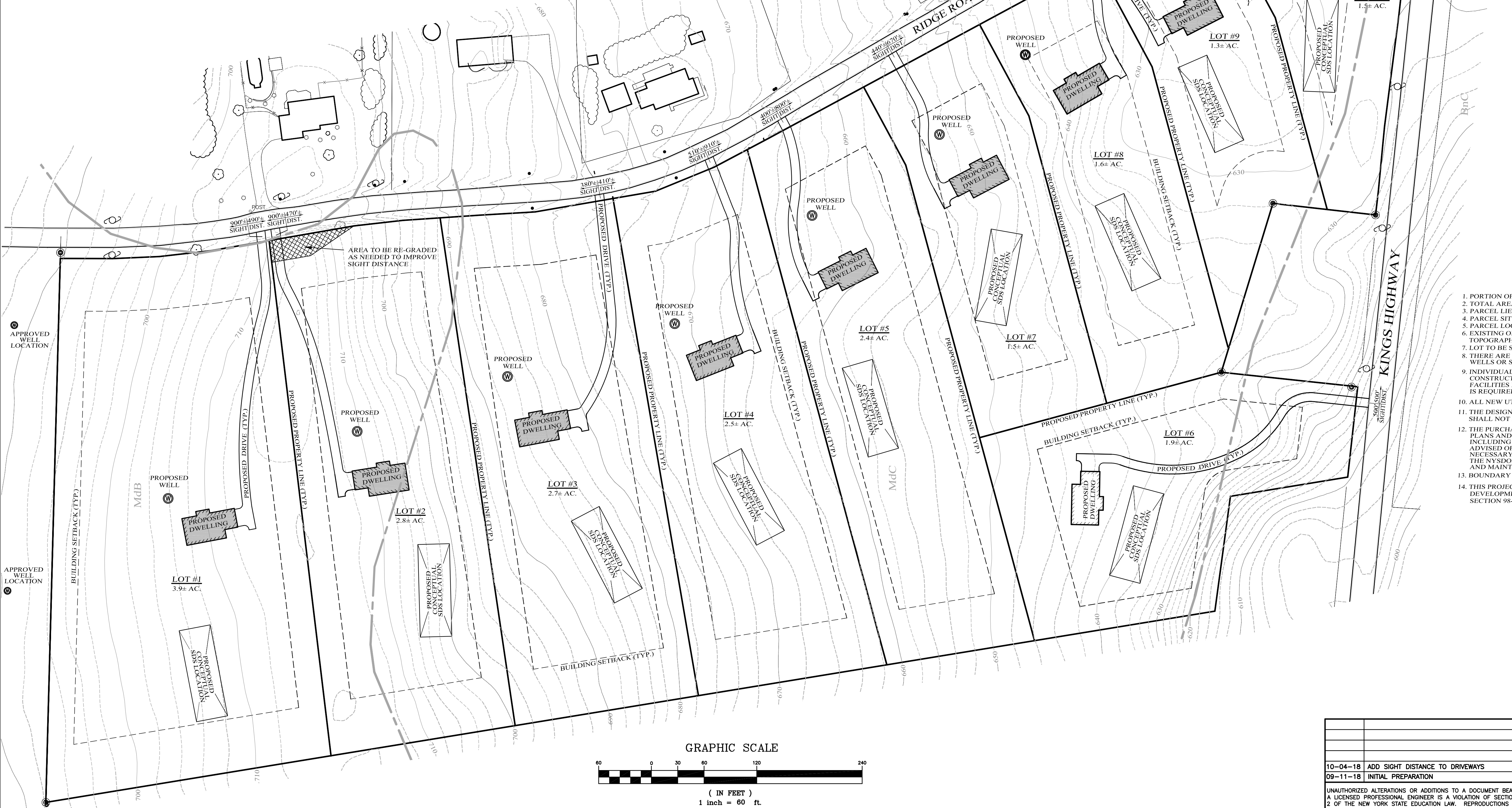


LOCATION MAP
SCALE 1" = 2000'



**TOWN OF CHESTER
BULK REQUIREMENTS
"SR-1" ZONING DISTRICT**

(WITHOUT CENTRAL WATER AND SEWER)	
	MINIMUM REQUIRED
LOT AREA (AC.)	1
LOT WIDTH (FT.)	150
FRONT YARD (FT.)	60
REAR YARD (FT.)	60
SIDE YARD (FT.)	30
BOTH SIDE YARDS (FT.)	60
MAXIMUM ALLOWED	
BUILDING HEIGHT (FT.)	35
LOT COVERAGE (%)	10

GENERAL NOTES:

1. PORTION OF TOWN OF CHESTER TAX PARCEL SEC. 17, BLK 1, LOT 99.2 (PORTION)
2. TOTAL AREA OF THIS PARCEL - 23.2 ACRES
3. PARCEL LIES WITHIN THE SR-1 ZONING DISTRICT.
4. PARCEL SITUATED WITHIN THE CHESTER FIRE DISTRICT.
5. PARCEL LOCATED WITHIN THE WARWICK VALLEY CENTRAL SCHOOL DISTRICT.
6. EXISTING OFF SITE FEATURES TAKEN FROM PUBLICLY AVAILABLE DATA. TOPOGRAPHY OBTAINED FROM ORANGE COUNTY 2 FT TOPOGRAPHIC DATA.
7. LOT TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM.
8. THERE ARE NO KNOWN EXISTING WELLS & SEPTIC WITHIN 100' OF ANY PROPOSED WELLS OR SEPTIC.
9. INDIVIDUAL WELLS AND SANITARY DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWERAGE SYSTEM IS REQUIRED WITHIN ONE YEAR OF THE SYSTEM BECOMING AVAILABLE.
10. ALL NEW UTILITIES SHALL BE INSTALLED UNDER GROUND.
11. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.
12. THE PURCHASER OF THE LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES, INCLUDING A NYS DEC WELL COMPLETION REPORT. THE PURCHASER SHALL ALSO BE ADVISED OF ANY ROUTINE OR SPECIAL MAINTENANCE PROCEDURES THAT MAY BE NECESSARY FOR THE PROPOSED SANITARY FACILITIES. REFER TO PAGES 58-61 OF THE NYS DOH DESIGN HANDBOOK FOR RECOMMENDED ROUTINE OPERATION AND MAINTENANCE ITEMS.
13. BOUNDARY BASED ON SURVEY PROVIDED BY JEFFREY W. DONNELSON L.S., P.C..
14. THIS PROJECT LIES WITHIN THE TOWN OF CHESTER RPD DISTRICT. ANY PROPOSED DEVELOPMENT WITHIN THE RPD DISTRICT SHALL BE IN ACCORDANCE WITH SECTION 98-26 OF THE TOWN OF CHESTER ZONING LAW.

Lands of

O'REILLY

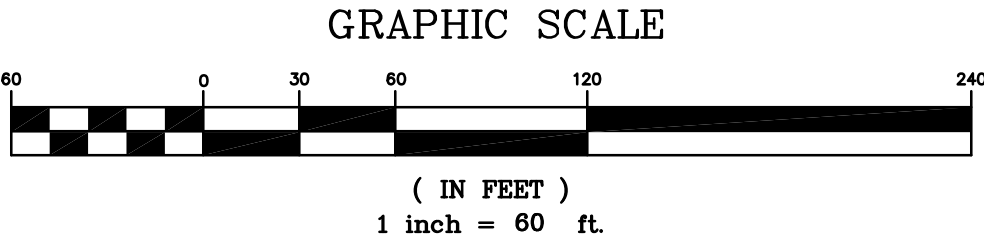
TOWN OF CHESTER, ORANGE COUNTY, NEW YORK

PROJECT TITLE

**SKETCH
SUBDIVISION
PLAN**

DRAWING TITLE

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



10-04-18	ADD SIGHT DISTANCE TO DRIVEWAYS	KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 079053	DATE
09-11-18	INITIAL PREPARATION	D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #
		N.A.	N.A.	N.A.
		CAD # 03125	PROJECT #	SCALE
		9-2018	03125.0	AS SHOWN

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