

# **BULK REQUIREMENTS**

### LB/SL ZONE

WITH EITHER CENTRAL WATER OR CENTRAL SEWER. TWO-FAMILY DWELLING, NOT TO EXCEED A TOTAL OF TWO DWELLING UNITS PER LOT. 2,3

LOT WIDTH (FT.)       100       <104         FRONT YARD (FT.)       25 1       30±         REAR YARD (FT.)       30       153±         ONE SIDE YARD (FT.)       10       10±         BOTH SIDE YARDS (FT.)       25       54±         MAXIMUM ALLOWED       PROVID         BUILDING HEIGHT (FT.)       35       <3		MINIMUM REQUIRED	<u>PROVIDED</u>
FRONT YARD (FT.)  REAR YARD (FT.)  ONE SIDE YARD (FT.)  BOTH SIDE YARDS (FT.)  MAXIMUM ALLOWED  BUILDING HEIGHT (FT.)  25  MAXIMUM ALLOWED  PROVID  35  <30  C3  C3  C3  C3  C3  C3  C3  C3  C3	LOT AREA (SQ.FT.)	38,115	$22{,}557{\pm}$
REAR YARD (FT.)       30       153±         ONE SIDE YARD (FT.)       10       10±         BOTH SIDE YARDS (FT.)       25       54±         MAXIMUM ALLOWED       PROVID         BUILDING HEIGHT (FT.)       35       <3	LOT WIDTH (FT.)	100	<104
ONE SIDE YARD (FT.) 10 10 $\pm$ BOTH SIDE YARDS (FT.) 25 54 $\pm$ MAXIMUM ALLOWED PROVID  BUILDING HEIGHT (FT.) 35 <3	FRONT YARD (FT.)	25	30±
BOTH SIDE YARDS (FT.)  25  MAXIMUM ALLOWED  BUILDING HEIGHT (FT.)  35  <3	REAR YARD (FT.)	30	153±
MAXIMUM ALLOWED PROVID  BUILDING HEIGHT (FT.) 35 <3	ONE SIDE YARD (FT.)	10	10±
BUILDING HEIGHT (FT.) 35 <3	BOTH SIDE YARDS (FT.)	25	54±
		MAXIMUM ALLOWED	PROVIDED
LOT COVERAGE (%) 40 20	BUILDING HEIGHT (FT.)	35	<35
_ ·	LOT COVERAGE (%)	40	20±

1.) EXCEPT FOR ALL BUILDINGS CONSTRUCTED PRIOR TO JULY 1, 1973, FOR WHICH FRONT YARD SETBACKS SHALL NOT BE REQUIRED. THIS SHALL ONLY APPLY TO THOSE LOTS LOCATED ON BOTH SIDES OF COUNTY ROUTE 13 FROM ITS INTERSECTION WITH PINE HILL ROAD SOUTH FOR 1,300 FEET TO THE ORANGE COUNTY CITIZENS FOUNDATION AND LYCIAN PARCELS. 2.) LOT AREA REQUIREMENTS ARE 175% OF THE REQUIREMENT FOR SINGLE-FAMILY DWELLING UNIT FOR SIMILAR UTILITIES.

3.) SAME NOT TO EXCEED 20% OF LOTS OR USES IN A SUBDIVISION OR SITE PLAN.

### PARKING CALCULATION

PROVIDED SPACES = 4 SPACES

PROPOSED 2 FAMILY DWELLING / 2 PER SPACES PER UNIT = 4 TOTAL REQUIRED SPACES = 4 SPACES

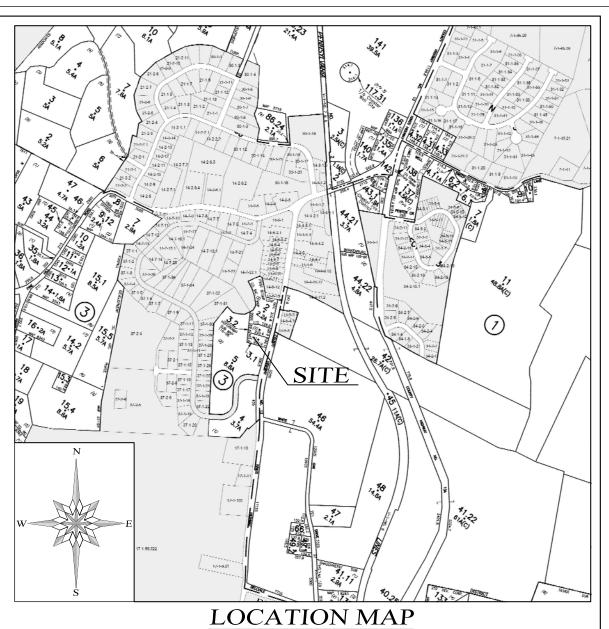
ORANGE COUNTY DEPARTMENT

#### OF PUBLIC WORKS NOTES: 1. THERE SHALL BE NO SITE DISTURBANCE UNTIL A VALID PERMIT HAS BEEN

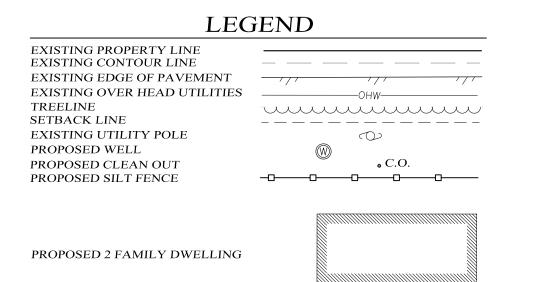
OBTAINED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS IN ACCORDANCE WITH SECTION 136 OF THE HIGHWAY LAW.

2. THE VEGETATIVE DRIP EDGE, AT MATURITY, SHALL NOT PROJECT INTO THE

3. NO SIGNS SHALL BE PLACED WITHIN, OR PROJECT INTO, THE COUNTY R.O.W.



APPROX. SCALE: 1" = 1000'



## GENERAL NOTES:

1. TOWN OF CHESTER TAX MAP DESIGNATION: SEC. 13 BLK. 3 LOT 3.1 2. TOTAL AREA OF PARCELS: 0.51± ACRES.

3. PARCEL IS LOCATED IN THE LB/SL ZONING DISTRICT. 4. TOTAL NUMBER OF RESIDENTIAL LOTS: 1

RECORD OWNER

JEFF SAPANARO 280 STATE SCHOOL ROAD WARWICK, NY 10990 Lands of SAPANARO TOWN OF CHESTER APPROVAL BLOCK TOWN OF CHESTER, ORANGE COUNTY, NEW YORK SKETCH SITE PLAN DRAWING TITLE OTHER, P.E. TING ENGINEER, PLLC

OWNER REVIEW AND CONCURRENCE WITH PLAN OWNER DATE	03-03-20 INITIAL PREPARATION	S Saint Stephens Lane, Warwick, NY 10990 (845) 988-0620
ENGINEER'S CERTIFICATION	DATE RI	EVISIONS KIRK ROTHER, P.E. N.Y.S. LIC. NO. 079053
	<b></b>	DOT SHEET # DEC SHEET # DOCHD SHEET #

THE PROPOSED SEWAGE DISPOSAL AND WATER SUPPLY SYSTEM(S) HAVE BEEN DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE DESIGN(S) ARE BASED ON ACTUAL CONDITIONS FOUND AT THE SITE AT THE TIME OF DESIGN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A DOCUMENT BEARING THE SEAL OF D.O.T. SHEET # D.E.C.. SHEET # O.C.H.D. SHEET # SHEET # A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. REPRODUCTIONS OF THIS PLAN WHICH CAD # 20104 PROJECT #

N.A. N.A. site plan concpt 20104