

LEGEND:

- FEDERAL WETLAND FLAG LOCATION ▲
UTILITY POLE ○
SILT FENCE —SF—
PERC TEST/SOIL LOG ○ PT/SL 1
CONTOUR LINE —380—
SETBACK LINES ———
EX. SPOT ELEVATIONS + 474.0'
PROP. SPOT ELEVATIONS + 474.0'
LIMITS OF DISTURBANCE ———
FLOODWAY AREA [Hatched Box]

VICINITY MAP:

SCALE: 1" = 1200'



OWNER & APPLICANT:

BDA PROPERTIES, LLC
215 BLACK MEADOW RD.
CHESTER NY. 10980

ZONE: IP (INDUSTRIAL PARK)
(LIGHT INDUSTRIAL)

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2 ACRES	3.75 ACS.	3.75 ACS.
MINIMUM LOT WIDTH	200 FT.	300.4 FT.	300.4 FT.
MINIMUM FRONT YARD	60 FT.	137.8 FT.	137.8 FT.
MINIMUM SIDE YARD	50 FT.	54.5 FT.	54.5 FT.
TOTAL BOTH SIDE YARDS	100 FT.	175.3 FT.	164.3 FT.
MINIMUM REAR YARD	50 FT.	1800 FT.	321.9 FT.
MAXIMUM BLDG. COVERAGE	40%	5.90%	9.25%
MAXIMUM BLDG. HEIGHT	45 FT	<45 FT.	<45 FT.

NOTES:

- TAX MAP DESIGNATION: TOWN OF CHESTER SECTION 6 BLOCK 1 LOT 102.1
- WATER SUPPLY: EXISTING PRIVATE WELL
- SEWAGE DISPOSAL: EXISTING PRIVATE SUBSURFACE
- REFERENCE: MAP ENTITLED, "MINOR SUBDIVISION OF LANDS OF THE EIGHTEEN-EIGHT GROUP LLC., FILED IN THE O.C.C.O. AS FILED MAP No.23-00. REFERENCE: MAP ENTITLED, "SITE PLAN FOR EIGHTEEN-EIGHT GROUP, LLC." DATED FEBRUARY 16, 2016 LAST REVISED OCTOBER 19, 2016.
- FEDERAL WETLANDS BY PETE TORGENSEN ON MARCH 29, 2013 AND FIELD LOCATED APRIL 3, 2013, BY JAMES A. DILLIN, PLS.
- TOPOGRAPHY DATUM NAVD 88.
- FIRM PANEL 0458E TOWN OF CHESTER, EFFECTIVE DATE AUGUST 3, 2009. ZONE AE FLOOD ELEVATION 474.00.
- PARKING: INDUSTRIAL, MANUFACTURING OR RESEARCH
2 SPACES PER 3 EMPLOYEES
TOTAL EMPLOYEES 15 = 10 SPACES
= 14 SPACES SUPPLIED
- NO OUTSIDE STORAGE PERMITTED.
- INDIVIDUAL WELL AND SEWAGE TREATMENT SYSTEM SHALL NO LONGER BE USED WHEN PUBLIC FACILITIES BECOME AVAILABLE: CONNECTION TO THE PUBLIC SYSTEM IS REQUIRED WITHIN ONE YEAR OF ITS AVAILABILITY.
- EXISTING DRY WELLS TO BE REDESIGNED AND RELOCATED.

SITE PLAN
FOR
BDA PROPERTIES, LLC.

TOWN OF CHESTER
SCALE: 1" = 40'

ORANGE COUNTY, N.Y.
AREA= 3.75± ACRES

MARCH 20, 2023
REVISIONS

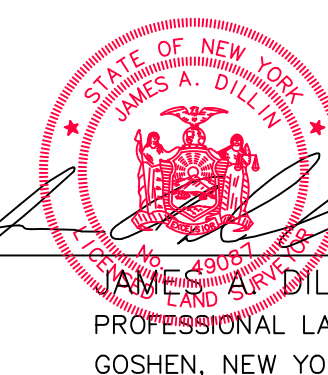
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

TOWN OF CHESTER — APPROVAL BOX

N/F
EIGHTEEN EIGHT GROUP LLC
L.14797 P.47
SECTION 6 BLOCK 1 LOT 102.2



LIC.49087

JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

20' WIDE
LEASE R.O.W.

L.14797 P.47

LINE	BEARING	DISTANCE
L1	S 26°25'00" E	41.83'
CURVE	RADIUS	ARC LENGTH
C2	52.00'	25.11'
L3	S 01°15'09" W	53.13'
C4	102.00'	49.26'
L5	S 26°25'00" E	52.52'
C6	27.00'	21.21'
L7	S 71°25'00" E	50.01'
C8	47.00'	36.12'
L9	S 27°23'23" E	110.45'
C10	310.00'	105.87'
L11	S 07°49'21" E	73.34'
L12	S 14°07'32" E	61.21'
C13	40.00'	32.32'
L14	S 60°25'09" E	27.33'
L15	S 37°40'02" E	34.97'
L16	S 54°14'22" W	20.01'
L17	N 37°40'02" W	30.28'
L18	N 60°25'09" W	23.31'
C19	60.00'	48.48'
L20	N 14°07'32" W	62.31'
L21	N 07°49'21" W	74.44'
C22	290.00'	99.04'
L23	N 27°23'23" W	110.45'
C24	27.00'	20.75'
L25	N 71°25'00" W	50.01'
C26	47.00'	36.91'
L27	N 26°25'00" W	52.52'
C28	122.00'	58.92'
L29	N 01°15'09" E	53.13'
C30	32.00'	15.45'
L31	N 26°25'00" W	41.83'
L32	N 63°35'00" E	20.00'

15' WIDE
UTILITY EASEMENT

L.14797 P.47

LINE	BEARING	DISTANCE
U1	S 26°25'00" E	726.00'
U2	S 54°14'22" W	15.20'
U3	N 26°25'00" W	728.47'
U4	N 63°35'00" E	15.00'

APPROVED FOR FILING

OWNER DATE

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