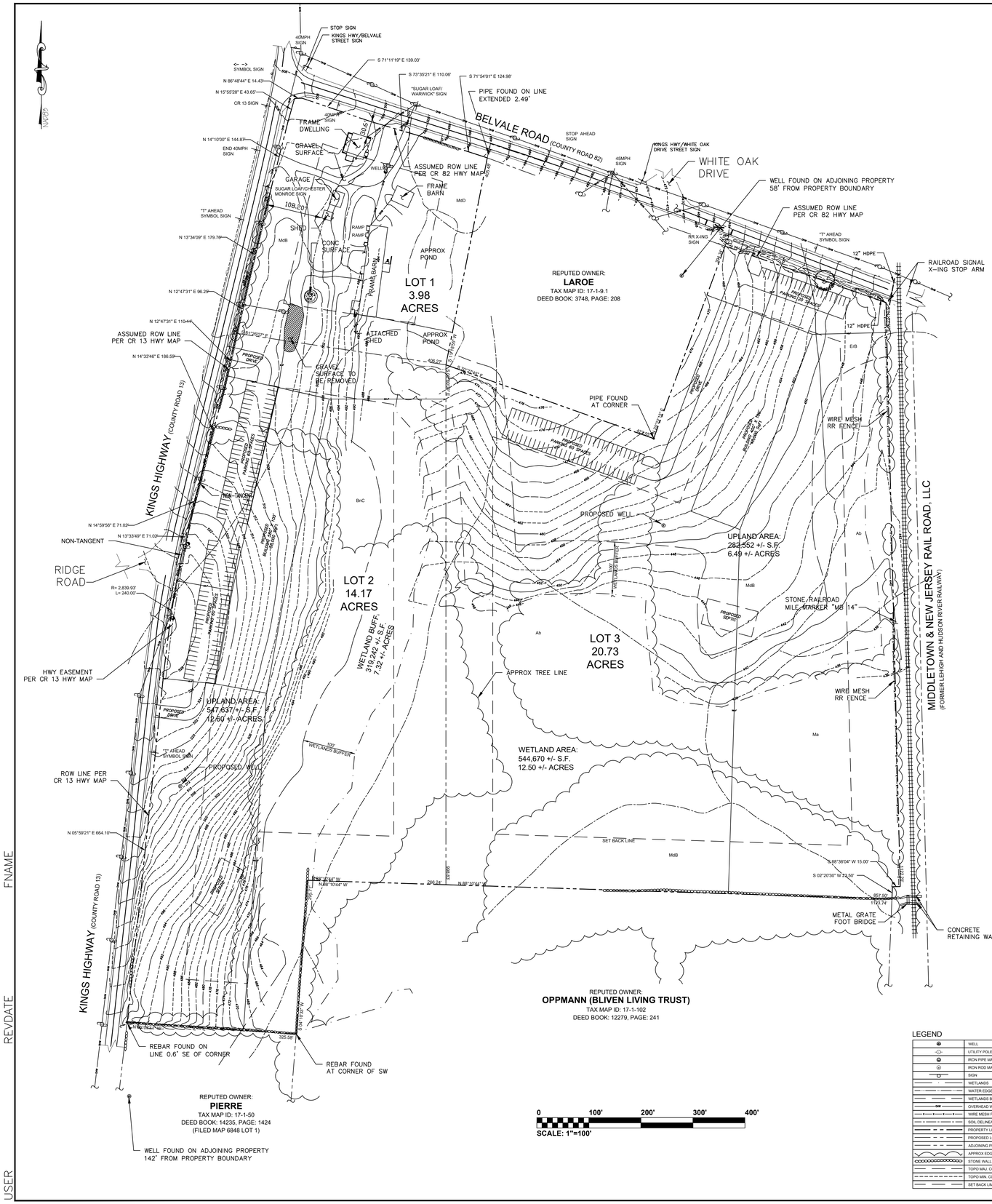
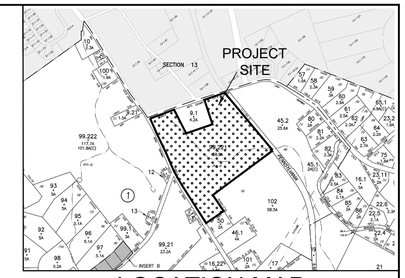


ZONING BULK TABLE

IP DISTRICT (INDUSTRIAL PARK)

	REQUIRED (MINIMUM)	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
LOT AREA	2 ACRES	3.85 ACRES	14.26 ACRES	20.73 ACRES
LOT WIDTH	200 FT.	456.7 FT.	1,332.1 FT.	367.3 FT.
FRONT YARD	75 FT.	108.2 FT. EXISTING	101.0 FT.	102.5 FT.
SIDE YARD (1)	70 FT.	30.6 FT. EXISTING	91.0 FT.	116.1 FT.
SIDE YARD (BOTH)	140 FT.	100.9 FT.	740.3 FT.	259.0 FT.
REAR YARD	75 FT.	149.6 FT. EXISTING	224.3 FT..	700.1 FT.
BUILDING HIEGHT (MAX.)	45 FT.	26.8 FT. EXISTING	45 FT.	45 FT.
LOT COVERAGE (MAX)	40%	5.6%	9.4%	4.4%



LOCATION MAP

GENERAL NOTES

1. TOTAL AREA OF SUBJECT PARCEL: 38.891 +/- ACRES
2. TAX MAP IDENTIFICATION NUMBER: SECTION 17, BLOCK 1, LOT 99.221
3. DEED REFERENCE: DEED LIBER 3748, PAGE 208
4. MAP REFERENCES:
   A. A MAP ENTITLED, "SUBDIVISION OF PROPERTY FOR LANDS OF BLIVEN" BY DILLIN & SORACE ASSOCIATES DATED OCTOBER 3, 1984 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON JANUARY 9, 1985 AS MAP NUMBER 6864
   B. A MAP ENTITLED, "LEHIGH AND HUDSON RIVER RAILWAY, RIGHT OF WAY AND TRACK MAP STATION 301+35 TO STATION 195+75 "DATED JUNE 30, 1918 AND FILED IN THE ORANGE COUNTY TAX MAP DEPARTMENT AS MAP NUMBER V-1-NO.8.
   C. ORANGE COUNTY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS ENTITLED, "WARWICK - HESTER PART TWO, COUNTY ROAD NO. 13", SHET 3 & 4, DATED 1934 AND FILED IN THE OFFICE OF THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS.
5. THIS SURVEY IS SUBJECT TO THE FINDING OF AN UP TO DATE ABSTRACT OF TITLE
6. SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
7. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
8. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LANDS SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
9. CERTIFICATIONS HERON ARE NOT TRANSFERABLE.
10. WETLANDS LIMITS SHOWN HEREON ARE BASED UPON ACTUAL FIELD LOCTION OF WETLANDS FLAGGING AND AS REFERENCED ON A MAP ENTITLED, "SKETCH PLAN FOR CLASSIC TILE", AS PREPARED BY CIVIL TEC ENGINEERING & SURVEYING, P.C., DATED 5/10/2017.
11. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATE ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
12. ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.

LEGEND

	WELL
	UTILITY POLE
	IRON PIPE MARKER
	IRON ROD MARKER
	SIGN
	WETLANDS
	WATER EDGE
	WETLANDS BUFFER
	OVERHEAD WIRE
	WIRE MESH FENCE
	SOIL DELINEATOR
	PROPERTY LINE
	PROPOSED LOT LINE
	ADJOINING PROPERTY LINE
	APPROX EDGE OF WOODS
	STONE WALL
	TOPO MAJ. CONTOUR 10'
	TOPO MIN. CONTOUR 2'
	SET BACK LIMITS

ORANGE COUNTY SOIL SURVEY TABLE

SOIL CLASSIFICATION	SOIL DESCRIPTION	SOIL CHARACTERISTIC	SLOPE
Ab	ALDEN SILT LOAM	POORLY DRAINED	0 - 3 %
BnC	BATH-NASSAU SHALY SILT LOAM	WELL DRAINED	8 - 15 %
ErB	ERIE GRAVELLY SILT LOAM	SOMEWHAT POORLY DRAINED	3 - 8 %
Ma	MADALIN SILT LOAM	POORLY DRAINED	0 - 3 %
MdB	MARDIN GRAVELLY SILT LOAM	MODERATELY WELL DRAINED	3 - 8 %
MdD	MARDIN GRAVELLY SILT LOAM	MODERATELY WELL DRAINED	15 -25 %

OWNER / APPLICANT APPROVAL

OWNER:
SIMON OSTREICHER
435 BELLVALE RD.
CHESTER, NY 10918

APPLICANT:
1251 KINGS HWY
CHESTER, NY 10918

OWNER / APPLICANT — DATE

TOWN OF CHESTER PLANNING BOARD APPROVAL

PLANNING BOARD CHAIRMAN — DATE

REVISIONS		PROJECT NO.	
No.	DATE	COMMENT	BY

PROJECT NO.	1307
DRAWN BY:	MJS
CHECKED BY:	SPD
DATE:	4/26/2018
SCALE:	1"=100'
FILE NAME:	1307-Laure Subdivision_2018SDP.dwg

PROJECT
SUBDIVISION PLAN
FOR
1251 KINGS HIGHWAY LLC
-/-
1251 KINGS HWY
CHESTER, NY
10918

CV ASSOCIATES NY PE, LS, P.C.
Consulting Engineers & Surveyors
146 Rte 17M, Harriman, New York 10926
Phone: (845) 774-1075, Fax: (845) 774-8139

Stephen P. Dolson
PROFESSIONAL LAND SURVEYOR
N.Y. LICENSE NO. 050554

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Daniel G. Medhin
PROFESSIONAL ENGINEER
N.Y. LICENSE NO. 096619

SHEET TITLE
3 LOT MINOR SUBDIVISION

SHEET NO.
1
OF
1

REVISION
-/-
-/-/-

FNAME
REVDATE
USER