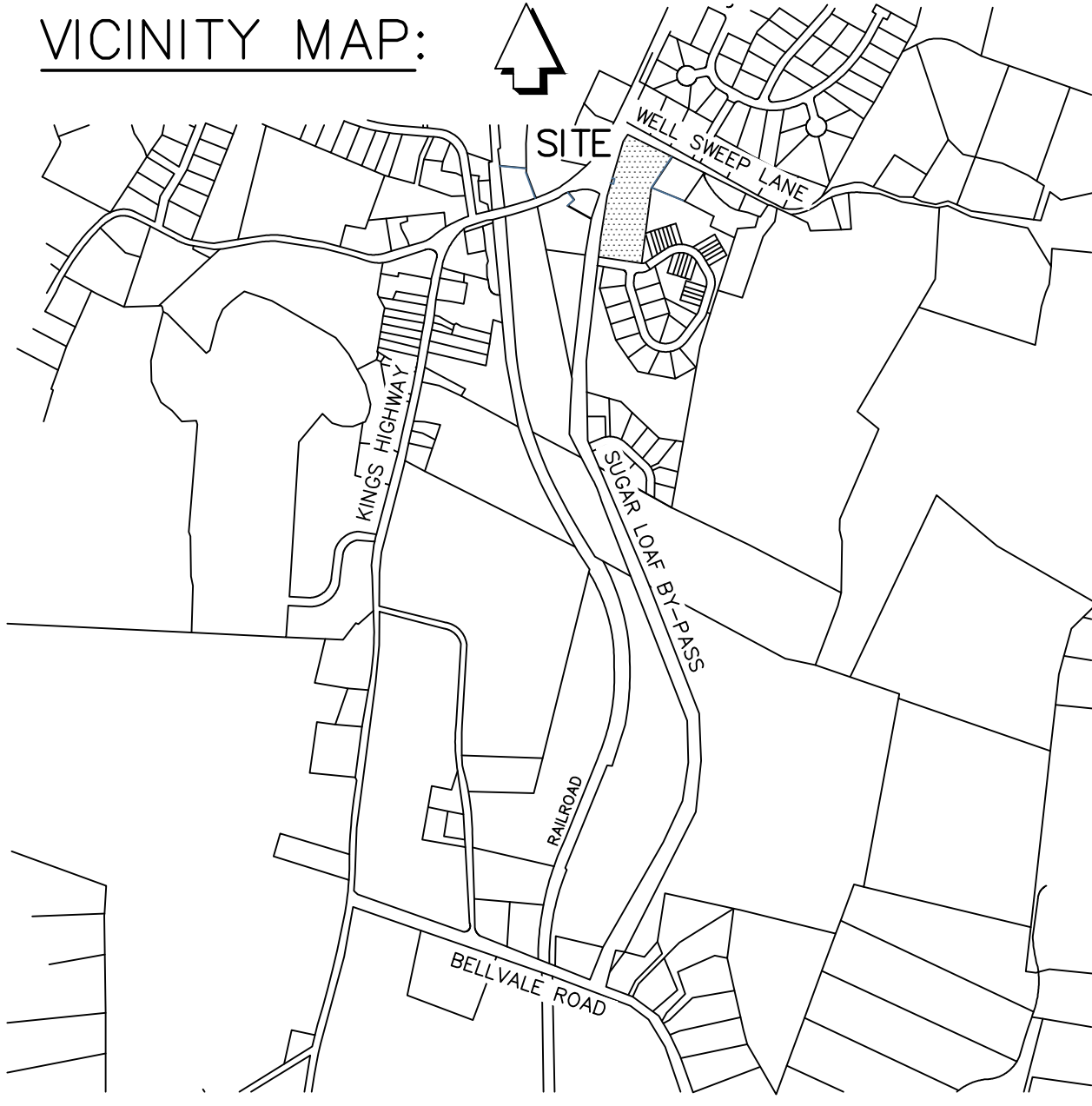


DRAWING INDEX

1. SUBDIVISION PLAN
2. OVERALL SITE PLAN

VICINITY MAP:



ZONE: SR-2

	LOT 1 & 2	LOT 3	LOT 3 & 4
BOTH CENTRAL WATER & CENTRAL SEWER	21,780 SQ.FT.	*57,172 SQ.FT.	**32,670 SQ.FT.
MINIMUM LOT AREA	100 FT.	*125 FT.	**125 FT.
MINIMUM LOT WIDTH	35 FT.	*35 FT.	**35 FT.
MINIMUM FRONT YARD	15 FT.	*20 FT.	**20 FT.
MINIMUM SIDE YARD	30 FT.	*40 FT.	**40 FT.
TOTAL BOTH SIDE YARDS	40 FT.	*40 FT.	**40 FT.
MINIMUM REAR YARD	25%	*20%	**25%
MAXIMUM BLDG. COVERAGE	35 FT	35 FT	35 FT
MAXIMUM BLDG. HEIGHT			

*TWO-FAMILY DWELLING
** SINGLE FAMILY EITHER CENTRAL WATER & CENTRAL SEWER

OWNER & APPLICANT:

1414 KINGS HIGHWAY LLC.
38 SCOTCHTOWN AVE
GOSHEN N.Y. 10924

NOTES:

1. TAX MAP DESIGNATION: TOWN OF CHESTER
SECTION 13 BLOCK 1 LOT 137
2. WATER SUPPLY: PUBLIC WATER & PRIVATE WELL
3. SEWAGE DISPOSAL: MUNICIPAL SEWER
4. FEDERAL WETLANDS FLAGGED BY ROBERT G. TORGENSEN, LA. CPESC,
AND FIELD LOCATED ON OCTOBER 2021 BY JAMES A. DILLIN, PLS.
5. ALL LOTS TO BE REVIEWED BY THE ORANGE COUNTY DEPARTMENT
OF HEALTH.

SUBDIVISION OF PROPERTY
FOR

1414 KINGS HIGHWAY LLC.

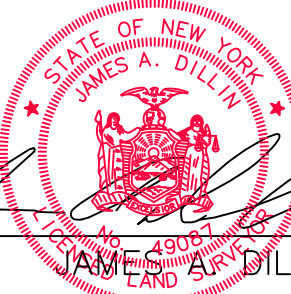
TOWN OF CHESTER ORANGE COUNTY, N.Y.
SCALE: 1"=40' TOTAL AREA= 4.496 ACRES
MAY 2, 2022

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD
SURVEY COMPLETED ON MARCH 24, 2020.



SUGAR LOAF BY-PASS
COUNTY HIGHWAY No.13A

PEWTER CIRCLE

WELL SWEEP LANE

LOT 2
AREA=0.505 ACS.

LOT 1
AREA=0.529 ACS.

LOT 3
AREA=1.506 ACS.

LOT 4
AREA=0.965 ACS.

LOT 5
AREA=0.990 ACS.

N/F
SUGAR LOAF HOMEOWNERS ASSOC.
FILED MAP #830-04
(COMMON AREA A)

COUNTY HIGHWAY ENTRANCE DESIGN

NOTE: NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS
SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN
SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS
UNDER SECTION 136 OF THE HIGHWAY LAW.

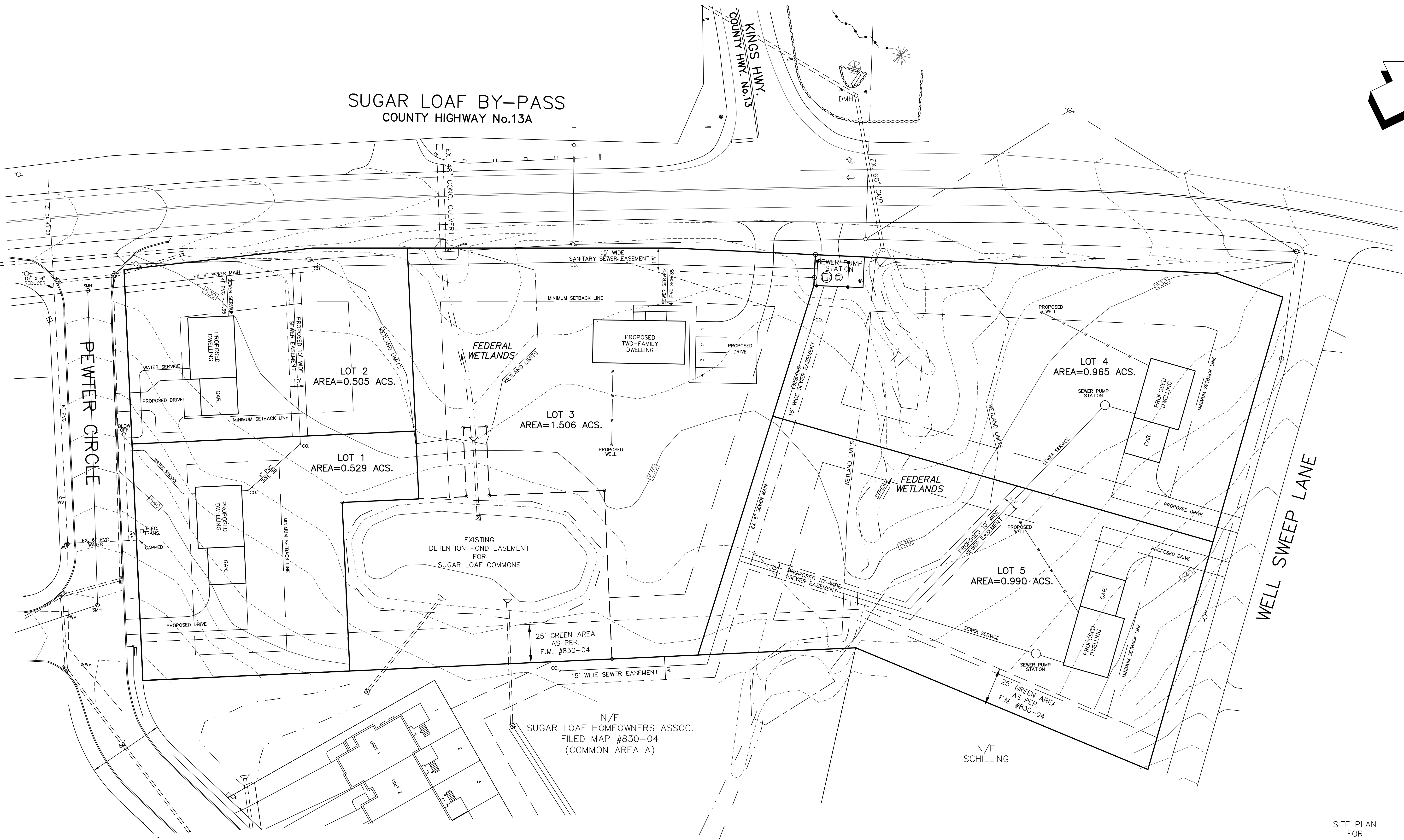
APPROVED FOR FILING

OWNER DATE

TOWN OF CHESTER APPROVAL BOX

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

SUGAR LOAF BY-PASS
COUNTY HIGHWAY No.13A



SITE PLAN
FOR

1414 KINGS HIGHWAY LLC.

TOWN OF CHESTER
SCALE: 1"=30'

ORANGE COUNTY, N.Y.
TOTAL AREA= 4.2067 ACRES

MAY 2, 2022

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

ZONE: SR-2 DISTRICT

	REQUIRED	SUPPLIED LOT 1	SUPPLIED LOT 2
BOTH CENTRAL WATER & CENTRAL SEWER			
MINIMUM LOT AREA	21,780 SQ.FT.	23044 SQ.FT.	22000 SQ.FT.
MINIMUM LOT WIDTH	100 FT.	154.2 FT.	116.1 FT.
MINIMUM FRONT YARD	35 FT.	40 FT.	36 FT.
MINIMUM SIDE YARD	15 FT.	30 FT.	16.4 FT.
TOTAL BOTH SIDE YARDS	30 FT.	90.2 FT.	N/A
MINIMUM REAR YARD	40 FT.	65 FT.	115 FT.
MAXIMUM BLDG. COVERAGE	25%	<	<
MAXIMUM BLDG. HEIGHT	35 FT	< 35'	< 35'

ZONE: SR-2 DISTRICT

	REQUIRED	SUPPLIED LOT 3
TWO-FAMILY DWELLING		
MINIMUM LOT AREA	57,172 SQ.FT.	65,603 SQ.FT.
MINIMUM LOT WIDTH	125 FT.	258.8 FT.
MINIMUM FRONT YARD	35 FT.	46.7 FT.
MINIMUM SIDE YARD	20 FT.	65 FT.
TOTAL BOTH SIDE YARDS	40 FT.	182.2 FT.
MINIMUM REAR YARD	40 FT.	189.8 FT.
MAXIMUM BLDG. COVERAGE	20%	<
MAXIMUM BLDG. HEIGHT	35 FT	< 35'

ZONE: SR-2 DISTRICT

	REQUIRED	SUPPLIED LOT 4	SUPPLIED LOT 5
EITHER CENTRAL WATER & CENTRAL SEWER			
MINIMUM LOT AREA	32,670 SQ.FT.	42053 SQ.FT.	43125 SQ.FT.
MINIMUM LOT WIDTH	100 FT.	168.1 FT.	150.1 FT.
MINIMUM FRONT YARD	35 FT.	41.7 FT.	41.7 FT.
MINIMUM SIDE YARD	20 FT.	40 FT.	40 FT.
TOTAL BOTH SIDE YARDS	40 FT.	N/A	81.5 FT.
MINIMUM REAR YARD	40 FT.	225.4 FT.	227.5 FT.
MAXIMUM BLDG. COVERAGE	25%	<	<
MAXIMUM BLDG. HEIGHT	35 FT	< 35'	< 35'

COUNTY HIGHWAY ENTRANCE DESIGN

NOTE: NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS
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SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS
UNDER SECTION 136 OF THE HIGHWAY LAW.



LIC.49087
JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK