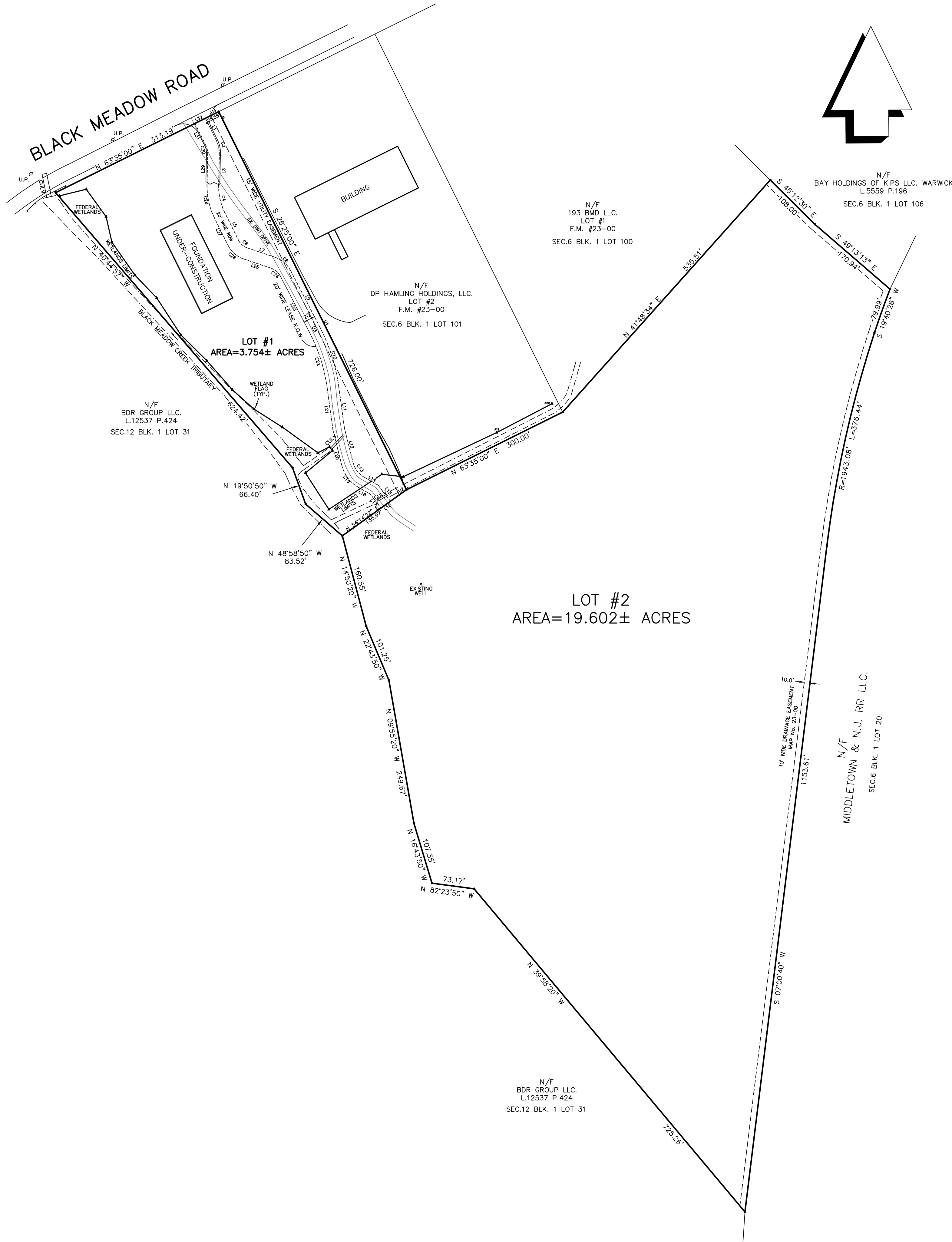


20' WIDE
LEASE R.O.W.

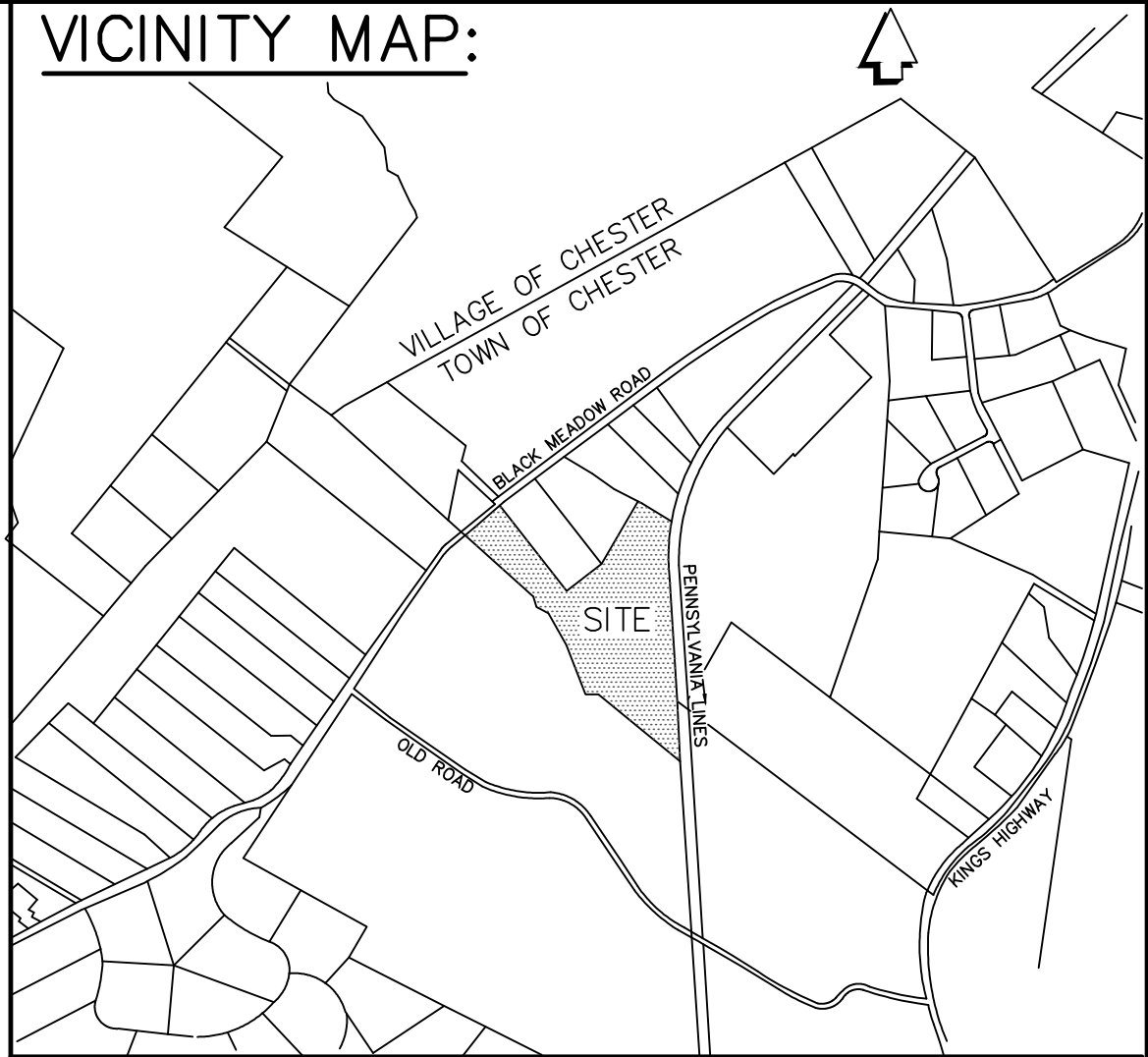
LINE	BEARING	DISTANCE
L1	S 26°25'00" E	41.83'
CURVE	RADIUS	ARC LENGTH
C2	52.00'	25.11'
L3	S 01°15'09" W	53.13'
C4	102.00'	49.26'
L5	S 26°25'00" E	52.52'
C6	27.00'	21.21'
L7	S 71°25'00" E	50.01'
C8	47.00'	36.12'
L9	S 27°23'23" E	110.45'
C10	310.00'	105.87'
L11	S 07°49'21" E	73.34'
L12	S 14°07'32" E	61.21'
C13	40.00'	32.32'
L14	S 60°25'09" E	27.33'
L15	S 37°40'02" E	34.87'
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

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'



VICINITY MAP:



		ZONE:IP (INDUSTRIAL PARK)	
		LIGHT INDUSTRIAL USE / SOLAR ENERGY SYSTEM	
		LOT 1	LOT 2
MINIMUM LOT AREA	2 ACRES	3.75 ACRES	3 ACRES
MINIMUM LOT WIDTH	200 FT.	297.86 FT.	250 FT.
MINIMUM FRONT YARD	60 FT.	137.9 FT.	100 FT.
MINIMUM SIDE YARD	50 FT.	54.4 FT.	75 FT.
TOTAL BOTH SIDE YARDS	100 FT.	175.2 FT.	150 FT.
MINIMUM REAR YARD	50 FT.	442.0 FT.	75 FT.
MAXIMUM BLDG. COVERAGE	40%	< 40%	40%
MAXIMUM BLDG. HEIGHT	45 FT	< 45 FT	12 FT

OWNER/APPLICANT:

BDA PROPERTIES, LLC.
70 BLACK MEADOW ROAD
CHESTER N.Y. 10918

NOTES:

- TAX MAP DESIGNATION: SECTION 6 BLOCK 1 LOT 102
- REFERENCE: BEING LOT #3 ON 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. PREPARED BY JAMES A. DILLIN, PLS., STEPHEN DEUTSCH, PE. AND MUS ENGINEERING PC. DATED FEBRUARY 16, 2016, LAST REVISED OCTOBER 19, 2016.
- REFERENCE: SITE PLAN PREPARED BY SANDER ENGINEERING, PLLC AND ALPINE ENVIRONMENTAL CONSULTANTS DATED OCTOBER 20, 2017, LAST REVISED DECEMBER 5, 2017 CONSISTING OF 2 SHEETS.

SUBDIVISION OF PROPERTY
FOR

BDA PROPERTIES, LLC.

TOWN OF CHESTER ORANGE COUNTY, N.Y.
SCALE: 1" = 100' TOTAL AREA= 23.356± ACRES
JULY 30, 2018

GRAPHIC SCALE

