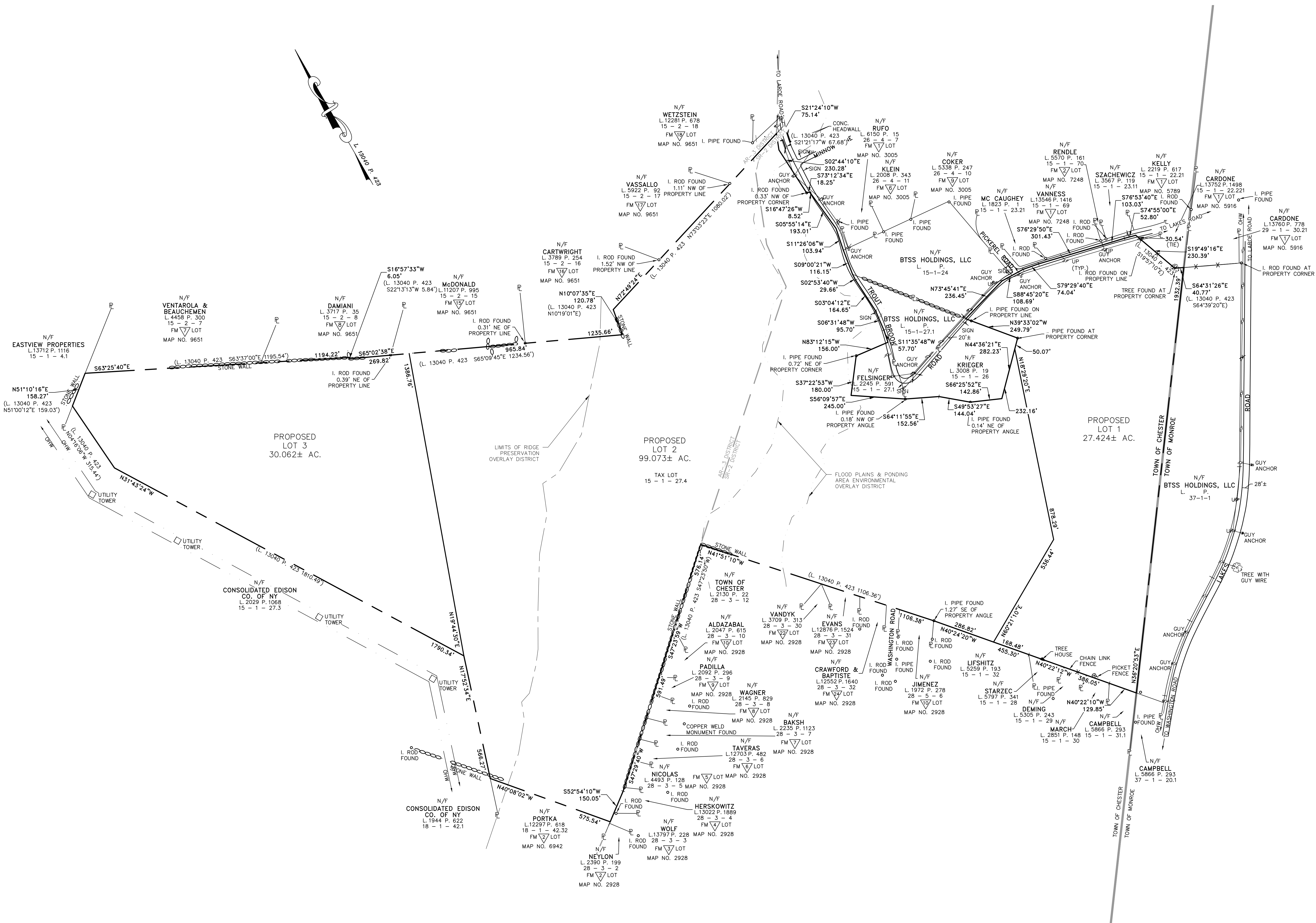




LOCATION PLAN
1 INCH = 2000 FEET



NOTES:

- TAX PARCEL NUMBER: 15-1-27.4
- TOTAL NUMBER OF LOTS PROPOSED: 3
- PARCEL AREA: 156.559± ACRES
- ZONING DISTRICT: SR-2 / AR-3
- ZONING OVERLAY DISTRICTS:
 - FLOOD PLAINS & PONDING AREA ENVIRONMENTAL OVERLAY DISTRICT
 - RIDGE PRESERVATION OVERLAY DISTRICT
- AN EASEMENT IN FAVOR OF LOT 3 OVER PORTIONS OF LOT 2 HAS BEEN PROVIDED UNDER WRITTEN AGREEMENT FILED IN THE COUNTY CLERKS OFFICE. SAID EASEMENT BEING FOR THE PURPOSE OF INGRESS/EGRESS AND POTENTIAL UTILITY CONNECTIONS AS MAY BE NEEDED.

RECORD OWNER:

BTSS HOLDINGS, LLC
C/O EDWIN S. RUBIN, ESQ
105 EISENHOWER PARKWAY
ROSELAND, NJ 07068
L. LIBER P. PAGE

APPLICANTS:

BTSS HOLDINGS, LLC
C/O EDWIN S. RUBIN, ESQ
105 EISENHOWER PARKWAY
ROSELAND, NJ 07068
OMAC REALTY ASSOCIATES, LLC
C/O STANLEY FELSINGER
P.O. BOX 475
MONROE, NY 10949

TABLE OF ZONING REQUIREMENTS
TOWN OF CHESTER AGRICULTURAL-RESIDENTIAL (AR-3) DISTRICT
PROPOSED USE: SINGLE FAMILY DWELLING

MINIMUM	REQUIRED
LOT SIZE (AC.)	3
LOT WIDTH (FT.)	250
FRONT YARD (FT.)	100
ONE SIDE YARD/BOTH (FT.)	100
REAR YARD (FT.)	100

MAXIMUM	ALLOWED
BUILDING HEIGHT (FT.)	35 FT.
BUILDING COVERAGE (%)	10%

TABLE OF ZONING REQUIREMENTS
TOWN OF CHESTER SUBURBAN-RESIDENTIAL (SR-2) DISTRICT
PROPOSED USE: SINGLE FAMILY DWELLING

MINIMUM	REQUIRED
LOT SIZE (AC.)	1
LOT WIDTH (FT.)	150
FRONT YARD (FT.)	60
ONE SIDE YARD/BOTH (FT.)	60
REAR YARD (FT.)	60

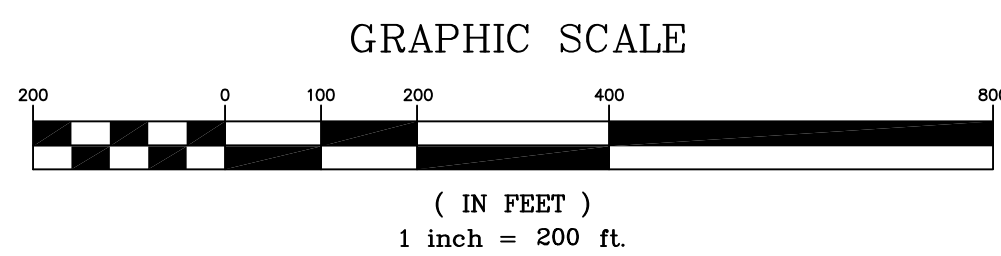
MAXIMUM	ALLOWED
BUILDING HEIGHT (FT.)	35 FT.
BUILDING COVERAGE (%)	15%

EXISTING AREA:

TAX LOT 15 - 1 - 27.4 156.559± AC.

PROPOSED AREAS:

TAX LOT 15 - 1 - 27.4
LOT 1 27.424± AC.
LOT 2 99.073± AC.
LOT 3 30.062± AC.



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P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-8700

SUBDIVISION PREPARED FOR

BTSS HOLDINGS, LLC
& OMAC REALTY
ASSOCIATES, LLC
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

Drawn By: SPS
Checked By:
Scale: 1" = 200'
Tax Map No.: 15-1-27.4

Date: MARCH 27, 2015

Revisions:

CAD File: 140113-SUBDIV.DWG

Layout: SUBDIVISION PLAN

Sheet No: 1 OF 1

Drawing No.: C30
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