

LOCATION PLAN

1 INCH = 2000 FEET

SURVEY NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:
 - MAP ENTITLED "MINOR SUBDIVISION OF LANDS OF ESTATE OF GERALD S. HENRY, CHARLES H. TURFLER, ADMINISTRATOR, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED NOVEMBER 4, 1981, LAST REVISED NOVEMBER 9, 1981 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 3, 1981, AS FILED MAP NO. 5789.
 - MAP ENTITLED "MINOR SUBDIVISION OF LANDS OF ESTATE OF GERALD S. HENRY, CHARLES H. TURFLER, ADMINISTRATOR, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED DECEMBER 29, 1981, LAST REVISED FEBRUARY 9, 1982 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 21, 1982, AS FILED MAP NO. 5916.
 - MAP ENTITLED "MINOR SUBDIVISION TROUT BROOK HILLS, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED FEBRUARY 1970, LAST REVISED JUNE 16, 1970 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 28, 1970, AS FILED MAP NO. 2546.
 - MAP ENTITLED "MINOR SUBDIVISION TROUT BROOK HILLS, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED OCTOBER 1969 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 25, 1969, AS FILED MAP NO. 2470.
 - MAP ENTITLED "TROUT BROOK HILLS, SECTION 5, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED FEBRUARY 1971, LAST REVISED APRIL 22, 1971 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 8, 1973, AS FILED MAP NO. 3005.
 - MAP ENTITLED "PLAN OF SUBDIVISION, SECTION B, LAKE HILL FARMS, TOWN OF CHESTER & MONROE, ORANGE COUNTY, NEW YORK," DATED JANUARY 31, 1972, LAST REVISED APRIL 21, 1972 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JANUARY 24, 1973, AS FILED MAP NO. 2928.
 - MAP ENTITLED "SUBDIVISION MAP FOR DONALD R. FREYTAG, MARILYN J. FREYTAG, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED OCTOBER 27, 1984, LAST REVISED AUGUST 9, 1985 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1985, AS FILED MAP NO. 7248.
 - MAP ENTITLED "SUBDIVISION PLAT, TROUT BROOK HILLS, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED NOVEMBER 1967 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JANUARY 16, 1968, AS FILED MAP NO. 2315.
 - MAP ENTITLED "OPEN DEVELOPMENT PLAN FOR TROUT BROOK ESTATES, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED FEBRUARY 25, 1988, LAST REVISED AUGUST 15, 1989 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 26, 1989, AS FILED MAP NO. 9651.
 - MAP ENTITLED "FINAL SUBDIVISION PREPARED FOR JULIE WILLIAMS, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED JANUARY 31, 1985 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 11, 1985, AS FILED MAP NO. 6942.
 - MAP ENTITLED "SURVEY PREPARED FOR OMAC REALTY ASSOCIATES, TOWNS OF CHESTER & MONROE, ORANGE COUNTY, NEW YORK," DATED JUNE 1, 1988, PREPARED BY ROIMONDI ASSOCIATES, P.C.

NOTES:

- TAX PARCEL NUMBER: 15-1-24, 15-1-27.1, 15-1-27.4
- TOTAL NUMBER OF LOTS PROPOSED: 76
- EXISTING PARCEL AREAS:
 - 15-1-24 = 5.034 AC.±
 - 15-1-27.2 = 14.495 AC.±
 - 15-1-27.4 = 156.559 AC.±
- PROPOSED CLUSTER SUBDIVISION PLAN
 - 75 LOTS = 32.119 AC.±
 - OPEN SPACE = 44.557 AC.±
- ZONING DISTRICT: SR-2 / AR-3
- ZONING OVERLAY DISTRICTS:
 - FLOOD PLAINS & PONDING AREA ENVIRONMENTAL OVERLAY DISTRICT
 - RIDGE PRESERVATION OVERLAY DISTRICT
- TOPOGRAPHY AND LOCATION OF EXISTING BUILDINGS, STRUCTURES AND INTERIOR TRAILS SHOWN ARE TAKEN ORANGE COUNTY WATER AUTHORITY MAPPING AND ARE ONLY APPROXIMATE.

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 SUBURBAN-RESIDENTIAL (SR-2) DISTRICT
PROPOSED USE: CLUSTER SINGLE FAMILY DWELLING (WITH CENTRAL WATER & SEWER)

MINIMUM	REQUIRED
LOT SIZE (AC.)	14,520 SQ.FT.
LOT WIDTH (FT.)	T.B.D.
FRONT YARD (FT.)	T.B.D.
ONE SIDE YARD/BOTH (FT.)	T.B.D.
REAR YARD (FT.)	T.B.D.
MAXIMUM	ALLOWED
BUILDING HEIGHT (FT.)	T.B.D.
BUILDING COVERAGE (%)	T.B.D.

EXISTING AREA:

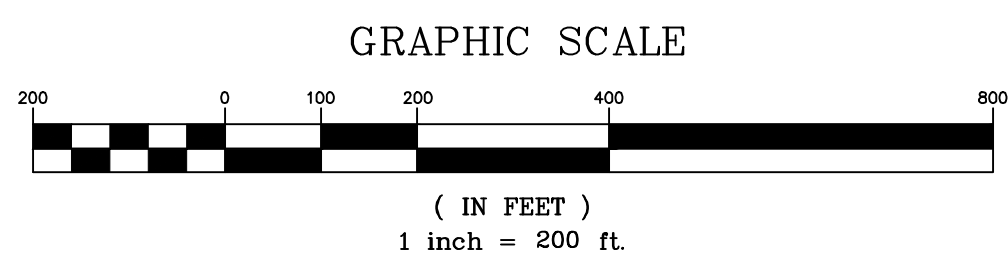
TAX LOT 15 - 1 - 27.4 156.559± AC.

PROPOSED AREAS:

LOT 1	61.475± AC.
LOT 2	94.196± AC.
PARCEL "A" (OFFERED TO TOWN OF CHESTER)	0.388± AC.
PARCEL "B" (OFFERED TO TOWN OF CHESTER)	0.500± AC.
TOTAL	156.559± AC.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.



COPYRIGHT 2015, LANC & TULLY, P.C.

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

CONCEPTUAL CLUSTER SUBDIVISION PLAN
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.: 15-1-24, 15-1-27.2, 15-1-27.4 Drawing No.: C30 A - 14 - 0113 - 01